



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



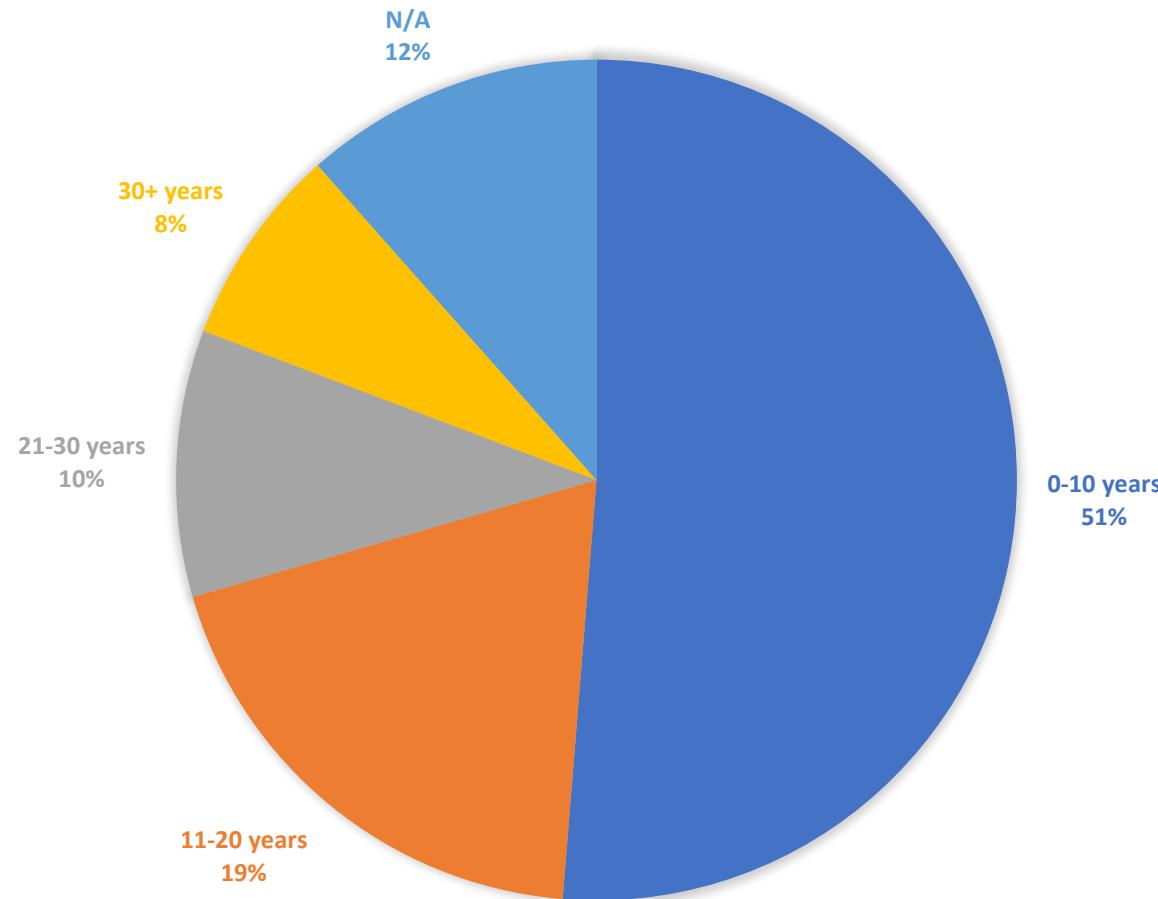
Building Scope Overview

- 