



# Island Terrace Apartments Rehab Update Meeting

December 8, 2022



# Agenda



- Welcome
- GC Update and Introduction to GC Team
- Recap of last meeting and 1-Pager
- General Information Notice Overview
- Updated Project Timeline
- Finishes overview and voting process
- Upcoming Testing
- Question & Answer



# Meet the Walsh/ GMA Team



Ryan Keefe  
Project Executive  
Walsh Construction



David Dunlap  
Project Manager  
Walsh Construction



Cornelius Griggs  
President  
GMA Construction  
Group



Jeff Williams  
Senior Project  
Manager  
GMA Construction  
Group

# Last Meeting and 1-Pager Recap



## Unit Kitchens

- Dishwashers: We are only replacing in units with existing dishwashers (only a few dozen in the building).
- Garbage Disposals: We will not be providing these.
- Double sinks: We WILL be providing double sinks in place of the single sinks that are current in the kitchen. Please note that in a handful of ADA units, the sinks will be shallower to allow for access for people in wheelchairs
- Grease shields: We will be adding grease shields behind the stoves.
- Microwave shelves: We are not planning to add due to ADA accessibility requirements

\* Disclosure: Due to rising interest rates and construction costs, the scope of kitchen work may be cut for units that have been previously renovated to allow for full-building rehab items too occur

# Last Meeting and 1-Pager Recap



## Unit Bathrooms

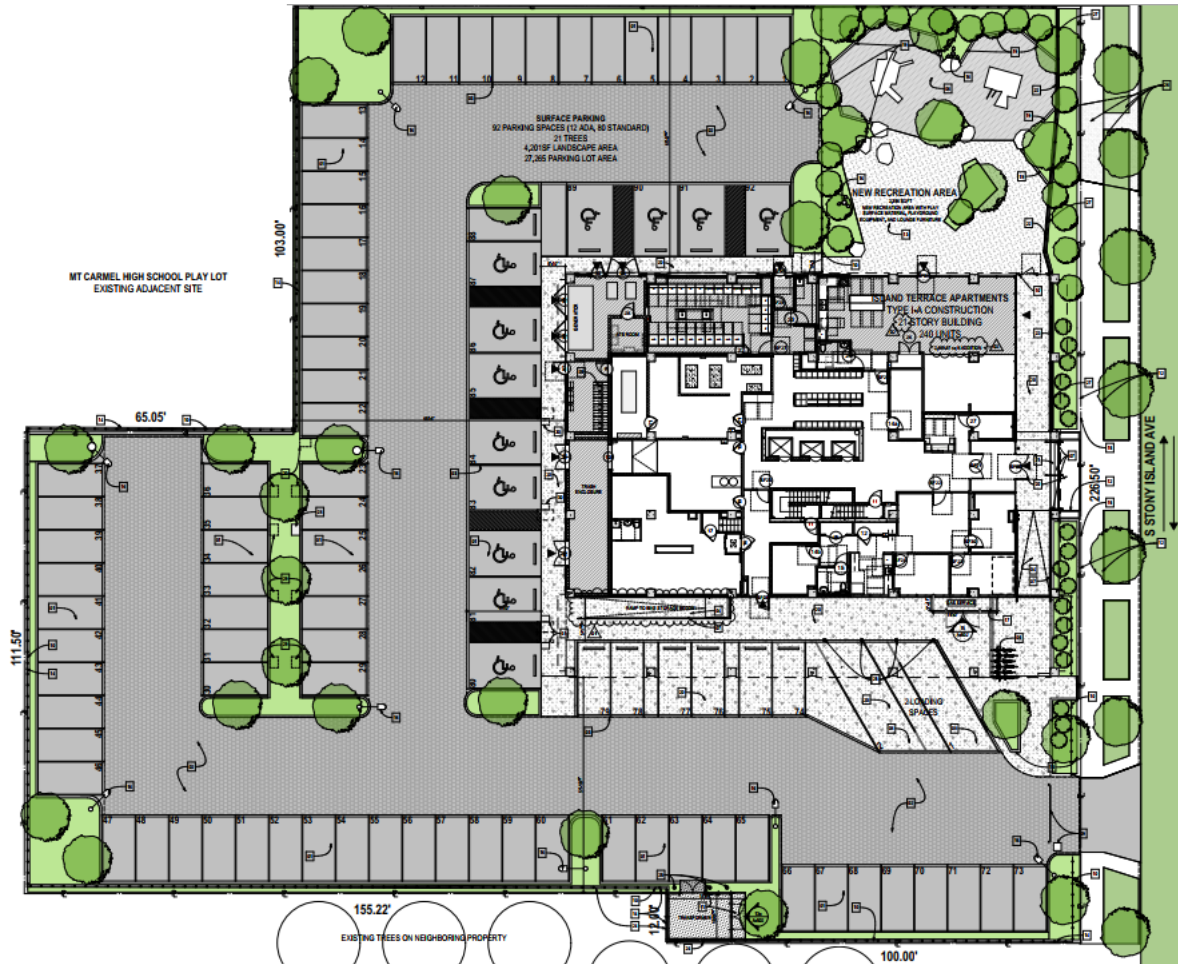
- Bathroom vanities: We will be adding bathroom vanities to all bathrooms except the 12 wheelchair accessible ones.
- Bathtub surrounds: We will replace the surrounds along with the entire tub. We don't know yet if they will be one-piece durable material or tile, it will depend on contractor's budget and schedule.
- Bathroom grab bars: We will have blocking for grab bars at every unit and they will be installed in 12 ADA units. Please note that management can add grab bars now for anyone that needs them at any time, you don't have to wait for renovations, please schedule a work order.



