



# Island Terrace Apartments Rehab Update Meeting

August 9, 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



# What we have been doing:

- 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
- Hope to be in construction by Q1 2023

# Proposed Project Timeline





# In Unit Scope Overview

- Unit Entry Door and interior and closet door replacement
- Complete replacement of supply and waste piping
- Lighting and Plumbing fixture Replacement
- Bathroom Renovation
  - Bathroom Floor Replacement
  - Toilet Replacement
  - Repair/ Replacement of ceramic tile tub surrounds
  - Tub Replacement
  - Bathroom exhaust fan replacement



# 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





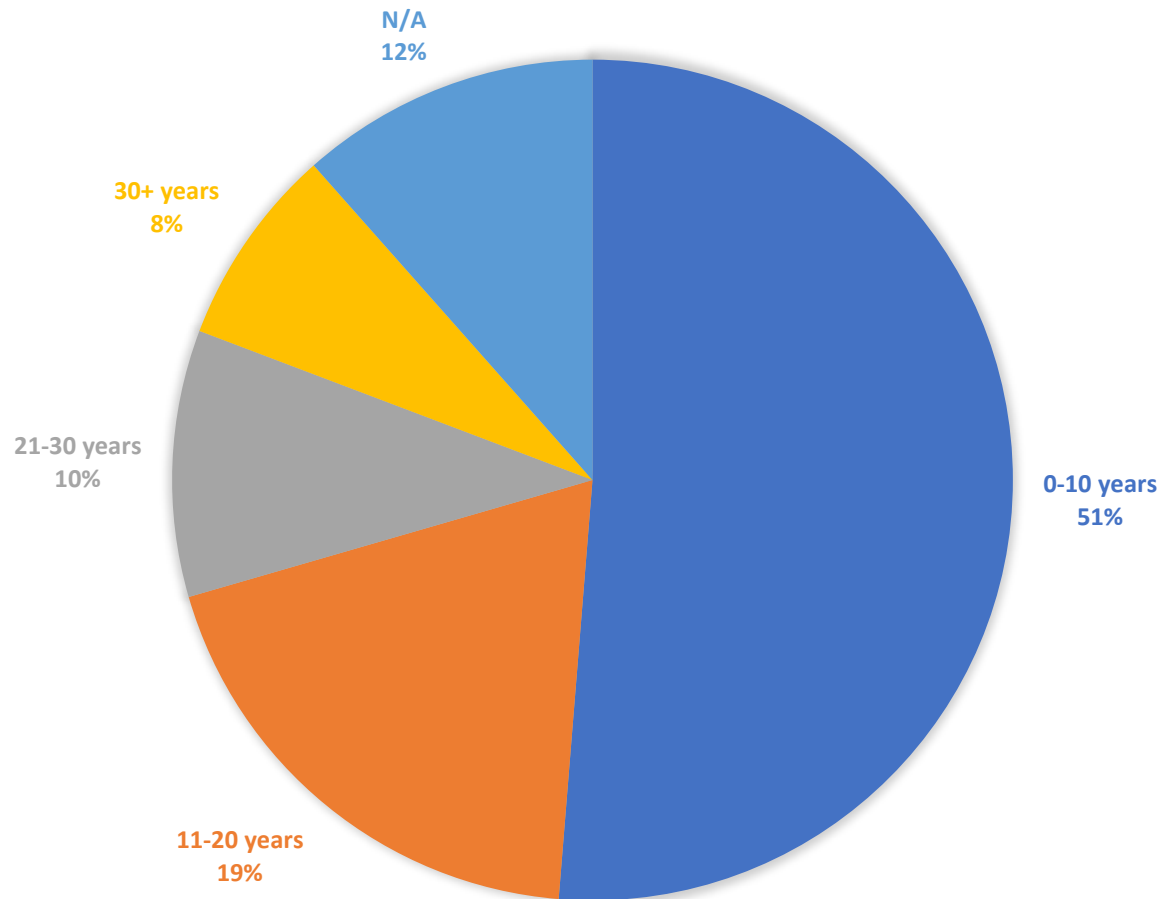
# Building Scope Overview

- 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 Results

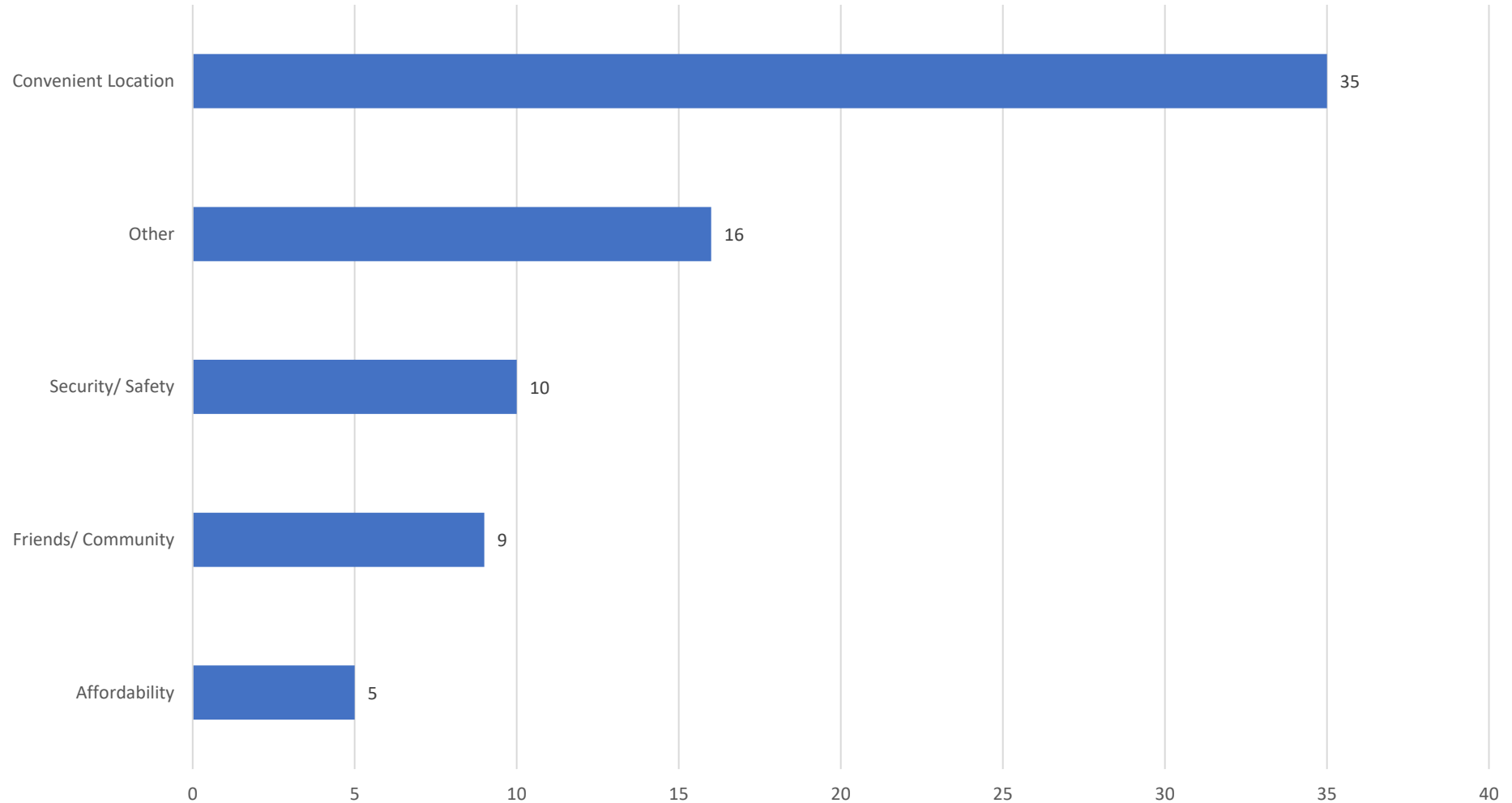


## HOW LONG HAVE YOU LIVED AT ISLAND TERRACE?





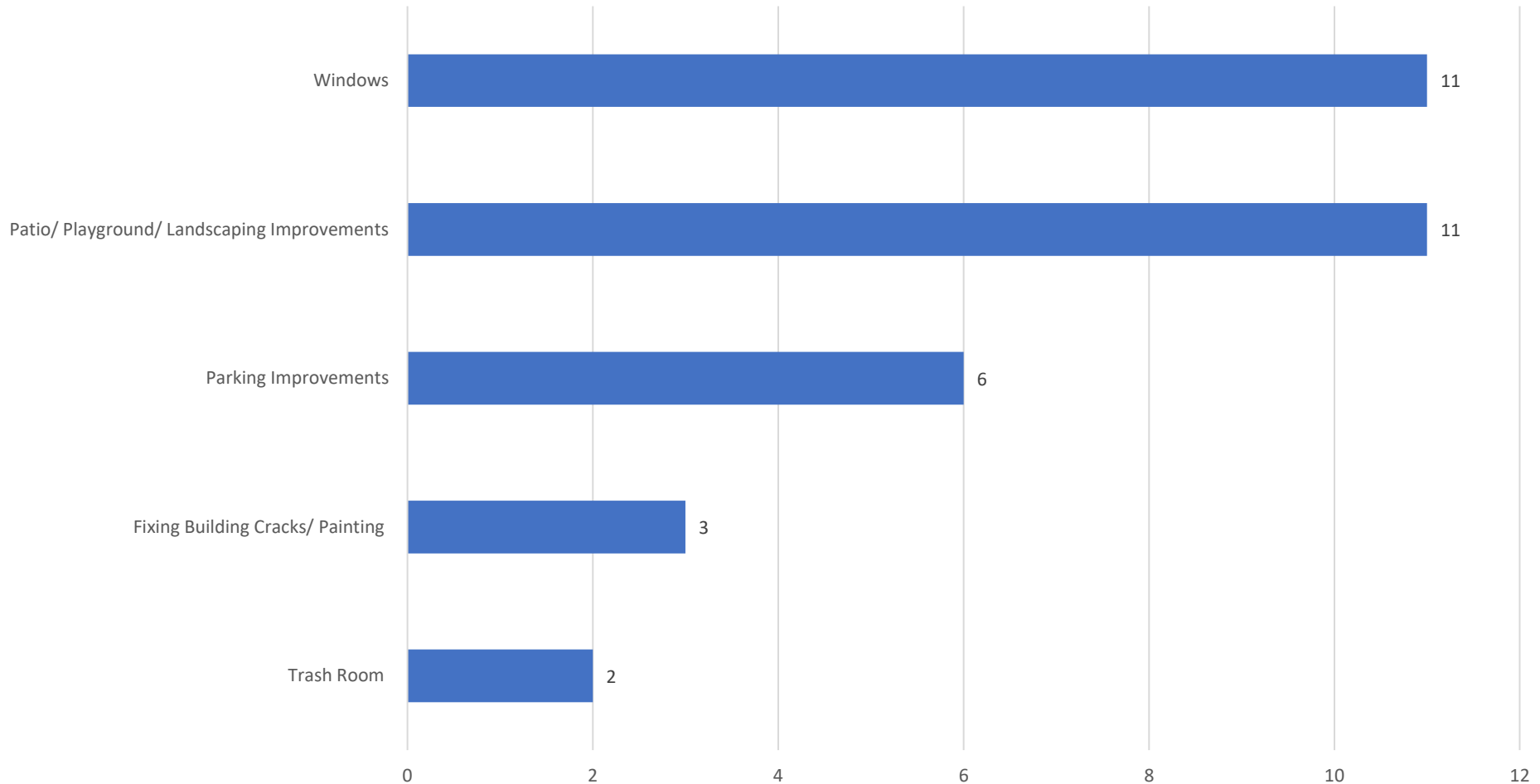
## What Do You Enjoy Most About Living at Island Terrace?



