

JFK Apartments Tenant Meeting - Post Concept Call

April 6, 2023 at 10:00 a.m. in the JFK Community Room

Tenants from 39 units out of the 67 occupied units attended the meeting (61%)

## QUESTIONS AND ANSWERS

Q – Will there be window blinds, shades or what – No Blinds please?

A – Curtain rods will be installed.

Q – Will kitchen sinks be single or double bowl?

A – Double Bowl.

Q – Will there be larger stoves?

A – No due to size restrictions of kitchen

Q - Will there be new bathroom cabinets?

A - There will be a new medicine cabinet and some will get a new base cabinet depending upon design.

Q – Will we have the card system for the laundry that was previously discussed?

A – Yes. We contract with a laundry company which supplies the equipment and has cashless system where you can purchase machine time through a credit card or debit system.

Q - Will the stoves be electric or gas?

A – Electric.

Q – Will new cable TV lines be installed?

A – Yes new main lines run to each floor then extended from panel to each unit.

Q – Will there be a new key card system to get into the building?

A – Yes and set up the same as current just a new system.

Q – Will there be cameras at the front door access system to see who is at the door?

A – No but there will be an intercom just as you have now.

Q – What units will be the Handicapped units?

A – 202, 302, 402, 502, 602, 208, 308, 408, 508 and 608.

Q – If someone burns something or has a fire and the windows are going to be non-operable what will they do in case of fire and/or smoke?

A – Stairwells are set up as refuge point and have special features added in construction. Fire dept can break windows where needed. Handicapped units will all be on floor 2-6. State and City Fire Marshal has approved all plans for fire safety.

Q – Can heavy items be mounted on my wall?

A – nothing will be allowed to be permanently attached or nailed to the walls. Maintenance will visit apt. after move in and install any pictures, decorations, etc. using command strips at no cost to the tenant.

Q – Will the size of the units stay the same?

A – Most units will remain as is. Efficiency units in three stacks will have the short hallway outside of them converted to apt space and the front balcony on each floor will be enclosed to add size to the adjoining units.

Q – Where will the handicapped tenants be moving to?

A - 202, 302, 402, 502, 602, 208, 308, 408, 508 and 608.

Q – Will there still be a surcharge for the air conditioning?

A – No.

Q – Will there be a sink in the laundry room?

A – Yes.

Q – When will the new key card system be installed?

A – Not sure of the contractor's timeline on that but most likely in the last phase of construction.

Q – Will I still be able to get Verizon to my unit?

A – If you have it now then yes.

Q – Is there only one HVAC unit in each apt.?

A – Yes but it is sized to accommodate the entire apt. There is exhaust fans in kitchen and bathroom.

Q – Will the showers be the little new showers?

A – Those units receiving showers only will remain same size as current.

Q – Will my ceiling fan, spice rack and cabinet that I had mounted be removed?

A – Yes but they will not be reinstalled.

Q – Will the electric still be paid by JFK?

A – yes. Windows will be non-operable and each unit will be individually controlled HVAC.

Q – Are pantries being taken out -Will there still be pantries in the units?

A – Will depend upon unit design as some will be used for the HVAC equipment.

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Q – What size of stove will there be?

A – same size as currently due to size restrictions.

Q – Is there going to be a different cable company?

A - Breezeline has a contract to operate in the city and only them. However, you can switch to Internet streaming with a multitude of choices.

Q – How long will the entire construction period last?

A – 18 months – there will be 3 6-month phases.

Q – Will the elevators be rehabbed?

A - Yes they will be overhauled at the end of construction. The contractor will be using one of the elevators daily and tenants are aske not to use that elevator.

Q – Will I be able to go back to the 11 floor?

A – Cannot guarantee any placement but doing everything possible to keep residents on the same floor as they are currently.