# Last Meeting and 1-Pager Recap



## Site-Parking



# Last Meeting and 1-Pager Recap



## Elevators

- In our surveys, the most requested building improvement was elevators. We have plan to update controls and cabs but given how important they are to a high rise; we are trying to include full modernization in the budget. Since the most recent repairs, we heard that some people don't even ride in the middle elevator because the service is still unreliable.

# Last Meeting and 1-Pager Recap



## Interior Doors

- We are replacing as many as we can. We know some of you noted at the last meeting that some of the doors stick shut.

## Cable

- At minimum, we are hoping to overhaul the wiring to each unit and upgrade service options. You reported that people are paying for higher speeds, but only getting half capacity because the wiring is outdated. We heard that many people would like to maintain Comcast service because they offer discounts through the schools. We heard people ask for a camera view on the lobby from their apartments.



# Last Meeting and 1-Pager Recap



## Trash Chutes

- We can't add capacity to the trash chutes –maintaining these has to be a concerted effort on the part of maintenance and also requires resident cooperation. We heard that they can back up to the seventh floor and then people don't use – causing garbage to be placed in the trash room loose and in the hallways.

## Laundry Room

- We will make improvements to the laundry room. We heard that there is a sewage smell and backups are a condition in the current one, even with renovations. We heard that overall cleanliness of the laundry room is a concern



# General Information Notices

- Erroneously mentioned in 1-Pager as 'Notice of Non-Displacement'
- Purpose: To inform you of your rights as it relates to relocation process
  - No one will be forced to move permanently
  - POAH must remain in compliance with Urban Relocation Assistance and Real Property Acquisition Policies Act (URA) to receive HUD funding
- Will be distributed within the next week via certified mail to each individual unit

# General Information Notices



## GENERAL INFORMATION NOTICE

### VIA CERTIFIED MAIL

December 8<sup>th</sup>, 2022

ADMIN  
6340 S. Stony Island Ave  
101  
Chicago, IL 60637

Dear ADMIN:

POAH, Inc is in planning stages to pursue rehabilitating of the property you currently occupy at 6430 S. Stony Island Avenue, Chicago, IL for a proposed project which may receive funding assistance from the U.S. Department of Housing and Urban Development (HUD) under the HOME program.