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



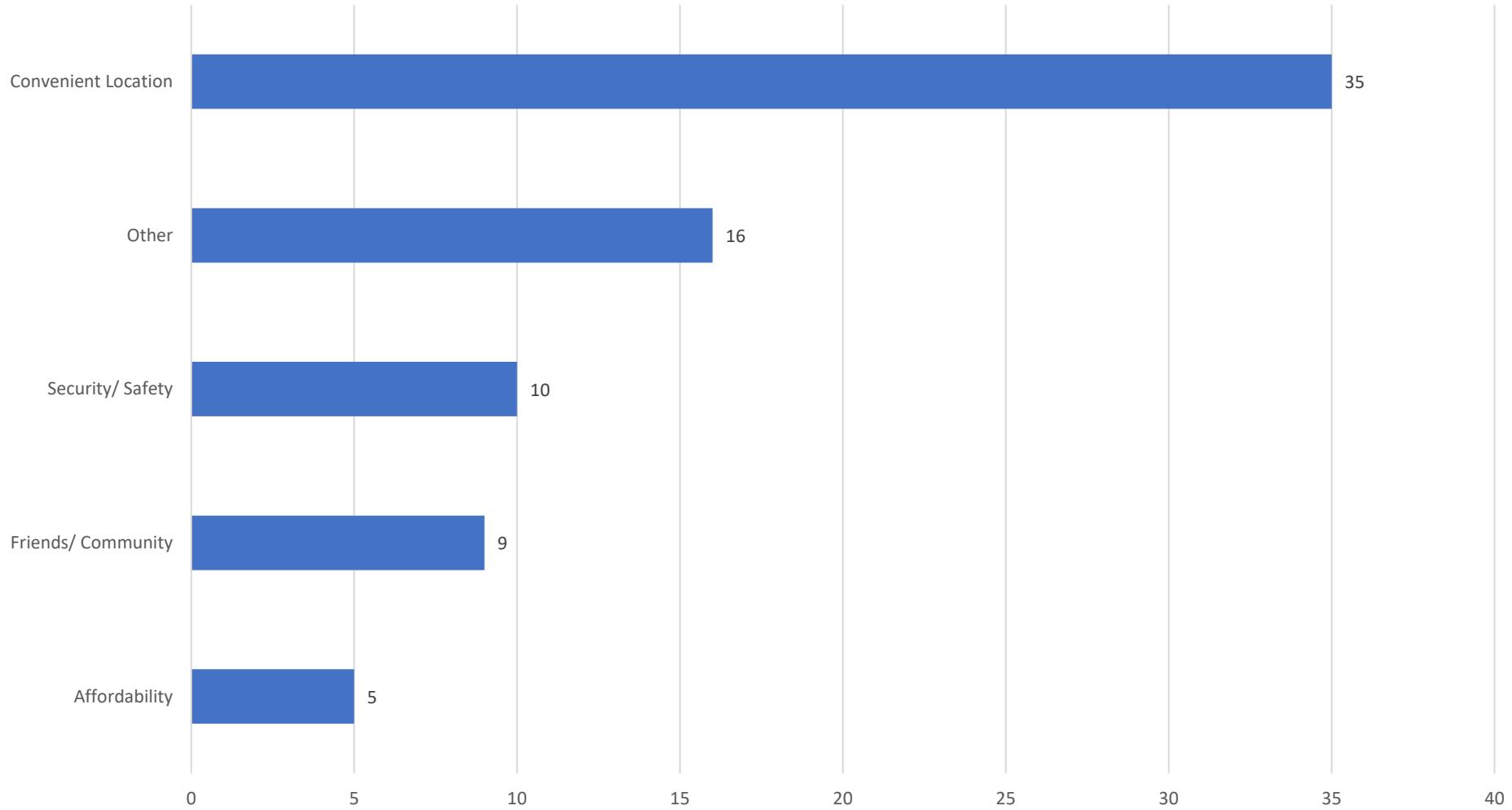
Resident Survey Results

HOW LONG HAVE YOU LIVED AT ISLAND TERRACE?





