



JAMES / KILMER NEWSBRIEF

WINTER 2019

DAVE BECK *Editor* SHERIE PRESTA *Creative Director*

MANAGER'S CORNER

by Tom Kristufek, J/K Property Manager

CAPITAL PROJECTS UPDATE

☀ There has been a change in the timing of replacements for certain building components due to continued performance problems with the boiler system. Some discretionary items have been moved up to replace in later years, after the boilers and chillers are replaced this year. The Five Year Projected Capital Expenditures, as stated in the 2019 budget packet (distributed in November), reflect replacement projects such as initial phase of James Penthouse, James and Kilmer Passenger Elevator Cabs, James Stairwell Painting, James and Kilmer Chute Room flooring and James Basement and Receiving Room Flooring, scheduled for this year. It was also intended to upgrade/refresh the James House lobby this year. However, these discretionary projects will need to be delayed for between 1 and 3 years until after the boiler is replaced - 3 years ahead of its original replacement schedule, according to the reserve study. (Boiler was previously scheduled for replacement in year 2022.) The boiler(s) and related systems will be replaced this summer and the chiller will be replaced beginning in the fall of this year, and completed by the spring of 2020, according to schedule. In 2020, there are also fairly substantial façade repairs scheduled in anticipation of the City-mandated critical façade exam.

Please note that the accelerated schedule for the boiler system does not entail a special assessment! Because of prudent budgeting and planning, there are enough reserve funds to cover both the chiller and boiler system replacements in the same timeframe, beginning this year.

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TIPS FROM MAINTENANCE

by Freddie Arnett, J/K Lead Engineer

Happy New Year to All. As we start a new year, I have a few things to mention.

- ☀ Please do NOT flush wipes down the toilet. Some wipes are not biodegradable. This is causing a problem in the main toilet stack on the lower floors.
- ☀ If you have a larger piece of furniture to dispose of, please leave it inside the chute room or bring it down stairs. Some pieces of furniture have been found downstairs inside the trash compactor.
- ☀ If you notice bubbles in the paint above your shower, please let the office know. Maintenance will need to check for leaks as soon as possible to prevent further water damage.
- ☀ All construction contractors and plumbers must be insured, licensed and approved by the office. See remodeling rules. Failure to follow these rules could result in substantial fines.
- ☀ For those who have the original McQuay fan coil units, you should consider having your coils cleaned and drain pans inspected before the next cooling season. Defective drain pans can cause leaking onto your floor and into units below. You are responsible for the maintenance of the units, and would be responsible for damages caused to other units.
- ☀ If you are changing fuses in your fuse box more than normal, it would be a good idea to have a licensed electrician check the terminals inside the fuse panel.

Have a Very Safe Winter!!

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✱ The corridor project, except for the door work, is scheduled to be completed by the end of the week of January 21st. As residents are aware, the door work was postponed in order to address a problem with the lockset. However, this problem seems like it should be resolved soon, and door work may resume within the next couple of weeks. There have been other delays, mainly due to hidden conditions but also to address some design concerns that entailed additional time and money. Although this project has come in over budget largely due to cost overruns from unexpected and hidden construction conditions, enough is in the reserve fund to absorb these additional costs.

CONSTRUCTION & NEIGHBORHOOD ACTIVITY UPDATE

by Judy Barnes, JK Board President

1. *Construction Update on '1550 On the Park':*

- ✱ Level 5 was poured on January 2, 2019.
- ✱ Level 6 was poured this past week of January 14.
- ✱ The roof level should be completed by the end of February. As you recall, the building has 10 floors with 10' ceilings.
- ✱ The masonry walls have been started in the lower level and will continue moving up in the building in the coming weeks.
- ✱ The mechanical subs are installing overhead piping through the first 3 floors and will continue moving upwards as each new floor is poured.
- ✱ The historic Theatre facade is beginning to be connected to the new building. Over the next few weeks, the temporary bracing and the three big ugly conex boxes will be removed with the reinstallation/replacement of damaged Theatre pieces. As you recall, the Theatre will provide the pedestrian entrance to 1550.
- ✱ A noticeable change will be the installation of a temporary material/personnel hoist which is starting this coming week (1/21/19). It will be located at the northwest corner of the building. The hoist will eliminate the contractors need to climb 6 floors of ladders for their work.
- ✱ A temporary loading dock will be built in the next couple of weeks, so material can begin to be transported to the upper floors.
- ✱ Precast installation is on track for a mid-February start and will continue through April 2019.
- ✱ Window installation is scheduled to start in mid-March and interior buildout will commence as windows are installed.

2. *Tom Kristufek, Andy Warner and I will continue our regular meeting updates* with Golub and Power Construction in the next couple weeks. We will also be in contact with the Alderman regarding his 'Intergovernmental Agreement', which no doubt will get greater attention (after the elections and as weather improves) with our renewed focus on the streets and exterior of JK.

3. *Along with that, we are reaching out again to meet with R2* (after our initial meeting in November 2018, following their purchase of Germania Building). Hopefully you've noticed the new U.S. flag now flying beautifully atop the building (R2's immediate response to our request). They had not finalized their use plans at our first meeting, so we will hopefully gain a better idea with our next meeting.

DID YOU KNOW?

by Barbara Mueller

Happy New Year! Although by the time you read this, we'll be closing in on February. Hopefully, you've mastered writing your checks with the correct year and lost at least one of the pounds you gained during the holidays. Sadly - I haven't.

Not much new to report in the neighborhood, so just a reminder that it's time again for the \$50 Senior Citizen Exemption and/or the Senior Freeze Exemption Applications. You must file annually and the deadline is February 6th. If you haven't received one in the mail, you can contact our Alderman's office or the Cook County Assessor's office. The exemptions are available to all homeowners born in or before 1953. However, the Senior Freeze Exemption is only available to homeowners who have a total annual household income of \$65,000 or less.

As you probably know, we revamped our Association rules last year. Recently ACTHA (Association of Condo, Townhouse and Homeowners Associations) had an article in US News and World Reports, which was titled "*HOW TO SUCCESSFULLY LIVE UNDER A HOMEOWNERS ASSOCIATION.*"

In light of our new J/K rules, I thought the article made some great points :

- ✦ "Whether you like or hate the rules that come with community association life, once you've bought or rented in an association, you've signed on. Therefore, know the rules before you move in. Too few prospective residents understand the rules before they buy or rent. Folks buy into a homeowner association without any clue of what they're obligated to do. Few prospective buyers research these things before they close the deal."
- ✦ In a communal setting, you have to overcome the mindset that my home is my castle and I can do whatever I want, when I want.
- ✦ We've set up clear procedures and residents should expect to follow them.
- ✦ Many times it's more beneficial to go to your neighbor before you go to Management or the Board. The board is there to make sure the rules and regulations of the Association are followed. But if your neighbor's loud music annoys you, you may have a more productive outcome if you talk to your neighbor first before taking your complaint to Management or the Board.
- ✦ Finally, volunteer to help your community. Get involved. Don't wait until you're dissatisfied about something.

On that note, enjoy the rest of winter (I think they call that an oxymoron).



See you in the Spring!