The purpose of this notice is to inform you that you will not be displaced in connection with the proposed project.

If the project is approved, you will be required to move temporarily or one time into another unit in the project so that the rehabilitation can be completed. If you must move temporarily or to a new unit, suitable housing will be made available to you and you will be reimbursed for all reasonable out of pocket expenses, including moving costs and any increase in housing costs unless the rent increases are due to the subsidy your unit receives and dictates from HUD. You will need to continue to pay your rent and comply with all other lease terms and conditions.

Upon completion of the rehabilitation, you will be able to lease and occupy your present apartment or another suitable, decent, safe and sanitary apartment in the same building/complex under reasonable terms and conditions. \*

If certain federal financial assistance is provided for the proposed project, you will be protected by a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). One of the URA protections for persons temporarily relocated is that such relocations shall not extend beyond one year. If the temporary relocation lasts more than one year, you will be contacted and offered all permanent relocation assistance as a displaced person under the URA.

(NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for occupancy in assisted housing or relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking continued occupancy or

Island Terrace Apartments 6430 S. Stony Island Ave, Chicago, IL 60637 T 773-667-6011  
info@poahcommunities.com • www.poahcommunities.com



temporary relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.)

We urge you not to move at this time. If you choose to move, you will not be provided relocation assistance.

Please remember:

- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.
- POAH is applying for Federal HOME funding to improve your home and the entire property.

You will be contacted soon so that we can provide you with more information about the proposed project. If the project is approved, we will make every effort to accommodate your needs and make this a smooth transition. Before beginning the renovation, we will be hosting a resident meeting to answer your questions and address your concerns. In the meantime, if you have any questions about our plans, please contact:

Island Terrace Apartments  
Ms. Linda Hooks  
6430 S. Stony Island Ave.  
Chicago, IL 60637  
773-667-6011

Sincerely,

D. Ann Conley, CPM  
Regional Property Supervisor  
1 N LaSalle St, Suite 1300  
Chicago, IL 60602  
312-283-0031

Island Terrace Apartments 6430 S. Stony Island Ave, Chicago, IL 60637 T 773-667-6011  
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# Relocation Next Steps



- Urban Relocation Services (our relocation consultant) will be meeting with each individual household early next year to assess needs and to answer questions about what the relocation process will look like
- Meeting next year will provide introduction to the Relocation Team and you may hear from them prior to this
- We currently don't know what the process would look like for specific units

Note: Packing, storage, moving and any associated relocation costs to be paid for by POAH and will be at no expense to you.

# Resident Income Interview Preview



- Early next year, management will be meeting individually with all households regarding annual income as part of process to maintain affordability
- Strictly for tracking purposes, not to determine if people can remain in Island Terrace or not

# Proposed Project Timeline







# Voting on Finishes

- Final options for finishes have been narrowed down by Architect team
  - Materials selected based on what would work best for the building, longevity and pricing
- You'll have opportunity to comment on which finish options you would prefer:  
<https://www.surveymonkey.com/r/7WPCJG3>
- Voting will close on 1/13 at 5pm
- Poster Boards with finishes will remain in the Community Room



# Bathroom Finish Options



Option 1



Tub Surround



Forma Fendi AC  
Eliane 8"x12"

Cabinet



Rockport Gray  
Benjamin Moore

Bathroom Floor



1HE2M420 Finely  
Woven Dark Gray  
Armstrong Sheet  
Vinyl

Floor Base



20 Charcoal  
Johnsonite -  
Tarkett

Option 2



Tub Surround



Arctic White 0190  
Daltile Subway Tile 3"x6"

Cabinets



Natural Oak  
TBD

Bathroom Floor



1HE2M402  
Brownstone  
Armstrong  
Sheet Vinyl

Floor Base



280 Shoreline  
Johnsonite -  
Tarkett

Option 3



Tub Surround



Forma Fendi AC  
Eliane 8"x12"