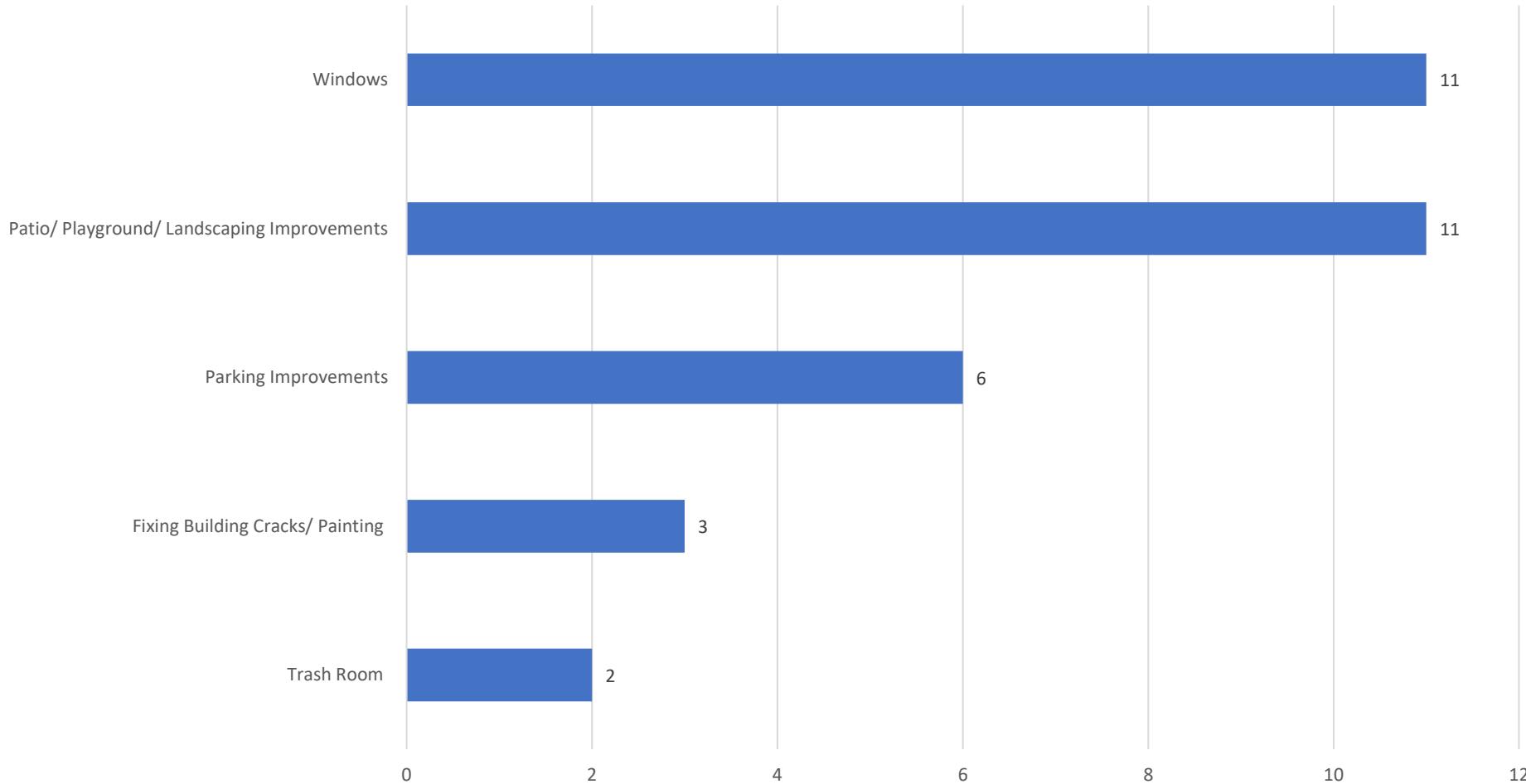
What Do You Enjoy Most About Living at Island Terrace?





