

Home Improvement Committee Meeting Notes – 12/2/21

Present: Betty Terry-Lundy, Catherine Kestler, Christopher Ibrahim, Erik Butka (chair), and Michael Parrie (Board liaison); Tim Patricio (property manager) provided us with comments

1. Budget Update for Next Year – Outcomes

TP COMMENTS – The Board made no changes to the proposed projects. The key items for HIC business are the signage (\$16k) and hallway mock ups (\$66,800), the roof lighting (\$63,000), party room (\$39,700) and mall improvements (\$35,000).

2. Party Room Renovations

- Flooring – general consensus is a mid-tone gray, entire area. Kitchen can remain as-is.

TP COMMENTS - Patrik stated in his opinion, it could be about \$13 to \$16,000 for this work. The plan would be to consider this work, should there be another problematic event in the future, such as flooding. I would suggest that we leave the tile at the window perimeter, under the radiator.

- Chairs – When do we want to ask for some sample chairs? \$40,000 budgeted

TP COMMENTS – Budgeted for coming year. So purchase anytime after March once selection is made.

Erik will get samples for the February home improvement meeting so then we can order on March 1st.

- Lounge Furniture – will move forward with options once we get a better idea of money/funds available
 - i. Piano to be retuned and possibly kept, the organ to be removed/donated
 - ii. Group consensus was to pursue keeping the room open as a trial run. Will need to add a surveillance camera.

TP COMMENTS – Tentatively, the Piano is scheduled for tuning on 12/30 – I am awaiting confirmation. I did get the feeling during budget discussions that the Board was sour on opening the party room for general use. Michael may have some feedback.

This committee felt that it is not worthwhile to purchase lounge furniture if it will not be open. Catherine said the board was about 50/50 in favor of an open lounge. The social committee may like to use the lounge furniture if we ever bought it and if it moves to in-person meetings.

- Walls – Fresh Paint, wall base. Mirrors?

TP COMMENTS - Easily accomplished. But if we remove the mirrors, would you just want painted drywall?

The committee feels the mirrors can stay. The tile around the perimeter is more durable than luxury vinyl tile, Betty pointed out.

2. Plantings w/ Brightview + Christmas Decorations

TP COMMENTS – Please share any feedback. I know it took sometime to get our tree up. Keep in mind, we do this in house and we are still very short staffed. In contrast, 5445 has an outside service they hire, and 5455 actually had their tree decorated by members of their House Committee.

The decorations this year are coming along nicely.

The committee wonders how much it would cost to have holiday decorating done by an outside organization, such as Anna Held, if we are so short staffed and no one volunteers.

3. BBQ Islands and Lights

- Table issues till late winter/early spring
- Have lightbulbs been removed and islands covered?

TP COMMENTS – I've confirmed this is on the teams radar.

Tim sent an email to Erik that the BBQ islands are covered.

4. Signage on Common Floors

- FastSigns has been unresponsive – will need to look at other options/vendors

TP COMMENTS – Yes – we have attempted to follow up with them numerous times, and the last message I left I indicated if they could just let us know one way or another. We actually already tried another source, and hit an immediate dead end with them. So, Dave with Habitat is trying to identify a couple other appropriate vendors for this type of project which we could pursue.

Erik asked around at his company about signs, and they have typically been done in house or the contractor comes up with a design. The latter idea could be part of the mock-up floors. The committee would like to choose from design possibilities.

Betty recommends fonts focusing on a modern or contemporary style, not art deco or traditional.

Betty asked if we could find out what Lake Point Tower uses for signage?

Catherine noted that elevator #6 has a COVID-19 sign that needs to be fixed – mgmt. – can this please be done?

5. Floor Mats

- Will need to pursue new floor mats for next year
- Intent is to have custom mats, printed logo, etc.

TP COMMENTS – I've asked the team to reach out to the vendor who does our mats and confirm if they do logos. I believe we asked back when the current ones are installed and they gave us a proposal the Board turned down. If they don't and that is something you want to pursue, we would need to seek out another vendor that does custom mats.

We would not order mats until the signage is figured out (to incorporate the logo or initials). This is tabled until next winter.

6. Mockup Floors

- Will pursue 3 options (1 using lobby scheme, 1 using 2nd floor scheme, and 1 in-between)
- Intent is to utilize floors 55, 54, and 53. As 55 already has the new light fixtures installed.
 - i. Will need to discuss 55's tile. Perhaps we replace with the 1P/2P tiles as I believe the intent is to put this in all the service vestibules.
- Timeline; will need to put together a bid package in order to receive minimum 3 bids.
- Perhaps in the bid package we include the signage on common floors. This puts the responsibility of finding a company on the GC. We would need to take the initiative to come up with a design/logo.

TP COMMENTS – Great time to begin this discussion and put together the details. For each of the mock up floors, if you develop a list of base specs including products and materials and what solutions go with which surfaces, I could begin drafting a formal request for proposal.

Erik thinks the lighting may be an issue. So we would need to order the light fixtures for floors 54 and 53. Erik said we would need to focus on the shade selection. Erik said the factory can set the brightness at their warehouse, such as 40% to 60%. Perhaps the company could tell us what is typical for residential hallways. The light fixture should last for 15 to 20 years due to LED.

Betty asked if motion sensors could be pursued to save money. Betty has seen it in hotel hallways, such as in Europe or Philadelphia. Chris mentioned that for emergency, lights need to be on. We don't know what the code is for a percent of lights on. Erik will ask Tim about this.

Catherine suggested the carpet be elegant, sophisticated, and timeless, such as what is at 5455 N. Sheridan Road. We discussed perhaps change the herringbone or stripes. Betty suggests a darker color versus lighter to hide any dirt. Late winter or early spring, we will look at mock up styles.

7. Scheduling for 2022

- Party Room ***TP COMMENTS – suggest late summer or early fall.***
- (3) Mockup Floors ***TP COMMENTS – suggest early fall.***
- Roof Lighting (outside of our committee?)
TP COMMENTS – suggest fall. Because of the time that has past and because technology has changed so much, we would start from the ground up with our lighting rep who helped us the first time. We are happy for the Commission to whatever extent the you or the Board would like to be.

This committee needs to come up with a calendar of months and colors for holidays and special event or recognitions.

- Signage ***TP COMMENTS – suggest early fall***
- Mall Area Renovations (including skylight flowers) ***TP COMMENTS – suggest late spring though mats with custom logo could take longer.***

TP COMMENTS – Keep in mind, the budget is not yet approved. Good to lay the ground work, but I'd suggest remaining a bit guarded until formal approval.

Late spring to decide on mall furniture.

Next meeting: Wednesday, January 12 at 6 pm in the party room