Cabinet



Rockport Gray  
Benjamin Moore

Bathroom Floor



17191 Comfort  
Style Chelsea  
Gray  
Tarkett Sheet Vinyl

Floor Base



21 Platinum  
Johnsonite -  
Tarkett

# Kitchen Finish Options



Option 1



Countertop



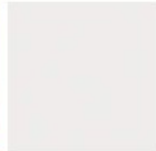
Green Tigris 4667  
Wilsonart

Cabinets



Natural Oak  
TBD

Wall Paint



Decorator's White  
CC-20  
Benjamin Moore

Flooring



Ashen Tan  
Mohawk Rexford

Floor Base



280 Shoreline  
Johnsonite - Tarkett

Option 2

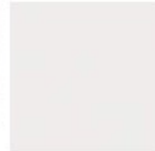


Countertop



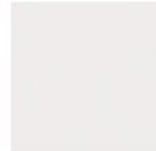
Titanium 4810  
Wilsonart

Cabinets



White  
TBD

Wall Paint



Decorator's White  
CC-20  
Benjamin Moore

Flooring



Ashen Tan  
Mohawk Rexford

Floor Base



280 Shoreline  
Johnsonite - Tarkett

Option 3



Countertop



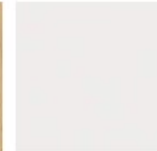
Fashion Grey D381  
Wilsonart

Cabinets



Natural Oak  
TBD

Wall Paint



Decorator's White  
CC-20  
Benjamin Moore

Flooring



Living Local -  
Western Wood  
Mohawk Glue-Down

Floor Base



45 Sandlewood  
Johnsonite - Tarkett

# Typical Corridor Finish



**Accent**



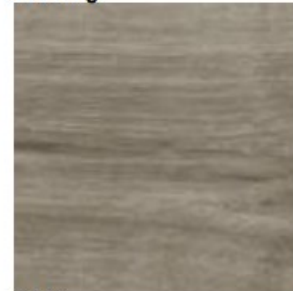
Rift Sawn White Oak

**Door Frames**



Raccoon Fur  
Benjamin Moore

**Flooring**



938 Pigeon  
Mohawk Living Local



# Corridor Color Palette Options



**Option 1**  
Floor base to be painted wood  
to match wall color

Fields of Gold  
Benjamin Moore



**Option 2**  
Floor base to be painted wood  
to match wall color

Fields of Gold  
Benjamin Moore



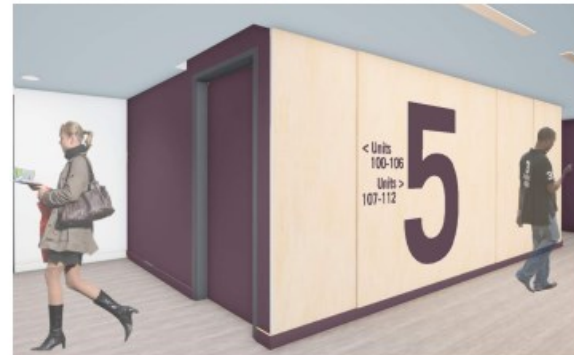
Polar Jade  
Benjamin Moore



Grand Canyon Red  
Benjamin Moore



Eucalyptus Leaf  
Benjamin Moore



Eggplant  
Benjamin Moore





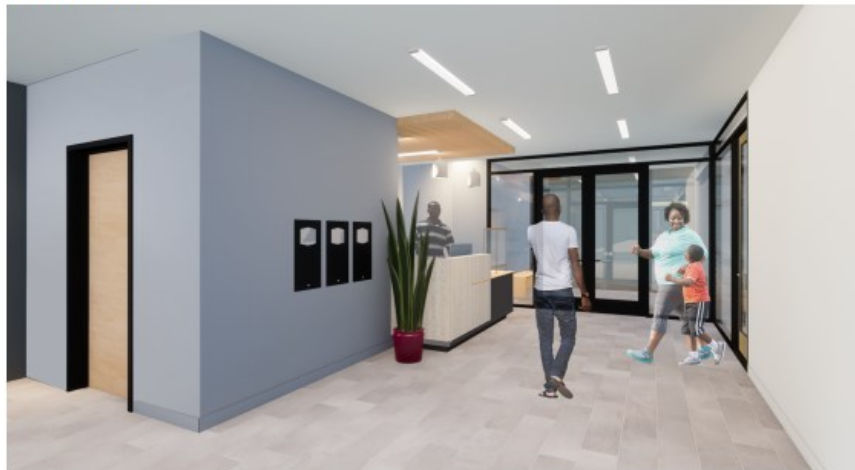
# Lobby Finish Options



## Ground Floor Option 1



Security Desk at Entry



Entry

### Wall Accents



Existing Travertine

### Wall Paint

Floor base to be painted wood to match wall color



Bachelor Blue  
Benjamin Moore

### Desk Laminate



Carbon Mesh 4880  
Wilsonart

### Walkoff Mat



Navy  
Pedi-Mat

### Ceramic Tile Floor



Park Lane  
Daltile



# Lobby Finish Options



## Ground Floor Option 2

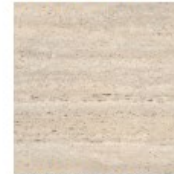