Most Desired External Building Improvements

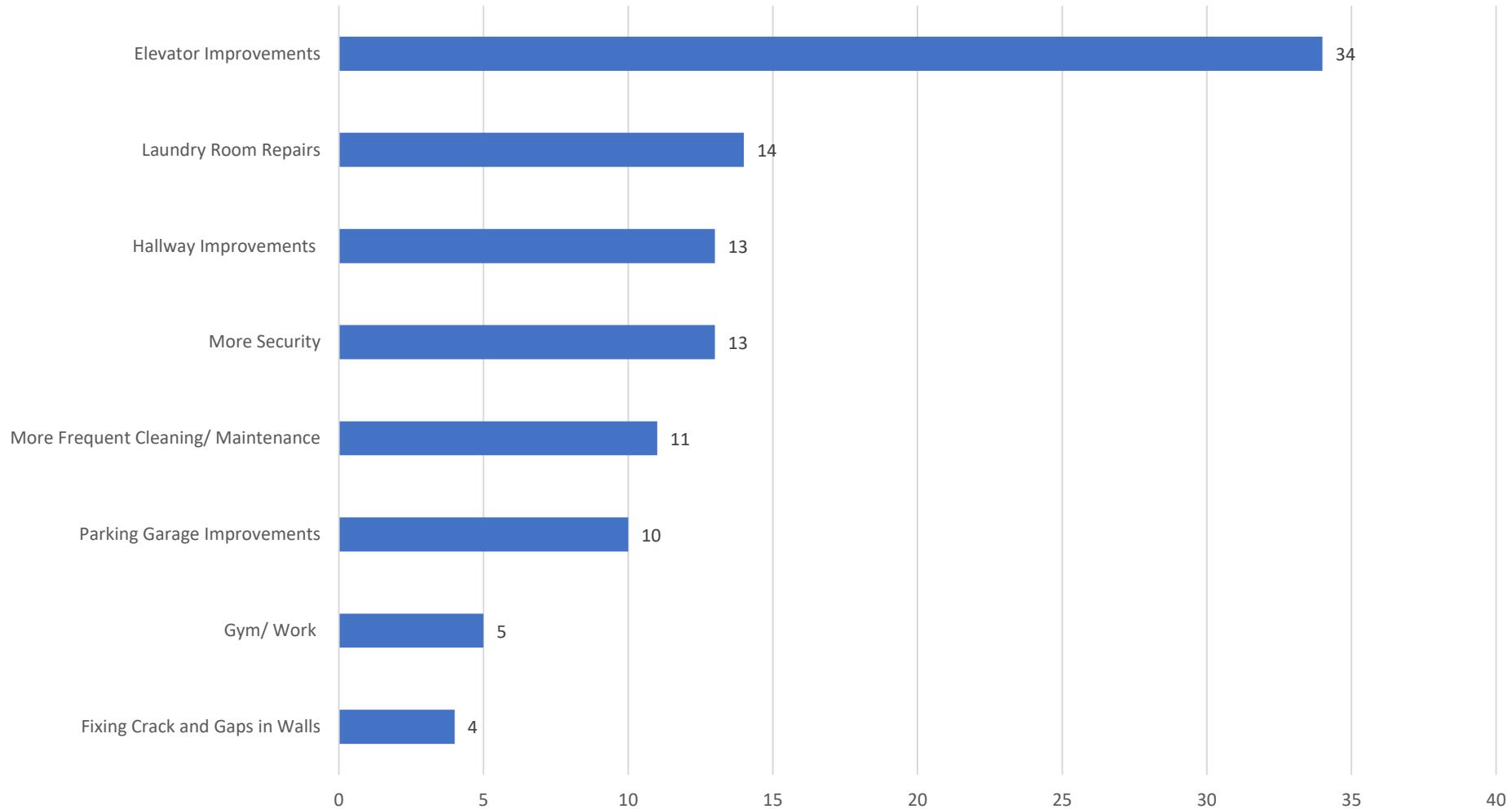
What are some external improvements, changes or renovations would you want to see in the building?





