

## **2025 Spring Update**

With spring finally in sight, we will begin checking the boxes on our spring cleanup projects along with some big capitol projects. I wanted to give you an update on where things stand this week.

- **Main entrance door replacement**

The doors themselves on the main entrance can't be replaced alone. They are a part of the whole front glass assembly area. I met with the gentleman from J & B Acoustical who installed the glass and door panels when we first purchased the property in 2004-2005. After inspecting the area, it was deemed to be in good condition. He recommended detailed maintenance of what we have. They will adjust all glass, adjust doors, new weather stripping, inspect thresholds, and replace all door closers. I was hoping to eliminate the doors we have and go to a sliding door operation, but this would prove to be very costly. We can go that route if you would like.

- We are working with the manufacturer of our brown conference center tables to match, as closely as possible, the tables we have now. This has proven challenging as our current fleet of tables is nearly 20 years old. At worst, the new tables, if not a complete match, could be kept in one room like the Artist Hall. I have 4 samples coming this week.
- As we move to replace some of the round white tables that are wearing out, they will come from Sam's Club. They match well and come with a 10-year warranty.
- All 5 of the new rooftop units and curb adaptors have been delivered to the crane yard. I am working with Speer Mechanical on dates that work can be done. The areas of the facility the units are located must be vacated during the lift, so working the dates when they would not be here.
- I have the survey flags to map out our boundary with Star Tek. Unsure if Makeever was going to assist or not.
- The recent alarm system issue with the keypads chirping has been solved. It was traced back to a shorted wire in the lobby rooftop unit. That unit will be replaced this spring.

- The new lettering for The LEAP Program is expected to arrive this week for their lobby entrance door. It will match all our current lettering.
- I am working with Lexington Preschool and Schmidt Security on an issue with their classrooms. A little over a week ago, a little guy got out of the room, down the hall and out the front door to the parking lot without anyone noticing. They are looking to put an alarm or alert on the classroom doors when they open.

### **Other spring projects in the pipeline**

March and April are extremely busy in the conference center. These will be accomplished as time allows.

- Roof inspection
- VAV HVAC filter replacement in the preschool
- VAV HVAC filter replacement in conference center
- Front exterior glass cleaning
- Landscaping of the islands, parking lot and grounds clean up.
- Painting of the 2 planters at the main entrance.
- Cub Cadet annual service
- Battery replacement in Chariot #2
- Restroom deep cleaning