Security Desk at Entry



Entry

### Wall Accents



Existing Travertine

### Wall Paint

Floor base to be painted wood to match wall color



Ponderosa Pine  
Benjamin Moore

### Desk Laminate



Carbon Mesh 4880  
Daltille

### Walkoff Mat



Medium Grey  
Pedi-Mat

### Ceramic Tile Floor



Union Smoke  
Daltille

# Lobby Finish Options



## Ground Floor Option 3



Security Desk at Entry



Entry

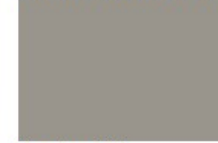
### Wall Accents



Existing Travertine

### Wall Paint

Floor base to be painted wood to match wall color



Graystone 1475  
Benjamin Moore

### Desk Laminate



Blackbird 5024K-19  
Wilsonart

### Walkoff Mat



Charcoal  
Pedi-Mat

### Ceramic Tile Floor



Park Lane  
Daltile

# Community Room Finishes



## Flex Kitchen Finishes

Option 1



Cabinets



Polar Jade  
Benjamin Moore

Option 2



Cabinets



Prussian Blue  
Benjamin Moore

Option 3



Cabinets



Riftsawn White Oak  
*TBD*

## Typical Finishes

Backsplash



Arctic White 0190  
Daltile Subway Tile

Counter



White Carrara Codena  
Wilsonart Quartz

# Laundry Room Finishes



Laundry

## Top



White Carrara Codena  
Wilsonart Quartz

## Mail Tile Floor



Park Lane  
Daltile

## Laundry Tile Floor

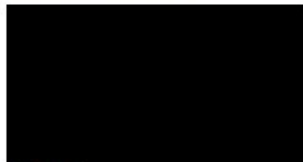


Park Lane  
Daltile

# Mailbox Finish Options



Option 1



Black 6C  
Florence Corporation

**Typical Counter Finish**



White Carrara Codena  
Wilsonart Quartz

Option 2



Postal Grey  
Florence Corporation

White  
Florence Corporation



Gold Speck  
Florence Corporation



# Exterior Entryway Overview



**Arcade  
Soffit**

Topaz 7010  
Swisspearl Carat

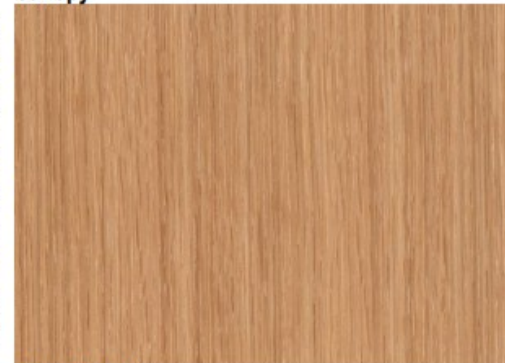


**North Wall**

Crystal 7010  
Swisspearl Carat



**Canopy**



Clear Coat HCC2  
Armstrong Ceilings

**West Wall**



542 Aggaziz  
Armstone  
Burnished Block



# Finishes Overview

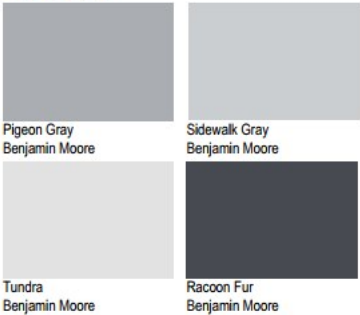


## Exterior Option 1



November 01, 2022  
LBBA

### Exterior Paint



### Trash Room



### Canopy



Clear Coat HCC2  
Armstrong Ceilings

Island Terrace

# Finishes Overview



## Exterior Option 2



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### Exterior Paint

	
