

Home Improvement Committee Meeting Notes – 3/17/2022

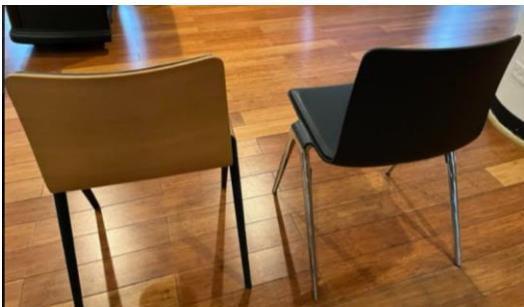
Present: Erik Butka (chair), Catherine Kestler, Becky Rossof, Michael Parrie (Board liaison), Timothy Patricio (property manager); guest Nick

1. Party Room Chairs Options
 - a. Davis (A-Chair)
 - i. Stacks 15 high on floor, 10 high on cart (cart or trolley)
 - ii. Upholstery: Seat Liner (seat and back) or Seat only
 - iii. All options come standard with glides
 - iv. Approximately \$100 difference between seat options (\$440-\$540)
 - b. Stylex (Verve)
 - i. Stacks 8 high on floor, 14 high on trolley
 - ii. 3 Upholstery Options: Seat pad, seat liner, fully upholstered
 - iii. All options come standard with glides
 - iv. Approximately \$180 difference between seat options (\$370-\$550)
 - c. We will purchase 40 chairs
 - d. We compared the possible new chairs with the brown plastic chairs we will keep to ensure they match
 - e. Legs can be aluminum, plastic, or wood (the latter would be affordable since we are not ordering 80 chairs, but 40 chairs); the committee is leaning toward
 - f. The material will be cloth, not leather
 - g. The chair back will be plastic as preferred by the committee
 - h. The cushion will be only for the bottom, not the back
 - i. The committee is leaning toward black cushion
 - j. The party room floor will be a gray color whenever we replace; Erik can bring samples of floor that may be used whenever we have a flood and need to re-do the party room
 - k. They can stack 15 chairs high, or 10 chairs if you buy a trolley
 - l. We can see quotes with the different legs

These are the four chair samples



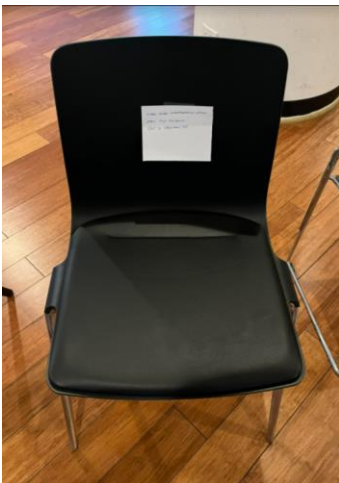
The chair on the right has been chosen by the committee



Side view of chair chosen by committee



Front view of chair chosen by committee



2. Plantings w/ Brightview

- a. Brightview has been difficult to communicate with for two months 😞
- b. We received the same palette for spring, summer, and fall as we had last week

3. Deck Painting

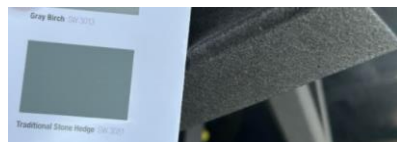
- a. Review colors and extent of painting
- b. The vertical parts will be done, and the base is another area
- c. The committee recommends Traditional Stone Hedge for the entire deck (floors, vertical posts, and pergola)



Sample next to concrete floor



Sample next to patio furniture



Sample next to black building pillar



4. Signage on Common Floors (\$16,000, early fall)

- a. Review selection of fonts, logo ideas
- b. Updates from Dave/Habitat, look at other buildings for inspiration
- c. Image 360

- d. Tim shares they have been relatively unresponsive, but they finally shared all the signage
 - e. They posed questions for us to answer within the body of the email
 - f. We will do this at our next meeting
- 5. 55th Floor Lighting
 - a. New fixtures installed on 55; 17W on Tier 1, 2700K on Tier 6, 12W on Tier 11
 - b. Any options we can rule out?
 - c. Redo an entire floor (either 55, 54, 53, etc.) to review (as a committee)
 - d. We recommend redo entire 55th floor with 12 Watts and see if it's bright enough
- 6. BBQ Islands
 - a. Ordering new doors. New doors will have a handle with the option for management to choose a key. Will have a pole handle with lock and easier to use. Resident can get key from doorman and don't need maintenance to stop by and work the island. The doors are a 13-week turnaround, so let's order now and get them for June
 - b. Issue with propane tanks still on hold

Items for Later in Year – Included for Reference Only

- 1. Party Room Renovation
 - Finalize colors for flooring (early summer/late fall)
- 2. Mockup Floors (\$66,800)
 - Early Fall, 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.
- 3. Floor Mats
 - Order for Winter 2022/2023, to include new signage and logo
 - Review floor plan and mark up locations
- 4. Other Projects
 - Roof Lighting, fall (\$63,000)
 - Mall Area Renovations, late spring (\$35,000)

Next meeting: Thursday, April 7th at 6 pm

These signage questions / comments need to be addressed at that meeting:

Some initial observations we had is that there is a ton of signage throughout. Mostly laminated paper type signage. Clearly with a building of that size I am sure that there is a lot of input from the residents or the board. But it makes things look very busy. If all of that is needed then I am not sure how to condense that into something more manageable with a single nice paper holder that can be changed out as things and events change.

At a minimum you want to change all of the orange type signs. Those are fairly easy and straight forward.

What about the signs on the trash chutes?

The in case of fire signs could use an update and possibly be incorporated into other stairwell signage.

On the residential floor do the north and south elevators both go to all floors or is 1 a “low rise” and 1 a “high rise”? if so they should be labelled to avoid confusion

The unit# signs with arrows I assume those are to be posted outside of each elevator with arrows pointing in the appropriate direction based on where you get off? Or is that only on 3 because that is a mixed floor?

There is a LOT of garage signage. Up to you on how you want to proceed with all of that. I know for sure you mentioned a new sign with the pricing that can updated every so often.

The various rooms in the lower levels a lot of the doors aren't labelled. Even though they are janitor/maintenance, per code they should have some type of ADA sign by the door.

The white signs with black lettering in the garage elevators need to be replaced. Its odd to me that those signs have braille and raised copy but almost nowhere else does.

