

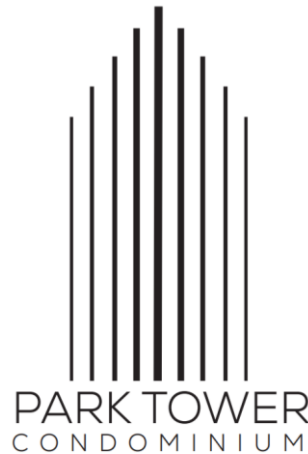
## Home Improvement Committee Meeting Agenda – 10/5/22

Present: Kent Brave, Erik Butka (chair), Becky Rossof, Betty Terry-Lundy, Michael Parrie (Board liaison), Tim Patricio (property manager)

Guests: Mel Crum, Julian (new owner), Sharon Walker

1. Updates
2. Landscaping Contract
  - a. Several companies have been contacted, not a great response. All companies are very busy and hesitant to start. Will likely not start contract till Spring.
  - b. Tim said 3 companies have the RFP. (Tim explained that it is so difficult to get any responses. It's as though no one wants to do any work.) Three of them are recommended by other managers. We will probably not have any winter decorations from a new company. The current company, Brightview, will carry out this task.
  - c. Kent shared the concern of Brightview doing a fall clean-up too soon. He recommends no fall clean-up on the 2<sup>nd</sup> floor and just wait for a spring clean-up. Betty and Becky agree.
3. Party Room Chairs
  - a. Chairs have been ordered. We think this will take several months, perhaps November.
4. Mockup Floors
  - a. Update from Management, Patrik hosted a walkthrough for potential contractors.
  - b. Have light fixtures been ordered for 2 other floors? Yes (we are unsure when they will arrive)
  - c. Tim has three detailed proposals that need to be reviewed. These appear to fit our budget on quick glance (not just the mock floors, but ALL floors, which is good news.
  - d. Tim said Greentech is the best competitively priced, at early glance
  - e. Tim said two of the RFPs need to be adjusted.
  - f. The three vendors are Greentech, MPD, and Top 10 Builders. We also have four Chicago Floor Systems from four vendors. Erik said Interface claims all carpet we are interested in are in stock, which is good news.
  - g. Paint colors still need to be chosen. (We picked where the different shades will go).
  - h. Tim states this mock-up floor project will be ready to go for the November board meeting.
5. Signage + Logo
  - a. Erik has a list of 3 potential companies to go out to bid to, Corporate Sign Systems, Takeform and The Alphabet Group
  - b. Review examples of signage packages provided
  - c. Review examples of logos
  - d. Work through what we want the logo to look like
  - e. Erik has three signage vendors that we can go out to bid
  - f. He showed us some samples on his computer screen
  - g. The signs will have braille on the bottom
  - h. A proposal is to add a small sign next to each door as the current knocker is not up to code; Erik said if we are redoing hallways, then we should make them up to code

- i. Tim provided samples of logos from other Habitat buildings
- j. Park Tower Condominium – it should include “condominium”
- k. Erik showed us different samples, some short and some tall, some with a base and some without, tapered versus not tapered
- l. Becky asked if we put logo and words on all our signs, and Erik responded that he would leave that up to vendor to recommend to us
- m. The lettering style is Nexa
- n. Here is the committee’s recommendation:



#### 6. Party Room Renovation

- a. New flooring on hold per board’s direction
- b. Will look into options for wall applied acoustical panels and wraps for future. Erik is communicating with Sheldon about a sound system, but the ideas don’t seem to be working out. Perhaps columns can be wrapped in felt. Erik suggests we perhaps do acoustic panels at the top, middle, or bottom of the mirrors. Becky suggests pulling the shades down when having a meeting. Becky cautioned any felt getting splashed on the mirrors due to food being served.

#### 7. Lobby Door

- a. Management looking into replacing the revolving doors with sliding doors.
- b. Tim will present to the Board on Monday what has been discussed. All the vendors are giving us a 12-week lead time, so this means it won’t be done until after the holidays (if replace). It would be 8 to 10 weeks to repair it, just in time for the holidays.
- c. Tim said a heater is being considered since this is an open enclosure. This would require running hot water to the framework. Also, a light fixture is needed. This would be a vestibule with two high-speech sliding doors.
- d. An idea is to make a bigger door in the middle of the roof and be symmetric to the existing building columns.
- e. Becky and Kent shared the danger of wind. Becky said we know what occurs when revolving doors break down. What happens when sliding doors break.
- f. Betty pointed out that the doormen have heaters with the current revolving door system than to introduce a sliding door.

- g. Tim said Door Systems has given us a list of addresses with styles of the proposed door, if we want to pursue sliding doors. If the Board wants this direction, Tim and Patrik would visit the buildings.
- h. The vestibule will be pressurized.
- i. The Breakers has both revolving and sliding doors.
- j. Betty pointed out that you have to wait for the first door to close before the second door opens. If someone else comes in, in the meantime, this can drag out the time.
- k. Tim said 5445 N. Sheridan revolving doors are new, but Park Tower's are original. It's been commented that those doors are really good and sturdy. Betty said the doors work fine, but they are new, so we don't know how long they will last.
- l. Sharon pointed out having both (one sliding door and one revolving) may help because some people can quickly go through revolving door, while others wait for the more spacious sliding door
- m. Kent asked if a vestibule with revolving door will withstand the winds? System doors said yes, it will
- n. Recommendation: Becky, kent, and Erik prefers revolving. Betty prefers one of each. For guests present at this meeting: Sharon and Mel recommend revolving,
- o. Revolving doors cost around \$33,000 and sliding is \$29,000. You have to add in heating, terrazzo cost, etc.

**Items for Later in Year – Included for Reference Only**

- 1. Floor Mats
  - Order for Winter 2022/2023, to include new signage and logo
  - Review floor plan and mark up locations
- 2. Other Projects
  - Roof Lighting, fall (\$63,000)
  - Mall Area Renovations, late spring (\$35,000)
  - BBQ Instructions / tutorial
- 3. Other Items Discussed, but no action yet.
  - Lobby Furniture refresh
  - Pool Area Furniture (to match sun deck furniture)
  - Deck Furniture

Next meeting: Tuesday, November 1, at 6:00 pm in the party room