



Island Terrace Apartments Rehab Update Meeting

October 18, 2022



Agenda



- Welcome
- Introduction to POAH & POAH Communities team
- Resident survey Results
- Summary of planned renovation scope and timing
- Plans for Community Impact
- Questions



Meet the POAH/POAHC Team



D. Ann Conley



Felicia Dawson



Molly Ekerdt



Kyle Lilly



Evelyn Starks-Spicer



Bill Eager



Claudia Rodriguez

Design Team



ARCHITECT:
LANDON BONE
BAKER ARCHITECTS



MEP ENGINEER:
ELEMENT ENERGY
CONSULTING, LLC



GENERAL
CONTRACTOR:
TBD BY MID-AUGUST
2022



STRUCTURAL
ENGINEERS:
KLEIN HOFFMAN



CIVIL ENGINEER:
ENGAGE CIVIL
INCORPORATED



STRUCTURAL ENGINEER
#2:
NAYYAR & NAYYAR



OWNER & DEVELOPER:
POAH

Project Updates



- Learning from residents – resident survey
- Studying building needs –unit visits by contractors and vendors
- Getting feedback from architect, engineers and pre-construction contractors to establish scope
- Communicating with the City of Chicago, IHDA and HUD to ensure that all important items are covered in the scope and that appropriate funds will be provided
- Issued RFP to potential contractors and conducting interviews
- Hope to be in construction by Q1 2023

Preserving Affordability



- Wrapping up due diligence now
- Learning from residents – resident survey
- Studying building needs –unit visits by contractors and vendors
- Getting feedback from architect, engineers and pre-construction contractors to establish scope
- Communicating with the City of Chicago, IHDA and HUD to ensure that all important items are covered in the scope and that appropriate funds will be provided
- Issued RFP to potential contractors and conducting interviews
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Proposed Project Timeline





Kitchen Scope Questions and Answers

- Will there be new dishwashers?

We will only replace dishwashers in units that already have them due to cost and maintenance's ability to service them.

- Will garbage disposals be added?

We will not be adding garbage disposals.

- What type of sinks will be put into the kitchen?

All units will be receiving double bowl sinks. Some ADA units will receive shallow sinks that allow access for people in wheelchairs.

- Will grease shields be added?

Grease shields will be added behind all stoves.

- Will we get new microwaves and microwave shelves?

Microwave shelves will not be added as they aren't ADA accessible.

- Will units receive fire extinguishers?

We are installing new range hoods and typically include fire stoppers (which serve as mini-fire extinguishers). If we cannot, we will try to provide fire extinguishers.



Bathroom Scope Questions and Answers

- Will bathrooms receive new vanities?

All bathrooms will receive new vanities.

- What will the bathroom surround replacement look like?

The surrounds will be replaced along the entire tub. We are still working with the contractor to determine if it will be a one-piece durable surround or tile.

- Will grab bars be added to the bathrooms?

Only 12 ADA units will be receiving grab bars in the rehab. Every unit will have blocking for grab bars included, and management can install others as needed.



In Unit Scope Questions and Answers

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In Unit Scope Questions and Answers

- Will there be new dishwashers?
- Will garbage disposals be added?
- What type of sinks will be put into the kitchen?
- Will there be new internet provider options to choose from?
- Will the elevators be modernized in the rehab?
- Will the trash chute situation be improved?
- What will the laundry room look like?



In Unit Scope Overview (Continued)

- Unit Flooring Replacement and Re-painting
- Window Replacement and New Blinds
- New A/C Unit & Sleeve
- Kitchen Renovation
 - New Energy Star Appliances
 - Kitchen Counter Replacement
 - Kitchen Cabinet Replacement



Building Scope Overview

- New corridor flooring, painting, signage and light fixtures
- First Floor Expansion and restructuring
 - ADA accessible Management Office
 - Larger Community Room
- Elevator modernization
- Parking Garage Demolition and Surface Lot Paving and Painting
- Laundry Room Improvements
- Added Landscaping and Playground
- Added Fencing and improved Lighting
- Mailroom/ Package Improvements
- New Cameras and Key Fob system

Resident Survey



- <https://www.surveymonkey.com/r/GDRL5T2>
- Will post QR code for smart phone users
- Please provide any feedback about what you would like to see improved in the rehab



Community Impact Update



- Upcoming Events:
 - Back-to-School Giveaway Event at the YMCA
 - 6600 S. Cottage Grove Ave. August 21st from 10am-4pm
 - Resident Appreciation Event
 - Voter Registration Booth, Food, Rent Café Sign-Up
 - Mid-September (More Information Coming Soon!)
- Woodlawn Resource Center – 6144 S Cottage Grove