Misted Green Benjamin Moore	Gray Cashmere Benjamin Moore
	
Gray Lake Benjamin Moore	Raccoon Fur Benjamin Moore

### Trash Room

	
Existing Brick	Light Gray Blend Endicott

### Canopy



Clear Coat HCC2  
Armstrong Ceilings

Island Terrace

# Finishes Overview



## Exterior Option 3



### Exterior Paint



Raccoon Fur  
Benjamin Moore

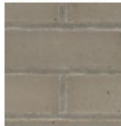


Misted Green  
Benjamin Moore



Existing Brick

### Trash Room



Light Gray Blend  
Endicott

### Canopy



Clear Coat HCC2  
Armstrong Ceilings



# Finishes Overview



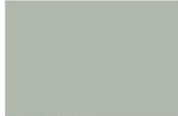
## Exterior Option 4



### Exterior Paint



Sweatshirt Gray  
Benjamin Moore



Misted Green  
Benjamin Moore



Existing Brick



Light Gray Blend  
Endicott

### Canopy



Clear Coat HCC2  
Armstrong Ceilings



# Upcoming Radon Testing

- Purpose of Testing
  - Radon Testing of building is necessary funding requirement. Radon is naturally occurring, but there is no cause for concern as units are all well above ground level
- Implementation of Testing
  - 10% of units on each floor have been selected at random and all of the 1<sup>st</sup> floor will be tested. Windows must remain closed, exterior doors can't be propped open, but traffic in and out of the building can continue as usual.
- Duration of Testing
  - 48 Hours (12/14 to 12/16)

# Upcoming Radon Testing



## TENANT ADVISORY OF SHORT TERM RADON TESTING

Dear Tenant:

Partner has been contracted to conduct short-term radon testing on this property, which consists of a small air quality testing device. Your unit was chosen by the property manager to be included in this test. The devices must remain undisturbed during this period or we shall have to re-test. The devices are completely harmless to animals or humans and omit no odors. Please make sure all pets are secure and that we have entry to your home.

### General Information on Radon

- Radon is a naturally occurring radioactive gas formed by the decay of uranium in soil and water.
- Radon is invisible, odorless, and tasteless.
- The only way we can detect radon is through testing.
- Radon moves up through the ground finding its way through tiny cracks and holes in the foundation of building.

