

# SOCIAL ROOM IMPROVEMENTS

A Report to the Board of Directors

Ad Hoc Social Room Update Committee

August 29, 2023



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# SUMMARY

## Committee Charge:

The Social Room Update Committee addressed all relevant issues concerning the Social Room update. It discussed electronic as well as aesthetic issues including but not limited to audio-visual systems, flooring, furniture, and paint. The committee was to use the Reserve Study as a guide.

## Committee Process:

The twelve-member volunteer committee represented all six corridors. It met a total of ten times over four months. A variety of options were discussed and researched by committee members with the advice from residents as well as outside resource people.

## Committee Recommendations:

Recommendations were rated by importance. The most important recommendations were included in a Request for Proposal (RFP). Recommendations that were important but not top priority were included in a second, or medium, level of importance. Those of low importance, that could be implemented by administrative decisions, were included in a third category. Attachment #6 lists those proposals not recommended by the committee.

# Introduction

The Social Room is the social hub of 1666 Coffman. It hosts a variety of events and activities and is the major gathering space for Coffman residents and visitors. However, it is showing its age and popularity. The carpet is frayed and worn. Furnishings are worn and the audio-visual system is inadequate to meet the needs of current and future users.

With these needs in mind, the Board of Directors created an ad hoc Social Room Update Committee to identify specific issues and make recommendations to address them.

This report meets the Board’s charge. The Social Room Update Committee report details recommendations covering four high priorities as well as others of medium and low importance.

## Committee Process

### The Board charge to the committee

The Board of Directors passed the following motion at their meeting on March 23, 2023: “The Board creates an ad hoc committee to address all relevant issues concerning the Social Room update. This committee should address electronic as well as aesthetic issues including, but not limited to, audio-visual systems, flooring, furniture, and paint. The committee should use the Reserve Study as a guide.” The motion was made by Jerry Buckridge and seconded by Ted Lentz.

### Committee organization and membership

The Social Room Update Committee was organized in late April and began meeting in early May.

The corridor representative system provided the organizing principle for the committee. Committee members were:

Ona Lentz (#1E)

Jonathan Balk(#1W)

Lynda Morlock(#1E)

David Maschwitz(#1W)

Margaret Molina(#2E)

Linda Maschwitz(#1W)

Richard Wilsnack(3E)

Ruth Ann Rekow(#2W)

Veena Deo(#2E)

Coco Weber(#3W)

Kent Gustafson(#1E)

Gerri Anderson(#2W)

Each corridor representative provided information about the process to residents in their corridors while seeking suggestions and concerns via corridor meetings, e-mails, and informal conversations.

The ad hoc committee met a total of ten times involving approximately twenty-six hours of conversation. Additional time was spent individually researching various options related to flooring, A-V systems, furnishings, and other aspects of the Social Room. Individual committee members also visited other 55+ senior living facilities to compare their social activity amenities to ours. ([Attachment #1](#))

## Committee challenges

The committee dealt with several challenges as the Board's charge was implemented. First, there was the lack of guiding documents to ground conversations about the Social Room. The 2018 and 2021 Reserve Studies were not particularly helpful. In fact, the 2021 Reserve Study did not, except for the kitchen, directly include the Social Room at all. The committee concluded the best background document to guide its work was the [Master Upgrade Plan for Public Interiors and Entry Areas for 1666 Coffman. \(2009\)](#)

A second challenge was the necessity of being the ad hoc design team for the Social Room, even though committee members felt inadequately prepared to do so. Committee members researched various options for flooring, furnishings, and audio-visual systems, along with their costs so that informed recommendations could be made. While the committee lacked a budget for engaging design and other technical advice, limited professional advice was received ([Attachment #2](#))

The reality of the 2024 condominium master insurance policy changes and the increase in individual resident insurance premiums also challenged the committee to think very carefully about its priorities for recommending changes in the Social Room. While the committee was encouraged not to let the insurance situation unduly influence its decisions, the committee was sensitive to the mental, as well as the financial, impact the increases have on individual and collective insurance premiums.

An additional challenge for the committee was operating without a budget. It would have been helpful for the committee to have some budget parameters to work within. Not having an idea of potential funding available made it difficult for the committee to allocate improvement priorities.

Finally, the active lives and travel schedules of committee members meant scheduling committee meetings when, at a minimum, a quorum of members were able to participate. All

Members were kept up to date with meeting notes, agendas, and supporting materials. In addition, informal meetings and conversations supplemented formal meetings.



## Committee Work

The Committee approached its charge in three broad phases: vision, research, and priority setting.

### VISION

The Committee spent time grounding itself on the importance of the Social Room and its importance to the Coffman community. Principles guiding the committee were agreed upon: (A) the Social Room is a multi-use and multi-activity space. It should continue to be so in the future. (B) the architectural features that reflect the Palladian design should be preserved (C) the Social Room should be modernized without losing the historical significance of the room.

The committee brainstormed the current uses of the room and determined future uses would continue, for the most part, to reflect current ones. Current uses of the Social Room include:

- *Public events* (lectures and presentations, concerts, classes, talks by vendors and contractors, residents as well as outside groups)
- *Movies* and other audio-visual presentations
- *Meals* (including potlucks, holiday parties, PI Day, and private family events)
- *Exercise* (Tai Chi, Silver Sneaker)
- *Artistic events* (dancing, plays, art shows, library events)
- *Small and large group meetings* (Board of Directors, committees, residents)
- *Individual use* (private parties and rentals or spontaneous use by residents when room not otherwise in use)

A total of nine problem areas were originally identified for the committee’s attention. After the brainstorming process was completed, three issues (flooring, A-V system, and furnishings) were singled out for priority focus. As the conversation continued, paint was added to the list of priorities. These priorities were also prioritized by the Architectural Integrity Committee (AIC) in 2022 as their priorities for improving the Social Room.

## Research

Most of the committee time was spent researching and discussing possible options within each of the priority areas. The Request for Proposal (RFP) contains the committee’s recommendations for each of the four priorities. A summary of the committee’s work in each area follows.

### Flooring

Previous vendor quotes for new Social Room flooring provided the basis for the committee's discussion. With two additional options added. The current parquet floor presents a flash point for residents with strong feelings for preserving or eliminating the design expressed. The options discussed by the committee and their approximate costs with two different quotes:

- Replace carpet with carpet tiles while retaining and resurfacing parquet floor (\$7,000-\$8,000 or \$9,240)
- Replace entire floor with vinyl planking (\$16,000 or \$16,550)
- Replace current carpeting with vinyl planking while retaining current parquet floor (\$12,500 or \$9,240)
- Replace carpeting with parquet wood while retaining the current parquet floor (\$45,000)
- Replace the entire floor with carpet tiles (approximately \$32-\$42 p/sq. yd. installed) or \$11,000)

The committee originally favored the vinyl planking option. It provided a uniform, modern, and seamless floor, was durable, and eliminated the need for a transition strip that is currently in place, thus eliminating a tripping hazard. However, the hard floor would almost certainly

require major sound absorption measures----most likely, ceiling panels. While not researching it further, the committee determined the additional materials, labor, and time would substantially increase the cost of upgrading the Social Room floor.