# Most Desired External Building Improvements



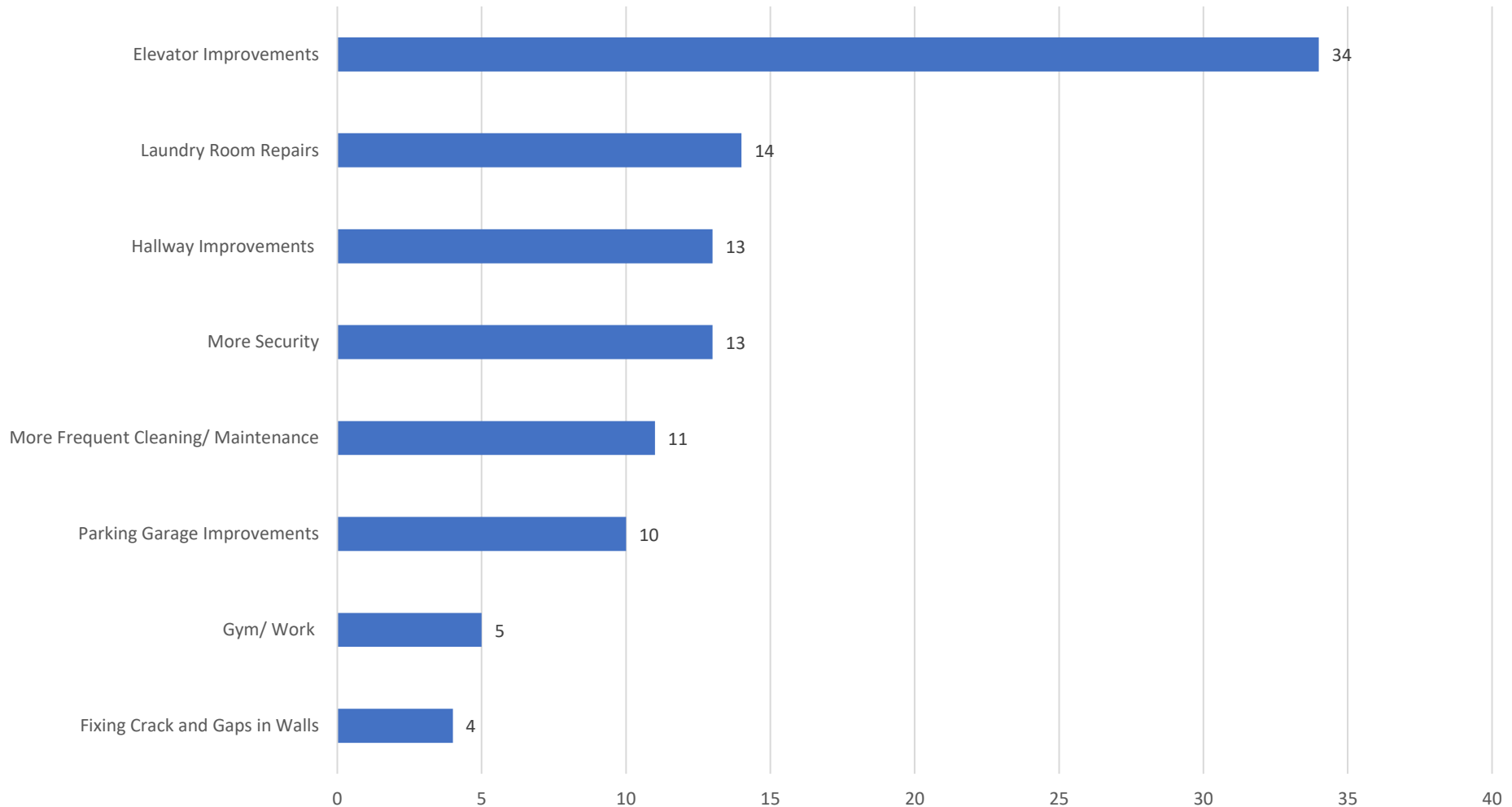
What are some external improvements, changes or renovations would you want to see in the building?