### During the Test Period

- Our radon professional will deploy and collect the device
- The radon test is for approximately 48-96 hours
- The testing device consists of a charcoal device to be placed within the residential unit (in an area that is occupied regularly i.e. living rooms and/or bedrooms are acceptable). These devices are placed in discrete areas to not disturb tenant's everyday activities.
- Closed-house conditions must be maintained within the units before and during the testing period.
- **Closed-house conditions are defined as all exterior doors and windows to be closed 12 hours prior and during the test. Regular traffic can go in and out; however, doors or windows should not be left propped open.**
- Heating and cooling systems set to normal occupied operating conditions with normal temperatures between 65-80 degrees. Window Air Conditioning units can be run on recirculation mode.
- Do not operate whole house fans, fireplaces, or any other system that may temporarily draw air into or out of the building.
- Avoid excessive operation of clothes dryers, range hoods, and bathroom fans. However, low draw appliances (bathroom/kitchen vents) are permitted in normal usage.
- **Please do not disturb devices**

### Testing Period

	Date	Time
Test Begins:	Wednesday December 14, 2022	9:00am-5:00pm
Test Ends:	Friday December 16, 2022	10:00am-5:00pm

### Please Contact Your Property Manager with Questions or Concerns

Thank you in advance for your cooperation.

*Partner Engineering and Science, Inc.*

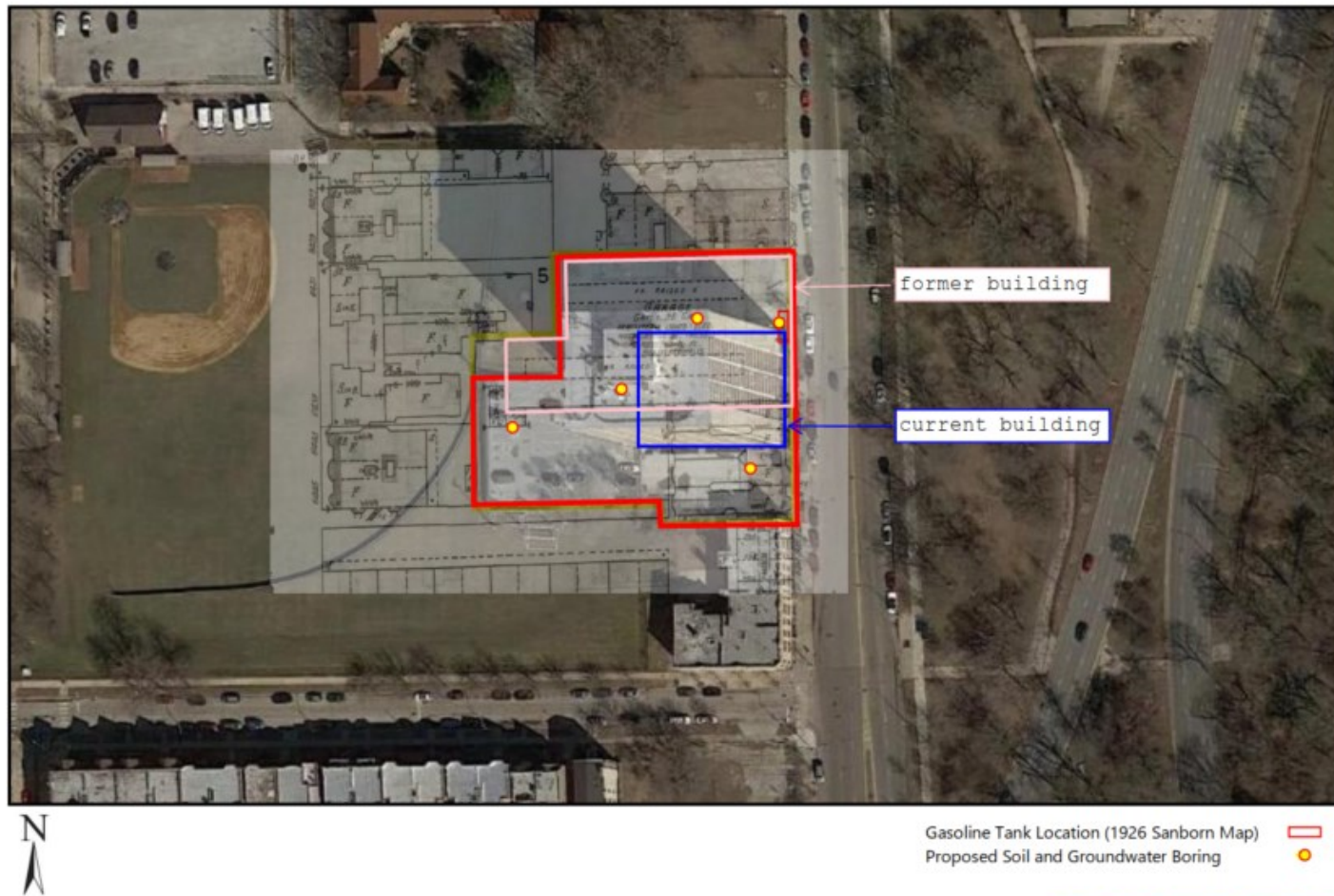




# Phase II Environmental Testing

- Purpose of Testing