Sound absorption, elimination of the transition strip, and comparable costs were the major advantages of carpeting the entire floor. In the end, however, the committee concluded that replacing the current carpet was the most important need. Three different resource people suggested that replacing the current carpet and retaining the parquet floor was the simplest, most cost-effective option for upgrading the Social Room floor. All three-resource people also stated the parquet floor is a “high end” attraction and should be kept. The committee heeded their advice. While the committee received differing opinions on the need for a transition strip where the parquet and carpet are joined, the committee did believe it was possible to make that joint seamless as the example from the Marvella senior housing development proves.

## Balcony and Kitchen

The Board’s charge to the committee also included the balcony and the Social Room kitchen—both in terms of their flooring as well as their general features and connection to the Social Room.

### Balcony

The balcony is a great asset to the Social Room by providing a space for residents to informally gather, hold small meetings, or participate in an outdoor concert on the plaza. It has not been a totally inviting space with its old and patched carpet and stackable chairs. The current rubber membrane may be replaced by Atlas Construction.

The balcony can regain its luster soon. A Coffman resident, who wishes to remain anonymous, has gifted Coffman with six pieces of outdoor furniture for the balcony. The Board of Directors has accepted the gift with the sincere thanks and the appreciation of the entire community. This great new addition, along with a new floor, will make the balcony a gathering space for years to come. The proposed new balcony flooring, detailed in the recommendations, is a wood-designed composite that will complement the parquet floor in the Social Room

### Kitchen

It appears the Social Room kitchen is used primarily for minor food preparation and serving, dishware storage, and a place to keep the trash and recycling containers out of sight. The dishwasher is inoperable.

The 2021 Reserve Study projected the kitchen to be upgraded in 2025 with a budget of \$16,496. Given the Reserve Study conclusion, the Social Room Update Committee did not discuss future options for the kitchen. However, the committee does believe the funding identified in the Reserve Study should be redirected to Social Room improvements.



## Audio-Visual System

The complexity and cost of upgrading our current audio-visual system was a daunting challenge for the committee. While Coffman does have the ability to stream movies in the Social Room now, residents have strong opinions about the inadequacy of the system for both movies and other visual presentations as well as for lectures and meetings. The committee gathered all suggestions and asked an A-V consultant to design a system to meet all current and future needs. The proposal for the system is complete---and expensive! It includes a new and enhanced theater system, with new projector and ceiling-mounted speakers, conference system, podium, wall-mounted control system and wiring infrastructure to make it all work efficiently and easily. (Attachment #3). If the Board decides it prefers to pursue the higher tech option, the committee has provided the blueprint for implementing it.

The pace of technological change was a concern of committee members as new systems were examined. For example, Crestron Flex Pods, ([www. Crestron.com](http://www.Crestron.com)), is a new audio system that is designed to improve audio reception for lectures and for engaging in Zoom meetings. The Update Committee is not recommending such a system at this time, but it is indicative of the types of systems that are currently on the market or will be soon.

The committee was also presented with a very different proposal—low tech and low cost. It suggested that, to the extent possible, Coffman use the existing A-V system and only replace those pieces that are necessary.

The current A-V equipment that Coffman has works---for the most part. Coffman has three projectors, a DVD player, two speakers, a microphone system with mixing equipment, and two podiums. While the A-V system works, it is not totally reliable and some of the equipment is outdated. Some residents have purchased their own equipment to lend to Coffman for music and other performances.

After discussing both approaches, the committee decided upon a middle course—recommending the purchase of some new A-V and conference equipment but not opting for the high tech-high-cost system. The RFP details the committee request. The Board may want to review examples of proposed new equipment (Attachment #4).

There are residents at Coffman with hearing loss. The committee discussed this issue at length without coming to consensus about a recommendation for assistive listening devices. It was suggested that dealing with hearing loss was an individual concern and not that of the condominium association. There are several different types on the market to address different types of hearing loss. The committee recognized that hearing loss is different for each individual and was not prepared to recommend any specific type or brand. However, there was a recent article in the New York Times discussing the need for those without hearing loss as well as those with hearing loss, to use assistive listening devices. The article singles out the Sonos Arc sound bar as one possibility. The Social Room Update Committee has not completed

further research, so it is not able to recommend purchasing this or a similar product. However, the Board may want to explore this option further as part of the audio-visual system upgrade. ([Attachment #5](#))

## Furnishings

The committee received many complaints, and suggestions, about Social Room furniture and what should be done about it. Should all current furniture be recycled, Should new furnishings be purchased? Should the current furniture be retained and, where possible, be refurbished?

The current furnishings in the Social Room include loveseats, lounge chairs, end tables, coffee table, and stackable chairs. Replacement criteria considered for all furnishings included: style, durability, weight, cost, and total number needed.

The committee examined several options for furniture replacement, recognizing that furniture replacement may not be the number one priority for expenditures. Recommendations reflect the desire to “start fresh” but do so in a cost-effective manner. There was committee consensus on the need to replace stackable chairs. This should be a priority and they should be replaced all at once to maintain consistency of style and cost effectiveness of purchasing in bulk quantity. Durability, weight, style, comfort, and the ability to stack 8-10 chairs were criteria the committee applied to various choices.

The committee remained open to discussing the number of new chairs needed in the Social Room and the specific styles. Committee choices ranged from Mid Century Modern to Contemporary. ([Attachment #4](#))

## Paint

While repainting the Social Room is part of the RFP, the committee did not spend much time discussing it. The 2009 Master Upgrade Plan provides a very detailed guide for how the room should be repainted. There is also a revised paint pallet providing guidance. The committee suggested that, if the room is repainted, the paint pallet should be analyzed to see if the trim could be left as it currently is, to save time and money. It is assumed the repainting project would be considered a capital expenditure. The committee did not attempt to estimate the cost of repainting. Again, it is assumed the Building and Grounds Committee, or the AIC , would have a more accurate cost estimate.

## Additional Recommendations

The committee’s highest priority recommendations are included in the RFP. However, there are two other categories of recommendations. Medium important recommendations are those which do have costs associated with them, are important, but not considered important enough to be included in the RFP. Low importance recommendations are those that have

minor, or no costs, and that the committee considered administrative decisions to be made by the Board of Directors or by an appropriate committee.