# Most Desired Internal Building Improvements



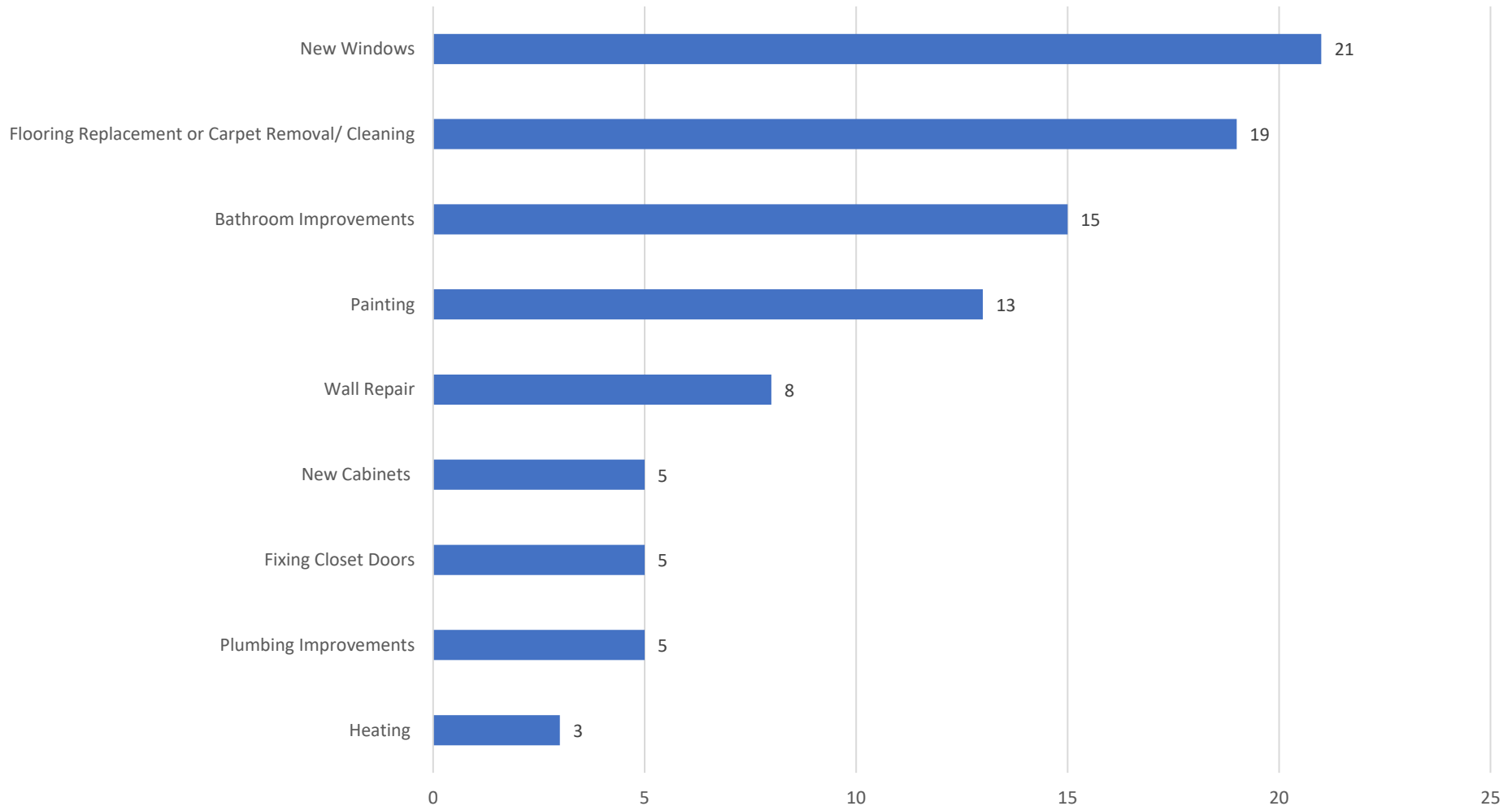
What improvements, changes or renovations would you like to see in the building?