  - According to historical sources, industrial buildings existed where Island Terrace now stands. Testing is to ensure no contaminants are remaining in the ground from these past uses.
- Implementation of Testing
  - Five boring sites have been selected outside of the building where drilling will occur, and soil samples will be collected for testing
- Duration of Testing
  - Set to happen on 12/21 at 8 am

# Phase II Environmental Testing



**FIGURE 1: PROPOSED BORING PLAN**  
Project No. 21-339385.1

# Community Impact Updates and Events



- Upcoming Christmas Events for Seniors and Children on December 22<sup>nd</sup>: More Information to Come Soon
- Winter Decoration Contest

To celebrate the season  
we invite you to join the...

## POAH WINTER THEME RESIDENT CONTEST

**Rules:**

**Step 1:** Each site must host their own winter themed arts and crafts resident contest.

**Step 2:** First place winners enter into portfolio-wide contest

**Step 3:** Portfolio-wide Grand Prize winner will be selected.

**3 winners selected by Friday Jan 9th, 2023**  
All winners will be notified

**1st place- \$50**  
**2nd place- \$25**  
**3rd place- \$15**

**1st place winners will have their picture taken and be entered into portfolio-wide contest to win a grand prize \$100 gift card**

**Arts and Crafts**  
ex: Gingerbread house, Let's Build a Snowman, Wreath Decorating or Ugly Sweaters  
(Please select one)

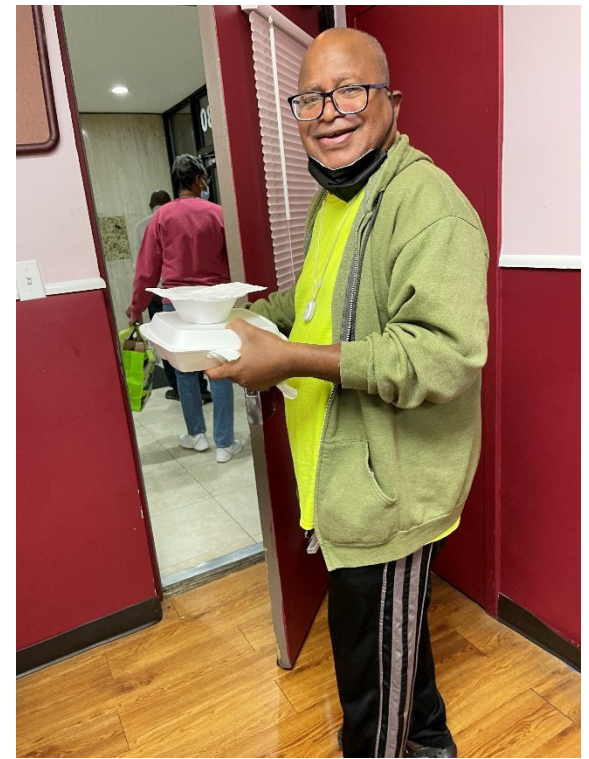
**If you have any questions or concerns, please contact your CIC or property management office.**

**WE ARE EXCITED TO SEE YOUR CREATIVE IDEAS**





# Thanksgiving Event Recap





# Q&A