Some suggestions did NOT receive high-enough ratings at this time to be included in the list of recommendations (Attachment #6).

## Priority Setting

The third phase of the committee's work was establishing a process for accepting or rejecting proposed recommendations. A rating scale was developed in which each member of the committee indicated whether they strongly agreed, somewhat agreed, was neutral, somewhat disagreed, or strongly disagreed with a specific recommendation. All committee members completed the ratings scale. Whether a recommendation was accepted or rejected was determined by the number of people in agreement or disagreement with it. Some ratings were determined to be unanimous (all members agreeing); some determined by consensus (most members agreeing); and some determined by a majority (50% + 1). Because of the 1 vote margin, majority vote recommendations were subject to further review by the committee.

## Conclusion

The Social Room is the activity center of 1666 Coffman. Some strategic updating will ensure that it remains so into the future. The Social Room Update Committee is not recommending a major "makeover" of the room. By making key investments in the flooring, A-V system, and furnishings—along with some other changes—the Social Room will regain some of the "wow" factor that current and prospective residents will appreciate and be proud of.

# Request for Proposal (RFP)

**Name:** Social Room Committee

**Address:** 1666 Coffman

**Overview:** The Request for Proposal includes the most important improvement projects for the Social Room. They are intended to refresh and modernize the room while maintaining the architectural integrity of it.

**Goal:** Update the Social Room in a cost-effective manner

PROJECT	SCOPE	RANK	COST	BUDGET YEAR	NOTES
Flooring	Replace current broadloom carpet with carpet tiles	1	\$6000- \$7000	2024	Color coordinated with hallway but not a duplicate (perhaps a darker brown with patterns)
Flooring	Buff out scratches and refinish parquet floor	1	\$1000-\$2000	2024	Last completed in 2008??
A-V System	Purchase: -Projector -Speakers -Podium -Wireless microphones -DVD player -Sonos Arc ?	2	\$7000-\$8000	2024-2025	Equipment can be purchased piece-by-piece and purchased over time
Furnishings	Stackable chairs (50-60), Lounge chairs (4), Loveseats (2), end tables (2),	3	\$8000 - 10000	2025-2026	Stackable chair replacement is the priority but all furnishings to be replaced in coordinated

	coffee table (1)				styles and fabrics
Paint	Repaint as per 2009 Upgrade Plan guidelines	4	???	2025 or 2026	If the Board decides to prioritize painting, it should consider completing it in Year 1 to avoid spillage on new carpeting



## Additional Recommendations

Medium-level priorities are important and have some costs associated with them.

PROJECT	RANK	COST	BUDGET YEAR	NOTES
Replace heating/cooling motor	1	???	2023 or 2024	A quieter motor would help those with hearing loss. On current five year replacement plan??
Balcony flooring  (Replace rubber gasket if necessary)	2	\$1000-\$1500  (\$1000-\$2000)	2024	Composite wood flooring product from Ikea recommended in pallet style to complement parquet floor
Fireplace conversion from wood to electric	3	\$3000-\$4000	2026	Committee recommends modern style that tonally fits over existing fireplace
Lighting	4	????	2026	2009 plan recommends overhead down lights. Update Committee does not have lighting recommendations
Complete Social Room section of 2021 Reserve Study	5	?? Part of any new Reserve Study	2024 or 2025	Social Room section is a place holder with no data. New study should redirect funding to the broader Social Room

Low-level recommendations are administrative decisions that could be made directly by the Board or by appropriate committees.

<b>PROJECT</b>	<b>SCOPE</b>	<b>COST</b>
Common space use	Evaluate and change use of other public spaces to reduce use pressure on Social Room <ul style="list-style-type: none"> <li>- Card Room (<u>remove exercise equipment</u>)</li> <li>- Dining Room (<u>reimagine entire space</u>)</li> <li>- Small lobbies</li> <li>- Arts and Crafts Room</li> </ul>	0
Piano use	Music Committee encourage residents to play and use piano for Coffman events (eg. potlucks, sing-a-longs)	0
A-V storage	Move A-V storage across the hall	Minor cost of labor to adapt shelving for new purpose plus change the door lock
Chair storage	Convert Social Room closets to chairs only storage	0
Art wall	Create art wall in alcove	0
Rotating art	Establish rotating art exhibit on the fireplace wall	0
Balcony posts	Repair and repaint	Minor costs for materials and labor
Balcony	Add plants and flowers	Minor costs
Magna Planar Speakers	Sell or give away	0
Fireplace equipment and brass candlesticks	Remove and place in storage	0
A-V Committee	Recruit and train additional members	0

# Attachment #1

## 55+ Living Facilities Visited by Committee Members

Carondelet Village	St. Paul
Harriet Place	Minneapolis
Johanna Shores	Shoreview
Lexington Crossing	St. Paul
Marvella	St. Paul
Riley Crossing	Chanhassen
The Waters	Excelsior

### Ideas gained from the visits:

- Most of the facilities visited were newer and had nice amenities (Lexington Crossing has an indoor pickleball court!)
- Most have hard screens to display daily schedules, special announcements, etc.
- Most of the theaters are small but have very comfortable seating. One theater is built on an incline like a regular movie theater for unobstructed views
- Most have surround sound or an advanced sound system.
- Many have large screen televisions in activity rooms
- Some have projectors mounted overhead with the ability to record speakers for future playback
- Riley Crossing has a music lounge named “The Purple Rain” featuring its grand piano
- Most of the facilities have much lower ceilings that are paneled or have other sound absorption materials



## Attachment #2

### Resource People

#### Insiders

Jonathan Balk

Flooring

Tracy Isaacson

Chairs

Ted Lentz

Architecture and infrastructure

Sharon Roe

Architecture and infrastructure

Tim Smith

Music and art

Fred Waltz

Audio-Visual System

#### Outsiders

Andy Brooks

Audio-Visual Systems

Marc Foster

Flooring

Jeff Maness

Audio-Visual Systems

Tom O'Brien

Balcony flooring

Sari Ronnholm

Acoustics

Gordon Rouse

Audio-Visual Systems

Tim Suhde

Floor resurface (2008)

Jim Thompson

Flooring

## Attachment #3

Audio-Visual System Proposal  
(Network Cinema and Sound)

(Separate document attached to report)

# Attachment #4

## Furniture and Audio-Visual Equipment Products

PLEASE NOTE: The products are included as examples and models of what could be purchased. the Social Room Update Committee had limited time to complete research. Product websites are listed for further review.