# Most Desired In-Unit Improvements



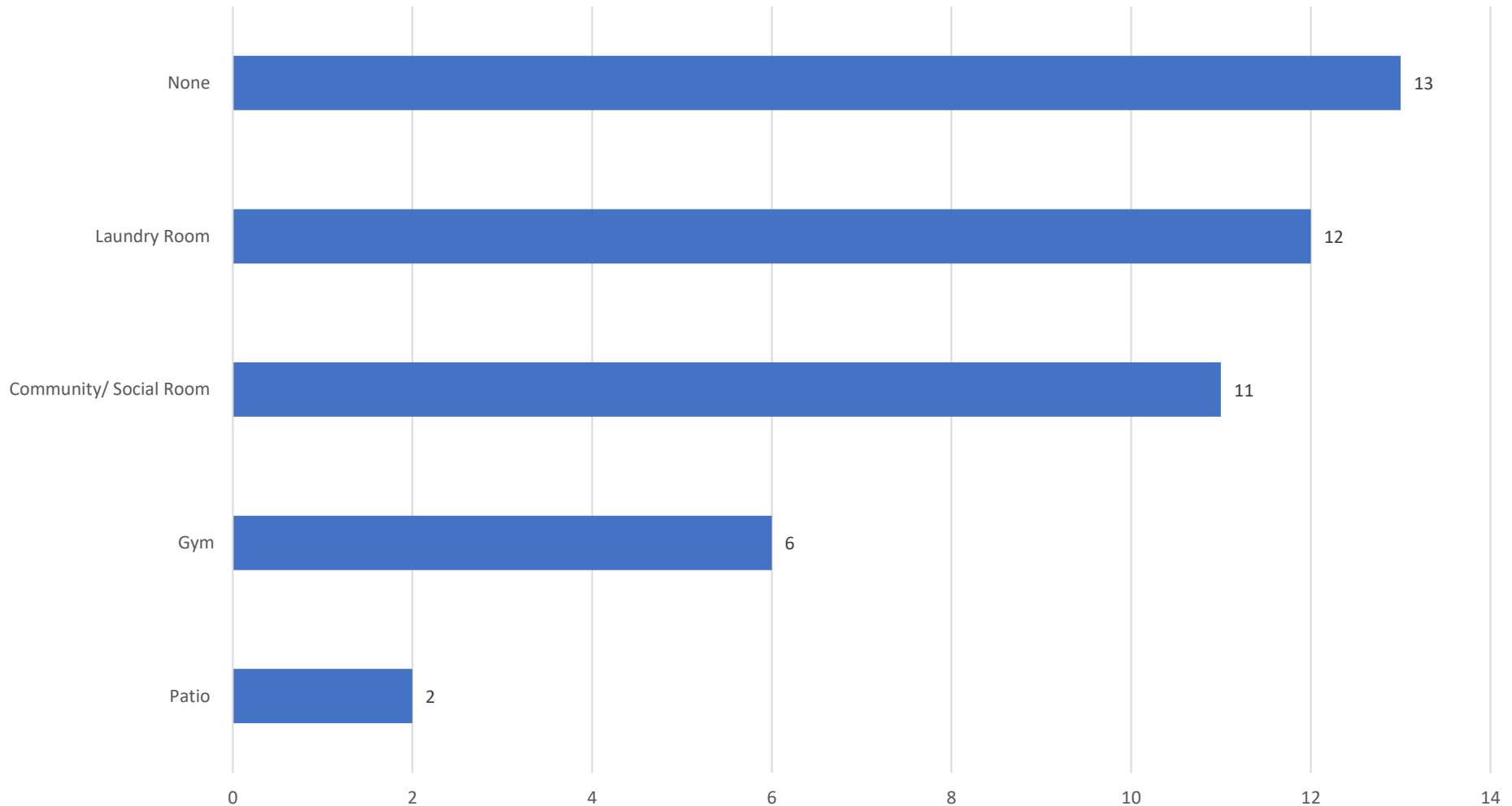
What improvements would you like to see in your units?