Most Desired Internal Building Improvements

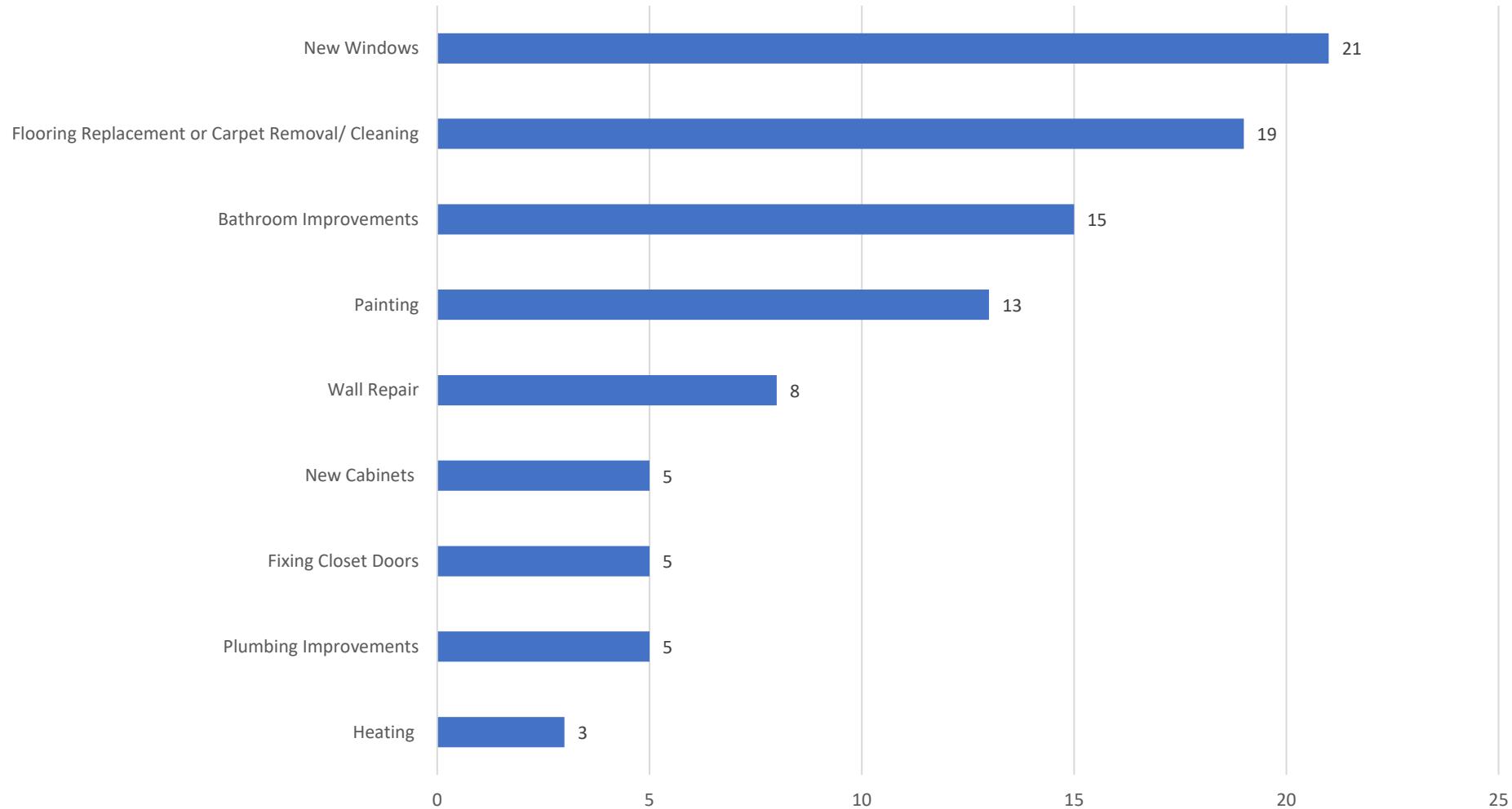
What improvements, changes or renovations would you like to see in the building?