### Audio-Visual System

- InFocus INL4129 Laser Projector (\$3,089)  
*Projectorcentral.com*
- Eurosport EPS500 speakers (\$600)  
*Behringer.com*  
\*\*Note: Patrick Shannon has these speakers and is willing to sell them to Coffman at a discounted price pending tryout
- Podium  
Oklahoma Sound Aristocrat Floor Lecturn Podium (S300)  
*digitalbuyer.com*

### Furnishings

- Stackable chairs  
Hercules series heavy duty black dot fabric stacking chair with arms (\$61.00)  
*flashfurniture.com*  
  
Tiffany Comfort black vinyl stackable steel side reception chair (69.00)  
*flashfurniture.com*
- Loveseats  
Stevie Charcoal Loveseat(\$400)  
*bobsdiscountfurmiture.com*  
  
Erinn Upholstered Loveseat  
Zip code Design (\$450)  
*wayfair.com*

- Lounge Chairs  
Risa Club( \$450)  
*homfurniture.com*

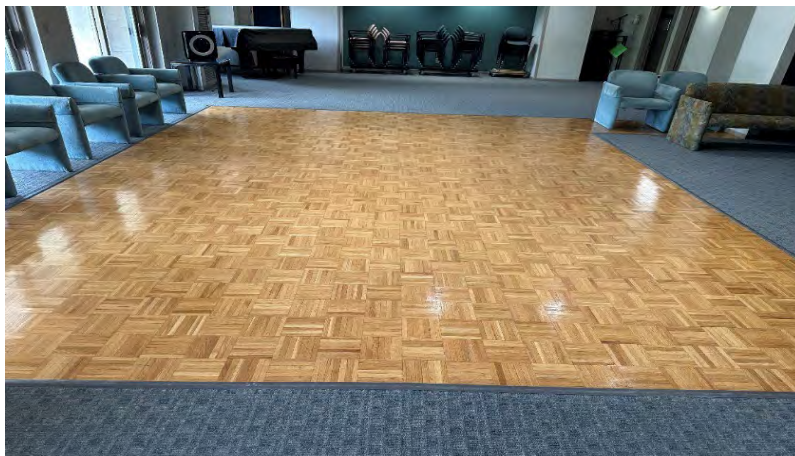
Clancy Upholstered Accent Chair (\$500)  
*crate and barrel.com*

- Side table  
Stowe Side Table(\$179-\$398)  
*westelm.com*

Minimalista Side Table \$244)  
*bludot.com*

- Coffee table  
Stowe Rectangle Coffee Table  
*westelm.com*

Large Coffee Table (\$139)  
*amazon.com*



# Attachment #5

New York Times Article

(Separate article attached to report)

## Attachment #6

Suggestions NOT receiving high enough ratings to be recommended at this time

Replace current floor with vinyl plank

Replace current carpet with parquet wood while retaining current parquet floor

Replace current carpet and parquet floor with carpet tiles

Replace current audio-visual system with totally new and high-tech system

Repair existing system

Replace current conferencing system with all new high-tech system

Replace balcony doors/windows

Purchase large screen television

Purchase electronic sign boards

Establish a gaming area

Move piano to Dining Room

## Attachment #7

Ideas, Suggestions, Concerns of Residents

(Separate document attached to report)

# Attachment #7

Social Room Update  
Comments, Ideas, Concerns of Residents  
As of: August 1, 2023

## Architectural and Mechanical

- Have electricians address concerns.
- Find out the weight limit of the balcony and post it or post max # of people.
- The A/C fan is too loud; it's very loud when sitting under it.
- When people really show up for an event, the air becomes stale, very warm, very fast. A slim heat exchanger somewhere on the balcony wall could help here, or if not worried about thermal waste and it's too costly. Just a simple fan that can shoot fresh air high into the room could really help. I suspect even in Winter; the cold air would be welcome when it gets stuffy.
- Add acoustic panels to the ceiling (1-inch baffles)
- Add felt wallpaper to the wall insets
- Replace blower to make it quieter when it is on

## A-V System

Is there a way that a single technical set-up can be installed to manage sound, text, and video options for all sorts of events? Since the building goes back nearly 40 years and the potential for an integrated system has been much more fully developed. A speaker who wants to use power point, for instance, calls for some tech. Watching a film another. I am not a techy, so I am probably not describing this very well. But if we are going to update, it seems to me the technological improvements would be a good investment.

I'd second Mary Ellen's request for a comprehensive technology solution. It's important that it also consider the need for Zoom community meetings. The current system of using Zoom is far from ideal. It will take an investment, It will be worth it and we'll have made our building more useable for current residents and more attractive to future owners (which protects the investment we've made in our home).

- Better sound at the podium
- Couldn't we use the big movie screen for zooming board meetings? Bluetooth?



- Ceiling-mount a new projector aiming at the large screen on the West wall with remote controls, possibly at the lectern
- Retain ability to project onto the fireplace screen using a portable projector
- The current small projector should be junked. It will not focus
- The sound has been all-around terrible for both movies and meetings. For regular meetings, we should arrange to use the present ceiling speakers, improved, if necessary, instead of the lectern or the sound carts. Note that they are NOT stereo and are not right for movies. And there may be some way to incorporate into the standard system those two big speakers that have been sitting around for ten years.
- For movies, the low flat multi-speaker sound bar on the black cart is probably the best choice for now, unless those big stereo speakers can be included in the standard system. The electronic items on the black cart could be rearranged to make it easily useable by non-expert residents. We could take the stuff off the small wooden cart and give the cart back to me. (I had donated it, originally.)
- AV is an area rife with profiteering, so I'd just caution against too high of expectations chasing the ultimate system. There was an older podium that seemed to work just fine and then it was tinkered with, with mixed results and a lot of wasteful \$\$\$).
- You might explore Bluetooth, at least for movies and concerns: perhaps everyone's smart phone could receive its signal and each resident would buy their own earbuds, or cheap ones made available. Residents with hearing aids more and more will have ready Bluetooth built into their hearing aids. You would first need to figure out if they've solved the delay problem for synching to actors in video or speakers in person (their mouths). And, for mid-size meetings, (fast) Bluetooth portable speakers could be spread out on tabletops if needed. I do not know how far Bluetooth has advanced for PA systems, but it could be desirable and very flexible, or a bother to set up for each kind of gathering
- Additional consulting for AV
- Get a TV for the projector rather than those flimsy screens
- why are we looking at a ceiling mounted projector option for movies when many people have an updated computer sitting out streaming movies

Our two 2W residents who wear hearing aids suggested that we don't need the Wilson System (which I thought was nifty) because it is the individual resident's responsibility if he or she has difficulty hearing. The room acoustics are another matter but would be greatly improved with carpeting and well-placed wall hangings.