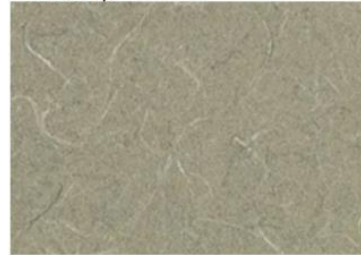
Unit Finish Options



Unit Option 1



Countertop



Green Tigris 4667
Wilsonart
LBBA

Cabinets



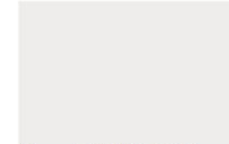
Natural Oak
TBD

Bathroom Vanity Top



White 010
Swanstone

Wall Paint



Decorator's White CC-20
Benjamin Moore
LBBA

Floor Base



08 Icicle
Johnsonite - Tarkett

Flooring



Silver Fox
Mohawk Rexford

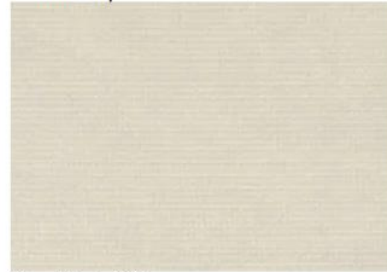
Unit Finish Options



Unit Options 2

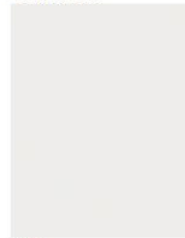


Countertop



Sheer Mesh 4876
Wilsonart

Cabinets



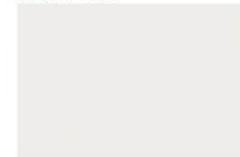
White
TBD

Bathroom Vanity Top



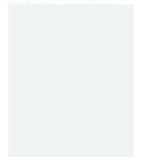
White 010
Swanstone

Wall Paint



Decorator's White CC-20
Benjamin Moore

Floor Base



08 Icicle
Johnsonite - Tarkett

Flooring



Ashen Tan
Mohawk Rexford

Unit Finish Options



Unit Option 3



Countertop



Crisp Linen 4942
Wilsonart
LBBA

Cabinets



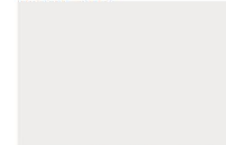
Natural Oak
TBD

Bathroom Vanity Top



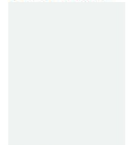
White 010
Swanstone

Wall Paint



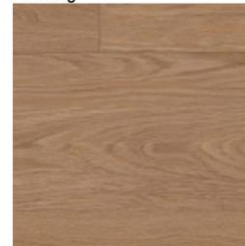
Decorator's White CC-20
Benjamin Moore
LBBA

Floor Base



08 Icicle
Johnsonite - Tarkett

Flooring



Rexford - Merino
Mohawk Glue-Down
POAH

Bathroom Finish Options



Option 1

Tub Surround



Arctic White 0190
Daltile Subway Tile 3"x6"

Tub Accent



Garden Spot
0141
Daltile
Subway Tile 6x6

Bathroom Floor



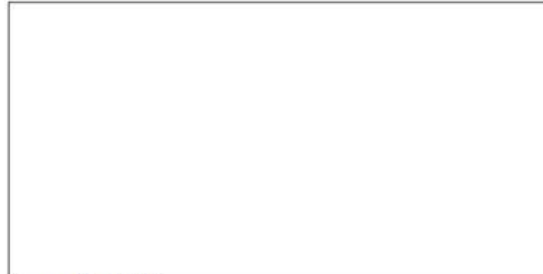
1HE2M420 Finely Women Dark Gray
Armstrong Flooring
Sheet Vinyl

Bathroom Finish Options



Option 2

Tub Surround



Forma Fendi AC
Eliane 8"x12"