# How Are Common Spaces Currently Used?



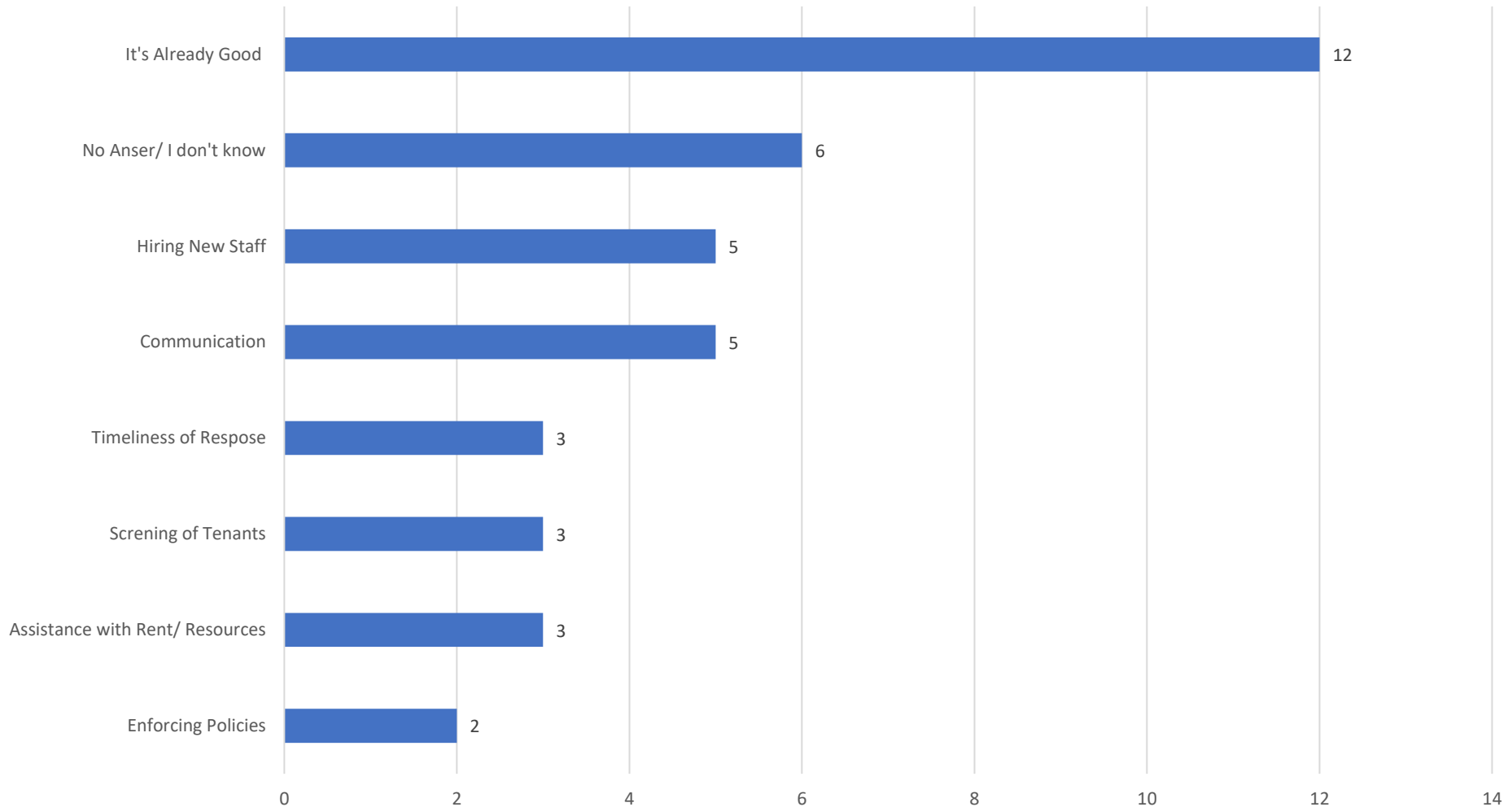
What community spaces do you use/ would you like to use at Island Terrace?



# How Can Management Improve?



How can Island Terrace management improve?





# 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 21<sup>st</sup> 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



# Exterior Paint Options



SERENE TONES



BLUE TO GRAY GRADIENT



BLUE TONES



# First Floor/ Front Desk Area Rendering





# Corridor Option 1



## CONCEPTS

WALL COVERINGS ACROSS FROM ELEVATOR DOORS  
DIFFERENTIATED DOORS BETWEEN UNITS AND STORAGE/STAIRS  
COLOR BLOCKING  
6" DROP IN CEILING TO RECESS LIGHTS

## COLOR CONCEPTS



Wall Paint  
Benjamin Moore  
*Bachelor Blue*



Wall Paint  
Benjamin Moore  
*Steep Cliff Gray*



Wall Paint  
Farrow & Ball  
*Teresa's Green*



Wall Paint  
Benjamin Moore  
*Chelsea Gray*



Wall Covering  
Flavor Paper  
*Sheba*

# Corridor Option 2



## CONCEPTS

ACCENT WOOD FEATURE ACROSS FROM ELEVATOR DOORS  
DIFFERENTIATED DOORS BETWEEN UNITS AND STORAGE/STAIRS  
COLOR BLOCKING  
6" DROP IN CEILING TO RECESS LIGHTS

## COLOR CONCEPTS



Wall Paint  
Benjamin Moore  
*Bachelor Blue*



Wall Paint  
Benjamin Moore  
*Steep Cliff Gray*



Wall Paint  
Farrow & Ball  
*Teresa's Green*



Wall Paint  
Benjamin Moore  
*Mysterious*



Rift Sawn  
White Oak



Ceramic Tile

# Corridor Option 3



## CONCEPTS

ACCENT WALL ACROSS FROM ELEVATOR DOORS  
DIFFERENTIATED DOORS BETWEEN UNITS AND STORAGE/STAIRS  
COLOR WAINSCOTING - TRIM RECOMMENDED FOR EASY MAINTENANCE  
6" DROP IN CEILING TO RECESS LIGHTS