- Consider having an open table with a table podium and microphone
- Consider only having 2-3 rows of seats so everyone can see and hear well
- Consider large screen tv (100 inches plus) and hard screens

## Balcony

- South Window wall and balcony. The sliding glass patio doors could stand replacement but that could be very expensive (based on our experience having Renewal by Anderson replace our patio door last year)
- Set up cafe tables and chairs for the veranda
- Extend a similar look (probably a linoleum product) for the balcony
- Since the Board included the outside roof deck in the assignment it should be addressed properly. Since I last did an outside flat deck over a rubber membrane roof with "Veranda" composite decking installed by a roofing company, there have been many product developments. In addition, attention needs to be paid to any permit requirements, load issues, drainage, safe footing, etc. I recommend referring this back to the Board to consider handling it as a separate exterior capital improvement project and funding it appropriately as such.
- Given the balcony's limited use (We know the goal is to expand its use), but the do-nothing option should be considered. The cost is zero.
- I have already asked Justin from Atlas to provide a quote for that. They will also make certain that the repair at the space where the large vents were is flat and well insulated. The membrane is part of ongoing maintenance and repair it will still require some aesthetic covering that the ad hoc should consider. We can certainly discuss things.
- Removable rug for the fireplace
- The doors to the balcony in there are not in good condition, and it would be great if we could have a vision of not just replacing what we have but of being more creative. Should they be French doors, should they be accordion glass so that can open that entire space to "invite" the balcony (and the outdoors) into the room? Maybe it's got a "hanging screen" with places to "unzip" and exit through. I've seen these at other venues, and they are terrific. The balcony flooring also needs some thought. On the patio in 202 we have wonderful wood decking that locks together through an underlying plastic grid. It would raise any furniture off the floor and would provide for a beautiful, finished look that indoor/outdoor carpeting isn't providing.
- Repair and repaint the posts

## Fireplace

- Replace the existing fireplace insert with an electric insert (will have to replace the dining room one at same time)

- Fireplace. We like it as is, no change, but would not be opposed to electrification, if the existing electrical circuits can accommodate the added load, and whether it impacts the chimney servicing the dining room fireplace.

- FIREPLACE OPTION 1 - TOTAL REPLACEMENT

Remove what is there.

Remove artwork.

Install electric fireplace.

New Tile around. Color to be determined. (Black to match black piano? Ivory to lighten it up.)

Place TV above the fireplace.

Cap off the chimney top. (Will be cheaper for insurance too)

If the fireplace below on ground floor uses the same chimney, then it will need to be done at the same time. Double the cost.

NEED: Fireplace company, Electrical to pull in power, Tile. Paint

Asked Tom who is remodeling my bathroom how much we could expect to pay for this change. Tom looked and said est \$5,000 - 6,000. He could do the tile.

- FIREPLACE OPTION 2 - PARTIAL REPLACEMENT

Replace with electric fireplace insert.

Could keep tile (clean and paint grout).

Could place a TV above there.

Paint the teal-colored parts a brighter lighter ivory. Paint room.

Cap off the chimney top. (will be cheaper for insurance too)

If the fireplace below on ground floor uses the same chimney, then it will need to be done at the same time.

NEED: Fireplace company, electrical to pull in power. Elec Fireplace. TV.

- FIREPLACE OPTION 3 KEEP FIREPLACE

Use fireplace for Full Moon when cold weather arrives? Cozy and underutilized.

Paint area, clean tile, paint grout.

Replace art with mirror to prevent smoke damage to art

- Repair and paint balcony pillars
- Replace brass candle holders and remove fireplace equipment (Ruth Rekow)

## **Flooring**

- Most important is a new floor-- NOT carpeting. Wood or tile flooring throughout
- If we do put in new flooring, it should be stain - resistant as the room is being used for more events with food
- Keep the hardwood dance floor, less tacky looking carpet
- Priority is flooring, NO carpet. Get rid of carpet completely. Replace whole floor with a durable vinyl "wood" type flooring that is easy to clean, multiple uses dancing/exercise/social events
- We like the aesthetics and symmetry of the current floor, I.e., the parquet floor in the middle with carpeting on each side. The parquet floor seems to be the right size, given its infrequent use for dancing, but we are not opposed to expanding it as suggested in the 2009 plan. We like the parquet or real wood look of the current floor. We appreciate that carpeting on the west side is very vulnerable to food spills during potluck meals, which argues for a hard surface in that area. But use of carpet squares there would mitigate this problem somewhat.
- If the carpeting is replaced, we do not think use of the same carpet that is in the 3rd floor central lobby should be the only option, but a different pattern/color that matches or compliments the lobby carpet could be considered.
- We are concerned about the impact on acoustics and possible increase in noise levels that an all wood or vinyl floor would have. Does the acoustic rating of vinyl relate to the noise concerns?
- Floor could be replaced with a commercial grade / industrial strength vinyl plank.  
**COMMERCIAL GRADE**
  - I have doubts about the need and decision to replace the parquet floor; but the carpet of course
- Replace the existing flooring with a vinyl
- I know many people hope for a full, real dance floor in that room, but I wonder if it's feasible. We just put luxury vinyl plank in our space, and we LOVE it, but we do have several large area rugs. So, the question is, do the area rugs add trip hazards that some

people want to eliminate in our current setup by having a full wood floor. I also don't know how wood would affect the sound. This is something we should have expert guidance about, not non-professional resident opinion.

- Thank you for your inquiry on Forest Rx. Pretty much all of the larger commercial flooring contractors will be familiar with the product as well as most of the residential. If you are working on a residential project let me know and I can provide some referrals as well. For commercial a couple of good contractors are:

Sonus Interiors - Kamar Alladin

6325 Sandburg Rd #800, Minneapolis, MN 55427

Phone: 763-557-0720

Floor by Beckers - Derrick Johnson

805 1st St NW, New Brighton, MN 55112

Phone: 651-636-1100

Hamernicks

1381 North Rice St, St Paul, MN 55117

Phone: 651-487-321

I went to see a friend who just moved to the new continuum of care facility at Highland Park--Marvella... I was impressed by the way the carpet was set in with the faux wood flooring everywhere. The carpet was inset making the seam between the 2 very smooth.