Tub Accent



Spa 0148
Daltile
Subway Tile 6x6

Bathroom Floor



Ashen Tan
Mohawk Rexford

First Floor/ Front Desk Area Options



Ground Floor Option 1



Security Desk at Entry



Entry

Wall Accents



Existing Travertine

Desk Laminate



Carbon Mesh 4880
Wilsonart

Cabinets



Polar Jade
Benjamin Moore

Walkoff Mat



Medium Grey
Pedi-Mat

Wall Paint

Floor base to be painted wood to match wall color



Bachelor Blue
Benjamin Moore

Countertop



White Carrara Codena
Wilsonart Quartz

Backsplash



Arctic White 0190
Daltile Subway Tile

Ceramic Tile Floor



Park Lane
Daltile

First Floor/ Front Desk Area Options



Ground Floor Option 2



Security Desk at Entry



Entry

Wall Accents



Existing Travertine

Desk Laminate



Carbon Mesh 4880
Daltille

Cabinets



Prussian Blue
Benjamin Moore

Walkoff Mat



Navy
Pedi-Mat

Wall Paint

Floor base to be painted wood to match wall color



459 Woodland Green
Benjamin Moore

Countertop



White Carrara Codena
Wilsonart Quartz

Backsplash



Arctic White 0190
Daltille Subway Tile

Floor



Union Smoke
Daltille

Exterior Paint Options



Exterior



Exterior Paint

	
Bachelor Blue Benjamin Moore	Cement Gray Benjamin Moore
	
Maple Sugar Benjamin Moore	Raccoon Fur Benjamin Moore

Trash Room

	
Existing Brick	Light Gray Blend Endicott

Canopy



Clear Coat HCC2
Armstrong Ceilings

Island Terrace

Exterior Paint Options



Exterior Alternate



Exterior Paint



Bachelor Blue
Benjamin Moore



Cement Gray
Benjamin Moore



Maple Sugar
Benjamin Moore



Raccoon Fur
Benjamin Moore

Accent Color



Fiji
Benjamin Moore



Finish Option Voting Directions

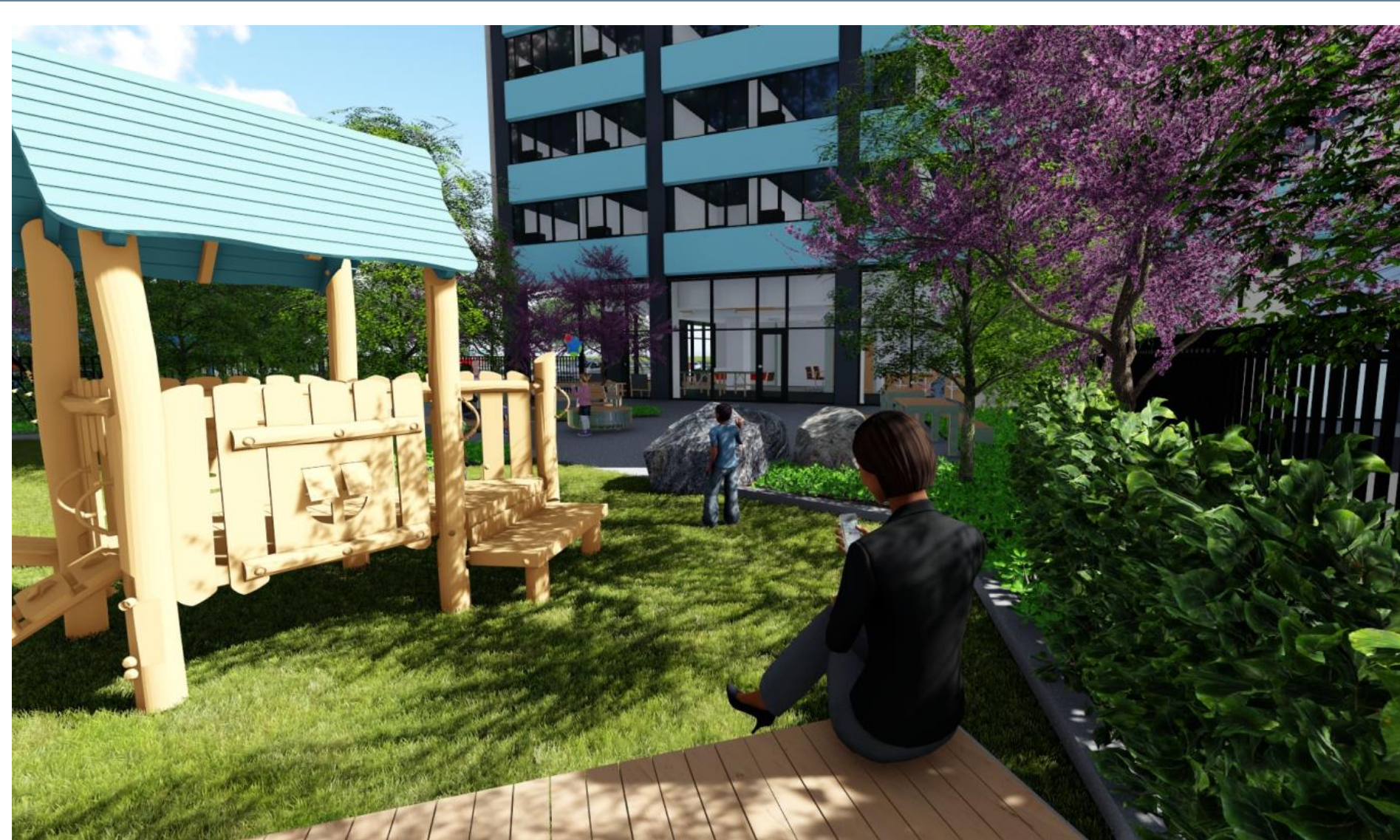
- Boards with all options will be placed in the lobby area and the community room
- Voting will have both virtual and written options open until November 18
 - Virtual Option through Survey Monkey. Link Here:
 - Written Option to be available in office, community room and can be returned to Mrs. Gilbert



Playground Area Rendering



Playground Area Rendering



Playground Area Rendering



Q&A