Most Desired In-Unit Improvements

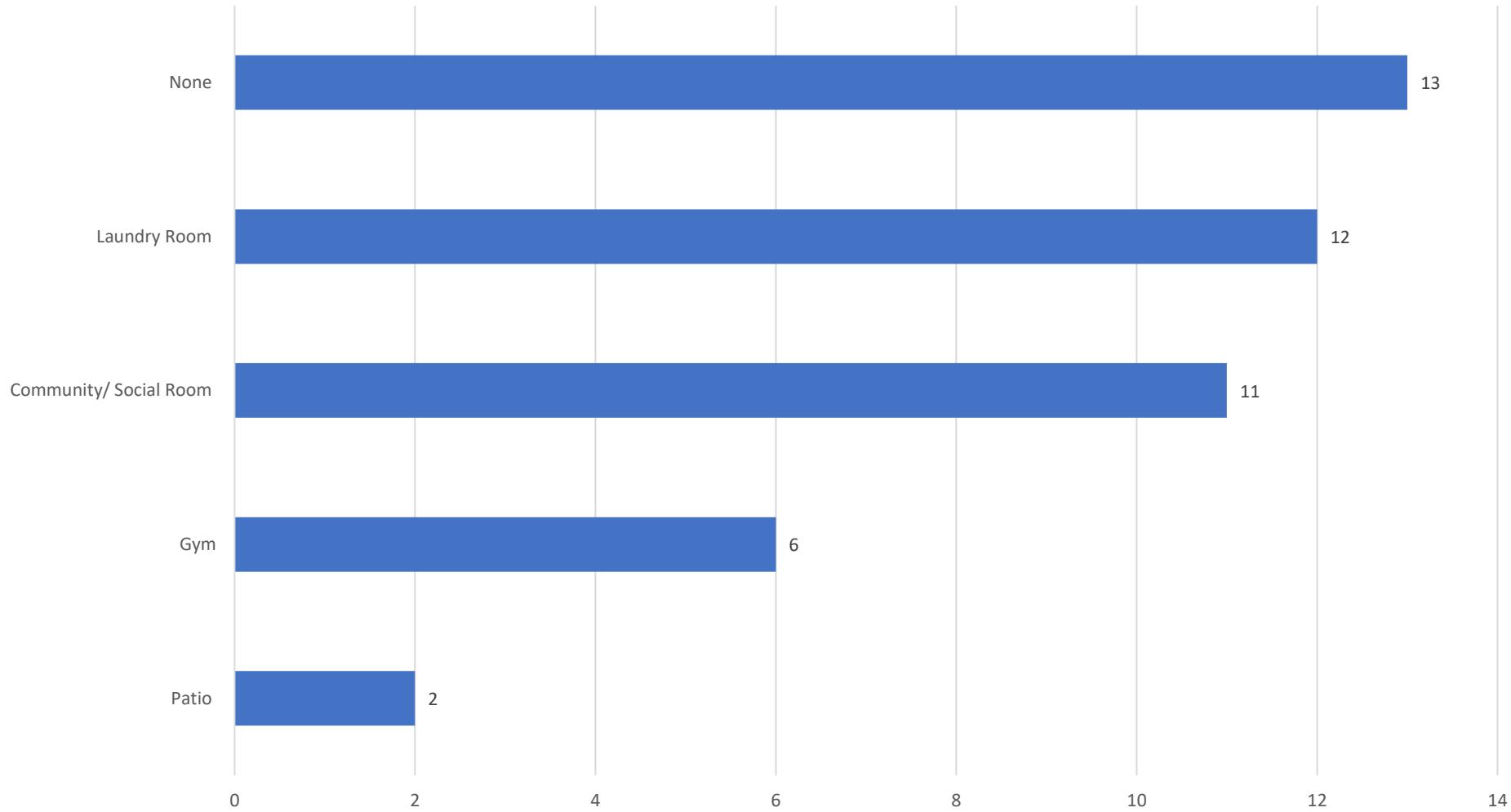
What improvements would you like to see in your units?





How Are Common Spaces Currently Used?