## **Furniture**

- More comfortable chairs. At least, remove the ones that are broken
- Replace existing chairs with several different chairs but seriously consider the no-arm stackable
- Remove chairs in front of the windows

- Residents could purchase a chair from a list of acceptable chairs generated by the Social Room Update Committee. Residents could wheel their chairs to the social room for each event and bring it furniture.
- We think the option 2, “Rapture” stacking chair in the 2009 plan, or something similar, should be given careful consideration. Having chairs with arms is very important, both for comfort during a long program or movie, but to assist people in getting in and out of the chair. All the other furniture needs to be updated, including the blue chairs along the south wall. The 2009 plan has ideas for upholstered or more comfortable chairs and love seats too. The options are endless to their residence when they leave the event. This way each resident will have a chair that they like and storage will not be a problem
- Sofas could be in the social room near the fireplace(s).
- The blue upholstered chairs could be cleaned and restuffed (if salvageable) and placed around the room.
- A few inexpensive easy to clean chairs could be provided in the social room. If not, then replace them with updated chair from Target
- ...floors and AV should have priority; they will control the following needs. They will also be the big bucks items...they need to be top of the line in design and quality because they are to be expected to last longer
- Changing paint, furniture and area rugs is a lesser consideration
- Put sofas and chairs on casters/wheels. Use gliders to move them around.

## **Kitchen**

- Do we really need two kitchens?
- DUMB WAITER: NO. Is a Liability. Raise insurance?
- We agree that renovation of the kitchen, including replacing the appliances, should be done as a unit all at the same time. Thus, our suggestion that this committee does not tackle it now. We have more than enough to consider given our short time frame
  - why are we serving meals in the social room. She is concerned that the food is staining the carpeting in the social room, and we have a dining room where it could be served.
  - Finally, the kitchen. In the Reserve Study some assets in the kitchen are currently on a “kitchen” page that it shares with our first-floor kitchen. But some assets (like countertops, appliances, cabinets, paint, flooring, etc.) are on other asset pages. I recommend the Social Room Kitchen be a separate “room project.” In

the current Reserve Study, that kitchen would be painted in one year, refloored in another year, get new countertop and cabinets in yet another year, and appliances would be replaced as they failed. Would you redo your kitchen this way? It should be a complete project, paint, then flooring, the cabs & counters, then appliances all in one go. Whether this is done at the same time as the Social Room proper is a matter of cost and of disturbance to the community. Does it make sense to paint and floor twice? Are there economies of scale that can be achieved by doing them together. Do we get an integrated result if they are done separately?

## Lighting

- This has not been discussed much so far. We think the 2009 plan would be a good place to start.

## Other

- I wish the M-W-F exercise program would resume, but the leader retired
- “This is not exactly what you are looking for, but my grandmother used to say at least our clothes were always "clean and mended" even if they weren't new. When we moved here over two years ago, I explored all the rooms I could get into just to see what they were like. In the Social Room there is a tall box that was in the front of the room by the piano until a recent move to the back of the room. It contains a shade for the gazebos. The cabinet by the back round window had (and still has) toilet paper rolls and exercise weights inside. Right now, there is a very dusty black "electronic component" on top of that table. Why? There are numerous nails and picture holders with nothing on them. It is hard to open the doors and screens because no one cleans the channels. The windows are not cleaned on a regular basis. I had to have the two outlets fixed on the balcony before I could plug in the holiday lights this past year due to corrosion and lack of a waterproof cover. I could go on, but I think you get the picture. I hope finances will really be in place for a 2024 transformation of the room, but if not, maybe your committee could exert some pressure to increase the current maintenance of the room until the transformation date occurs
- Have an Annual Cleaning Day to wash windows etc. and look for safety issues.
- Large screen TV in Social Room: NO! NO! NO! NEVER! LOW-CLASS, like many cheap senior apartments. Let 'em watch TV in their own units! Besides, TV is obsolete, and slowly dying. And we can always show TV on the main big-screen system with anybody's laptop, or with a little TV-reception converter box, such as the one I have.

- Have a gaming area on the east side perhaps utilizing the closet as storage. People could bring their own gaming chair to use and take it home when they are done. Some examples: miniature golf, golf simulator, darts, target
- POSSIBLY ADD a crystal electric fireplace over by the piano; it can add heat like
- There are doors on the Social Room that can be closed to keep the sound in when movies are playing so it is the better choice for a place to put a large screen TV. The Dining Room has no doors and is close to the reception area.
- I'm thinking that a large TV above the fireplace in the social room might not be so good since the audience would be limited because of the disposition of the room. The pull-down screen there is usually used for smaller audiences rather than the screen at the far end of the room...Art over the fireplace would not suffer if an electrical fireplace is installed, and would be more aesthetically pleasing, especially for special events such as weddings, etc...Also, I am wondering about the lifetimes of all of the technical improvements?? Will we be having to replace things in 4 or 5 years? It seems like new inventions are occurring all the time...things go out of date so fast! (Including us!!)
- The new Artwork TaskForce has not come together yet, but Tim Smith has made great strides in rotating art in the corridors and lobbies including cleaning up frames and mats and generally freeing up storage; I agree good art on the walls there is a must
- Declutter---put chairs in the storage closet

## **Paint**

- Current paint is 1990. The room needs painting
- Fresh paint: light color(s)
- Follow revised color palette for paint scheme in the room
- . We think the ideas in the 2009 plan should be considered as a starting point.

## **Piano**

- Remove piano from the Social Room and relocate to Dining Room alcove
- For music's sake keep the piano in the room!
- Develop a robust schedule of regular piano concerts!
- Invite highly skilled piano players to become beloved performers at 1666
- Can Music Committee get a new cover for the piano?



- Tune the piano or refer to music committee if it's their domain Professional quality; recently tuned; like the location.
- Given the balcony's limited use (We know the goal is to expand its use), but the do-nothing option should be considered. The cost is zero.
- The piano should NOT be moved to the dining room. It is in the location now where it should be and most likely to be used in the future. It is not in the way of meetings, potlucks or programs. Unfortunately, It seems grossly under used currently. We should absolutely encourage it's use, by residents and scheduled concerts. It was donated to Coffman and is a wonderful asset to the community
- : It's almost never played; I assume because there's a sign on it forbidding it. Does anybody know why that was put on? I can understand not wanting 6-year-olds banging on a valuable piano, but its effective value is zero if no one plays it

## **General Statement**

In redoing this room, there should not be anything shunted to the side in the contemplation (paint, flooring, storage efficiency, patio access/flooring, technology and furniture). There should be one comprehensive plan completed in one year or perhaps in twelve months with the money split over two (calendar) years. In 2021, in anticipation of the need for the Social Room revamp, B&F added a new page to the Reserve Study for the Social Room (a "room" project as opposed to an "asset" project—the latter being replacement of the boiler or the roof). Once your plan is done, this page will need to be updated.

