

Home Improvement Committee Meeting Agenda – 8/19/24

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

Guests: Mel Crum, Rob Laskov, William Oren

1. Plantings / Sun Deck – see photos of proposed plants at the end of this report
 - a. Fall Plantings Discussion
 - b. Tim shared color copies of what was agreed to
 - c. The install for fall is typically driven by the weather, such as mid-September
 - d. The committee likes what is proposed
 - e. Spring Bulbs – should have more than tulips, such as annuals
2. Roof Lighting Schedule
 - a. William shared: In case we want to participate, the Building Owners and Managers Association maintains the Illuminate Chicago Lighting program and tries to coordinate the colors of many of Chicago's buildings. Their website provides details, schedules, and colors: [Illuminate Chicago Lighting Program](#)
 - b. Michael shared a beginning draft below; the committee removed less-known days and wanted to stick with major holidays (we can always add more if we want to)

| Month/Date | Occasion | Color |
|--------------------|------------------------------|----------------------|
| Jan | Winter | White and Blue |
| Jan 3rd Mon | Martin Luther King, Jr., Day | Red, White, and Blue |
| Feb | Valentine's Day | Red |
| Feb 14 | Valentine's Day | Red, Pink, and White |
| Feb 3rd Mon | Presidents' Day | Red, White, and Blue |
| Mar 1 to Mar 17 | St. Patrick's Day | Green |
| Mar 27 to Apr 15 | Easter/Spring | Yellow, Green, Pink |
| Last week of May | Memorial Day | Red, White, and Blue |
| June 19 | Juneteenth | Red, White, and Blue |
| June 20 to June 30 | Pride Month | Rainbow |
| July 1 to July 4 | Independence Day | Red, White, and Blue |
| First week of Sept | Labor Day | Red, White, and Blue |
| Oct 16 to Oct 31 | Halloween | Orange and Purple |
| Nov 11 | Veterans' Day | Red, White, and Blue |
| Nov 15 - Nov 30 | Thanksgiving | Yellow and Orange |
| Dec 2 - Dec 31 | Christmas | Red and Green |

- a. Something to discuss is all one color but rotate, or have a panels of colors at one time
- b. Tim said we have two free visits from Colorado on training for the office staff and the chief engineer
- c. For bird migration, the lights need to be off by 11 pm
- d. We think the system can be programmed to turn on after sunset
- e. The hot topic of conversation was static versus alternating

- a. Do alternating on day itself, such as Independence Day or Veterans Day, but all other days should be static
 - b. With each side 15 feet, then we recommend splitting into a reasonable balance (i.e., two colors versus three colors)
 - c. Tim thinks the training could be done in one or two weeks, perhaps in time for Labor Day
 - d. Tim would like to see how this works out during and after the training
- 3. Corridor Construction Update
 - a. Floor 4 and 5 started today
 - b. Floor 2 and 3 are last (for floor 2, it's only the service area)
- 4. Elevator Cab Project Update
 - a. Review Updated Quote – see the quotes side-by-side near the end of this report
 - i. We only want one grout line, so it's two slabs per cab
 - ii. The security camera is assumed to be included in the specs (Tim suggests it be on the side as it is now and we use the current camera); the committee suggests putting it in the ceiling; Erik does not recommend drilling into the side stone slab and drill into the ceiling instead
 - iii. We discussed the circles on the side panels (which were used to conceal scratches)
 - iv. Tim said he can get a quote for metal maintenance
 - v. Each elevator will be done in one to two weeks per cab; only one cab will be done at a time
 - vi. Out of Eklund's, Imperial, and OTIS, it is OTIS that will be chosen to do the work
 - vii. \$65,800 per elevator is the cost, if we subtract off the ceiling for service elevator 5
 - viii. The entire budget for this project was \$258,000, and now it's \$352,000 but the original cost did not include ADA and this higher-end materials (i.e., not using carpet); the Board already approved the over-budget amount of \$293,000
 - ix. The committee recommends the Board approve this plan, and the quote is good prior to December
 - b. Attic Stock Discussion
 - i. For the marble slabs, it's recommended having one panel in stock
 - c. Timeline: Approximately 20 weeks (5 months) for delivery of materials (not the actual work on each cab)
- 5. Signage
 - a. Review notes on Lobby, 2nd floor, 1P and 2P
 - b. Erik showed us samples of the signs on his computer and will forward to us the pdfs; this will be a topic of the next meeting
- 6. Service Corridors (1P and 2P)
 - a. Would like to repaint walls and remove the brown stripe, will likely be able to be done as the new signage is installed
 - i. The committee recommends the same color as the service area to 1P and 2P hallways

- b. Option to replacing lighting with service vestibule light fixtures – Tim confirms we can use the same fixtures
- 7. Next Meeting: Monday, September 16 at 6 pm

On Hold / Future:

- Party Room renovations
- Staining roof deck pavers

| Vendor Name: | Eklund's | Imperial | OTIS |
|-------------------------------|---------------------------|------------------|------------------|
| Pass Ele Lower Panels: | * \$141,834 | \$103,800 | \$52,960 |
| Pass Ele Handrails: | * | \$6,380 | \$17,120 |
| Pass Ele Upper Panels: | * | * | \$48,280 |
| Pass Ele Ceilings & Lighting: | * | \$22,660 | \$40,200 |
| ELE #5 Ceiling & Lighting: | \$5,264 | \$4,240 | \$9,675 |
| Pass Ele Button Panel Return: | \$13,860 | \$13,860 | \$17,750 |
| Taxes: | \$7,435.84 | Included | Included |
| Bid Total: | \$173,193.84 | \$150,940 | \$198,535 |
| ALTERNATE - Pass Ele Floor: | ** \$4,800 | **** \$4,800 | **** \$4,800 |
| Additional Considerations: | Permitting: \$12,950 | \$12,950 | Included |
| | Door Operatorts: \$46,088 | \$46,088 | \$24,450 |
| | Balancing: \$82,000 | \$82,000 | *** \$41,500 |
| Subtotal: | \$319,032 | \$296,778 | \$269,285 |
| Requested Addition: | ADA Speakers: \$24,031 | \$24,031 | \$24,031 |
| Estimated Grand Total: | \$343,063 | \$320,809 | \$293,316 |

- * Vendor included all bidding items in one figure.
- ** Can depend on chosen materials.
- *** This would be a cost not to exceed. Could be much less.
- **** Assuming low bidder.

Update 8/1/2024

| | |
|--------------------------|--|
| Final OTIS Remod Total | 262,433 |
| Balancing | 41,500 |
| Door Operators & ADA Spk | 48,481 *note this is already paid for. |
| | 352,414 |
| | <i>273,000</i> |

Bulbs

- Although I increased the bulb count from last year to provide a fuller coverage (from 800 to 1,000), the cost is still well below what was budgeted.
- Below is the mix that I selected – please let me know if the Commission prefers another option.

**Fall**

- During our previous discussions, I know mums were not preferred so I put together a palette that does not include them. Please let me know if the Commission would rather mums and I can certainly substitute them into the below design:

Fall 2024

- | | | |
|-------------------------------------|-----------------------------|-------------------------|
| 1 Lobularia Stream - Compact Purple | 4 Cabbage - Ruby Perfection | 7 Kale - Nagoya Rose |
| 2 Viola - Penny Blue | 5 Fountain Grass - Purple | 8 Ivy - Hedera Algerian |
| 3 Pansy - Mammoth Sangria Punch | 6 Kale - Crane Bicolor | 9 Curly Willow Branches |

Most elements are available in various color options. All plants and materials are subject to availability.