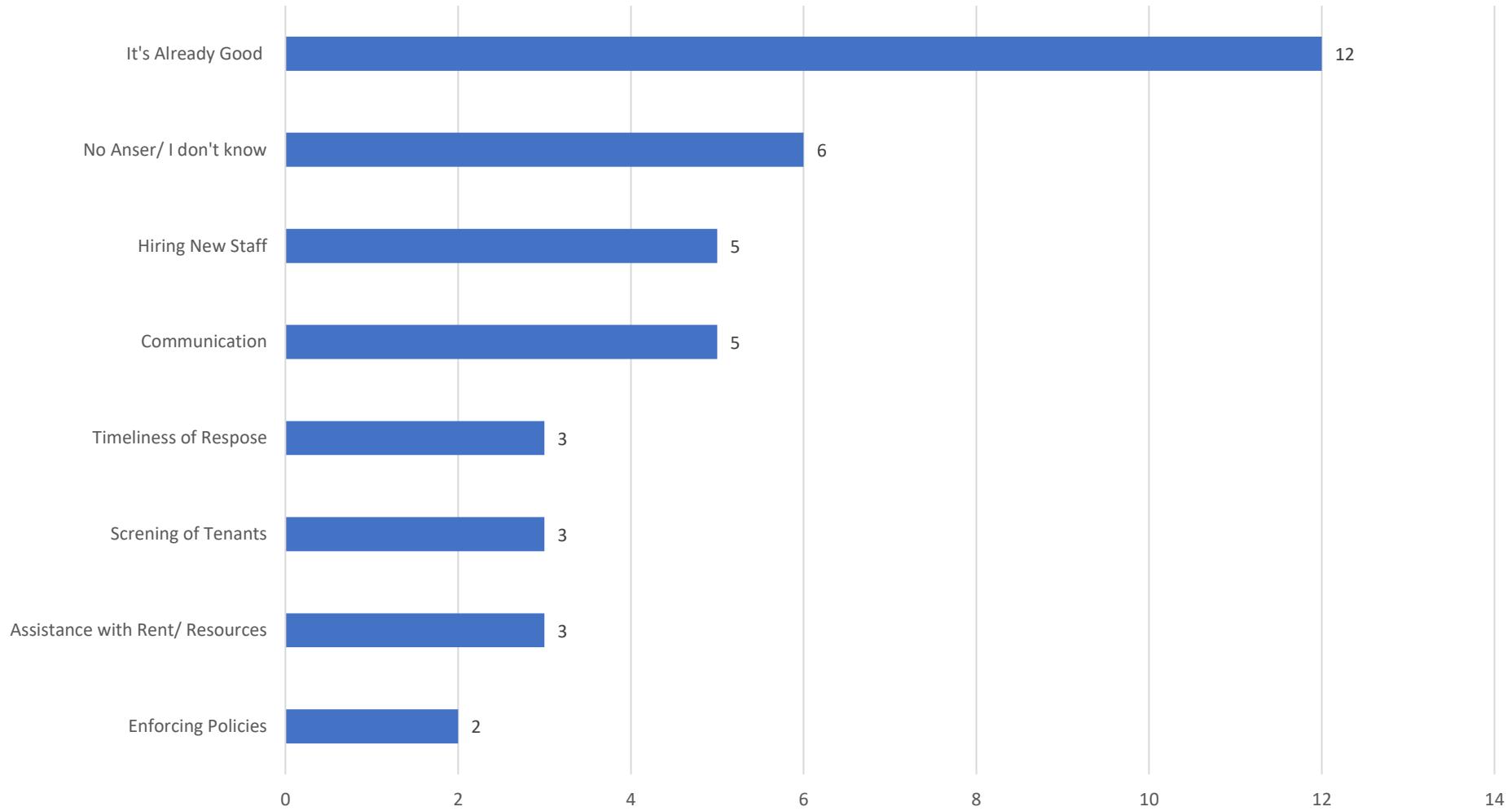
What community spaces do you use/ would you like to use at Island Terrace?





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 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





Exterior Paint Options

SERENE TONES



BLUE TO GRAY GRADIENT



BLUE TONES





First Floor/ Front Desk Area Rendering





Corridor Option 1



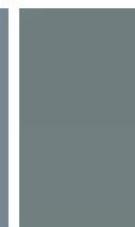
CONCEPTS

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