While you might do all the work together, you'd want in the Reserve Study for the Social Room and the Social Room Kitchen to be separate "room projects" as they will be done at different intervals. So, while these two projects might be on different schedules in the Reserve Study, you can schedule the projects for the same year for this upcoming revision. Let's say everything gets done in 2025. You might then schedule the Social Room to be redone in another 7 years but the kitchen in another 15. You probably also want a Social Room (full) and Social Room (partial) like there currently is for the guest rooms. Think of these as "redo" (full) and "refresh" (partial).

In leaving Budget & Finance, I removed myself from the responsibility for doing work that should ideally be handled by the management company. It also took me out of fracas of competing personalities and priorities that have been challenging to my physical and mental health for several years. However, I have not abrogated my place as a resident of the community or as the holder of a lot of our institutional knowledge over the last seven years. All this is to say I'm not willing for the foreseeable future to

serve on any committee or take on any work on behalf of the community, but I am going to advocate for what I think is the right way to move forward in my role as owner. And I'm always willing to answer questions about the past, why things are the way they are (for better or worse), and insights I've gained (some painfully) about our community. I'm so glad to see that there is owner engagement in this project. I'm very grateful for the leadership of Kent, whom I'm confident will be able to move the project along. Thank you also to Margaret Molina and Veena for being willing to serve as our representatives to this ad hoc committee. So, I'm open to talking/consulting but not willing to do more than that.

When I look at the list of people on 2E, only Jean and Veena and Jantje have been here longer than Ed and I. That means that a lot of new ideas and talent have moved in since our arrival in 2016. I'm very excited to watch these newcomers contribute their ideas and energy to making the community all the things our identity statement says we want our community to be, but which for many of them we are still not there yet. (The statement is in the private Residents' Realm part of our website, which requires a password. If you do not know the password, contact the office and they can provide it....or ask a neighbor.)

AIC needs oversight, but quantity and usage need to be qualifying decisions; what and how many for ordinary needs ( movies, conferences, dinners , etc. What do we jettison and what can we keep? We need to link choice with room usage...Do we need couches in front of the fireplace, easy chairs for casual gatherings...how much budget can we dedicate for seating after flooring and A-V are done...do we want cafe tables and chairs for the outside space? Large rocking chairs for sit-rock-and stare moments??? It was decided at one point that chairs should have sled-type legs for better floor care, just as one possible criterion....but a multitude of scattered individual chairs is maybe 🤔 not so good...Color? Upholstery? Style?? What new painting will we have color wise? Could we approach a distributor for a discount? Blue Dot comes to mind as an interesting designer company having an outlet warehouse in Minneapolis...How to we link with the rest of the building?



## ATTACHMENT #5

### New York Times

TECH FIX

# Can't Hear the Dialogue in Your Streaming Show? You're Not Alone.

Many of us stream shows and movies with the subtitles on all the time — and not because it's cool.



By [Brian X. Chen](#)

Brian X. Chen, the lead consumer technology writer, is the author of [Tech Fix](#), a column about the social implications of the tech we use.

Aug. 17, 2023

**Sign up for the Watching newsletter, for Times subscribers only.** Streaming TV and movie recommendations from critic Margaret Lyons and friends. [Get it in your inbox.](#)

“What did he just say?”

Those are some of the most commonly uttered words in my home. No matter how much my wife and I crank up the TV volume, the actors in streaming movies and shows are becoming increasingly difficult to understand. We usually end up [turning on the subtitles, even though we aren't hard of hearing.](#)

We're not alone. In the streaming era, as video consumption shifts from movie theaters toward content shrunk down for televisions, tablets and smartphones, making dialogue crisp and clear has become the entertainment world's toughest technology challenge. About 50 percent of Americans — and [the majority of young people](#) — watch videos with subtitles on most of the time, according to [surveys](#), in large part because they are struggling to decipher what actors are saying.

“It’s getting worse,” said Si Lewis, who has run Hidden Connections, a home theater installation company in Alameda, Calif., for nearly 40 years. “All of my customers have issues with hearing the dialogue, and many of them use closed captions.”

The garbled prattle in TV shows and movies is now a widely discussed problem that tech and media companies are just beginning to unravel with solutions such as speech-boosting software algorithms, which I tested. (More on this later.) The issue is complex because of myriad factors at play. In big movie productions, professional sound mixers calibrate audio levels for traditional theaters with robust speaker systems capable of delivering a wide range of sound, from spoken words to loud gunshots. But when you stream that content through an app on a TV, smartphone or tablet, the audio has been “down mixed,” or compressed, to carry the sounds through tiny, relatively weak speakers, said Marina Killion, an audio engineer at the media production company Optimus.

It doesn’t help that TVs keep getting thinner and more minimal in design. To emphasize the picture, many modern flat-screen TVs hide their speakers, blasting sound away from the viewer’s ears, Mr. Lewis said.

There are also issues specific to streaming. Unlike broadcast TV programs, which must adhere to regulations that forbid them from exceeding specific loudness levels, there are no such rules for streaming apps, Ms. Killion said. That means sound may be wildly inconsistent from app to app and program to program — so if you watch a show on Amazon Prime Video and then switch to a movie on Netflix, you probably have to repeatedly adjust your volume settings to hear what people are saying.

“Online is kind of the wild, wild west,” Ms. Killion said.

Subtitles are far from an ideal solution to all of this, so here are some remedies — including add-ons for your home entertainment setup and speech enhancers — to try.

## A speaker will help

Decades ago, TV dialogue could be heard loud and clear. It was obvious where the speakers lived on a television — behind a plastic grill embedded into the front of the set, where they could blast sound directly toward you. Nowadays, even on the most expensive TVs, the speakers are tiny and crammed into the back or the bottom of the display.

“A TV is meant to be a TV, but it’s never going to present the sound,” said Paul Peace, a director of audio platform engineering at [Sonos](#), the speaker technology company based in Santa Barbara, Calif. “They’re too thin, they’re downward and their exits aren’t directed at the audience.”

Any owner of a modern television will benefit from plugging in a separate speaker such as a [soundbar, a wide, stick-shaped speaker](#). I’ve tested many soundbars over the last

decade, and they have greatly improved. With pricing of \$80 to \$900, they can be more budget friendly than a multispeaker surround-sound system, and they are simpler to set up.

Last week, I tried the Sonos Arc, which I set up in minutes by plugging it into a power outlet, connecting it to my TV with an HDMI cable and using the Sonos app to calibrate the sound for my living room space. It delivered significantly richer sound quality, with deep bass and crisp dialogue, than my TV's built-in speakers.

At \$900, the Sonos Arc is pricey. But it's one of the few soundbars on the market with a speech enhancer, a button that can be pressed in the Sonos app to make spoken words easier to hear. It made a big difference in helping me understand the mumbly villain of the most recent James Bond movie, "No Time to Die."