## COLOR CONCEPTS



Wall Paint  
Benjamin Moore  
Orange Burst



Wall Paint  
Benjamin Moore  
Yellow Flash



Wall Paint  
Benjamin Moore  
Split Pea Green



Wall Covering  
Flavor Paper  
Sheba

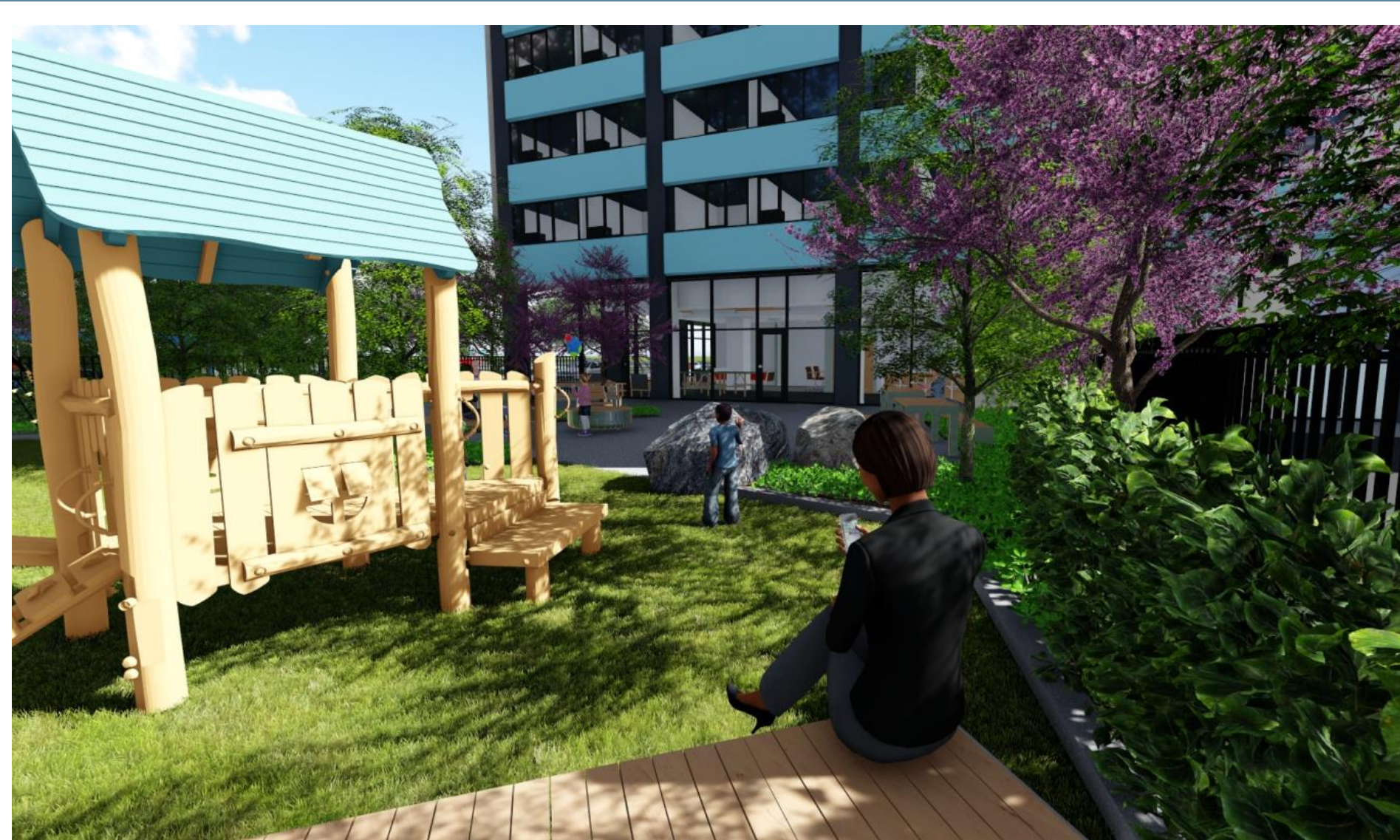


# Playground Area Rendering





# Playground Area Rendering





# Playground Area Rendering





# Q&A