But the Sonos soundbar's speech enhancer ran into its limits with the jarring colloquialisms of the Netflix show "The Witcher." It couldn't make more fathomable lines like "We're seeking a girl and a witcher — her with ashen hair and patrician countenance, him a mannerless, blanched brute."

Then again, I'm not sure any speaker could help with that. I left the subtitles on for that one.

## Dialogue enhancers in apps

Not everyone wants to spend more money to fix sound on a TV that already costs hundreds of dollars. Fortunately, some tech companies are starting to build their own dialogue enhancers into their streaming apps.

In April, Amazon began rolling out an accessibility feature, called dialogue boost, for a small number of shows and movies in its Prime Video streaming app. To use it, you open the language options and choose "English Dialogue Boost: High." I tested the tool in "Tom Clancy's Jack Ryan," the spy thriller with a cast of especially unintelligible, deep-voiced men.

With the dialogue boost turned on (and the Sonos soundbar turned off), I picked scenes that were hard to hear and jotted down what I thought the actors had said. Then I rewatched each scene with subtitles on to check my answers.

In the opening of the show, I thought an actor said: "That's right, you stuck the ring on her — I thought you two were trying to work it out."

The actor actually said, "Oh, sorry, you still had the ring on — I thought the two of you were trying to work it out."

I had better luck with another scene involving a phone conversation between Jack Ryan and his former boss making plans to get together. After reviewing my results, I was delighted to realize that I had understood all the words correctly.

But minutes later, Jack Ryan's boss, James Greer, murmured a line that I could not even guess: "Yeah, they were using that in Karachi before I left." Even dialogue enhancers can't fix an actor's lack of enunciation.

## In conclusion

The Sonos Arc soundbar was helpful for hearing dialogue without the speech enhancer turned on most of the time for movies and shows. The speech enhancer made words easier to hear in some situations, like scenes with very soft-spoken actors, which could be useful for those who are hearing-impaired. For everyone else, the good news is that installing even a cheaper speaker that lacks a dialogue mode can go a long way.

Amazon's dialogue booster was no magic bullet, but it's better than nothing and a good start. I'd love to see more features like this from other streaming apps. A Netflix spokeswoman said the company had no plans to release a similar tool.

My last piece of advice is counterintuitive: Don't do anything with the sound settings on your TV. Mr. Lewis said that modern TVs have software that automatically calibrate the sound levels for you — and if you mess around with the settings for one show, the audio may be out of whack for the next one.

And if all else fails, of course, there are subtitles.

[Brian X. Chen](#) is the lead consumer technology writer for The Times. He reviews products and writes [Tech Fix](#), a column about the social implications of the tech we use. Before joining The Times in 2011, he reported on Apple and the wireless industry for Wired. [More about Brian X. Chen](#)



Networks Cinema and Sound

2210 4th Ave South  
 Minneapolis, MN 55404

# Estimate

Date	Estimate #
6/12/2023	673

Name / Address
Lorie Mestas Coffman Condominiums 1666 Coffman St Saint Paul, MN 55108

Project

Description	Qty	Rate	Total
*** SOCIAL ROOM UPGRADE FOR AUDIO VIDEO ***			
*** USING OLD SCREEN (FOR NEW SCREEN I NEED MEASUREMENTS) ***			
*** MOTORIZED SHADES (LUTRON) WILL NEED TO MEASURE WINDOWS AND TALK ABOUT MATERIALS ***			
*** THERMASTAT FOR TEMPERATURE CONTROL NEEDS HVAC PERSON AVAILABLE TO MAKE SURE IT WILL WORK WITH THE HVAC SYSTEM ***			
PODIUM			
NOVO CAST	1	279.99	279.99T
WIRELESS MICROPHONE, LAPEL MICROPHONE KIT	1	1,408.20	1,408.20T
Misc. parts and materials	1	70.00	70.00T
Service Labor -	1	400.00	400.00T
INSTALL NOVOCAST			
INSTALL MICROPHONE			
SETUP			
TEST			
TRAIN			
THEATER			
*** USING OLD SCREEN (FOR NEW SCREEN I NEED MEASUREMENTS)***			
DENON AVR3800H 9.2 Channel 8K AVR Home Theater Receiver with Wi-Fi, HEOS, Bluetooth, Apple AirPlay 2, and Alexa OR EQUIVALENT	1	1,349.99	1,349.99T
Apple TV 4K 32GB (2nd Generation) (Latest Model) - Black	1	179.99	179.99T
8" CEILING SPEAKERS	7	339.50	2,376.50T
Sony VPLXW6000ES 4K SXRD Laser Projector 2500 Lumens (MSRP \$11,500)	1	10,260.00	10,260.00T
Chief KITPF01201 Projector Mount Kit	1	432.00	432.00T
FOCAL JMLSUB6 SUBWOOFER	1	1,258.50	1,258.50T
<b>Total</b>			





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Project

Description	Qty	Rate	Total
Misc. parts and materials - Speaker wire, HDMI's, HDMI interconnects, SUB LINE, BALUNS, BACKBOXX	1	2,250.00	2,250.00T
Service Labor -	1	5,040.00	5,040.00T
Install THEATER above equipment, Test, label, and clean up	1	4,080.00	4,080.00T
Service Labor	1	4,080.00	4,080.00T
- Wiring for speakers			
- Wiring RTI Control Panel			
CONTROL			
RTI KX7 7" Color In-Wall Touchpanel Keypad	1	975.00	975.00T
RTI XP-6S PROCESSOR	1	795.00	795.00T
License for RTI	1	363.99	363.99T
Service Labor -	1	400.00	400.00T
INSTALL KX7 INWALL			
INSTALL XP6S IN RACK			
Service Labor	1	2,000.00	2,000.00T
PROGRAMMING RTI			
CONFERENCE ROOM			
SYMETRIX RADIUS NX12X8USBB (DSP) WITH ABC-1 (NOISE CANCELING)	1	3,375.00	3,375.00T
AUDIX 3 WAY HANGING MICROPHONE M3W (ROOM MICS)	2	1,190.15	2,380.30T
LOGITECH PTZ CAMERA WITH 3 PRESETS (MOTORIZED CONFERENCE CAMERA)	1	934.99	934.99T
USB EXTENSION CABLE (TO CONNECT CAMERA TO NUC COMPUTER)	1	224.99	224.99T
INTEL NUC SMALL COMPUTER (FOR ZOOM CALLS OR OTHER MEDIA)	1	999.99	999.99T
WIRELESS KEYBOARD, WIRELESS POINTER MOUSE	1	224.99	224.99T
<b>Total</b>			



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Project

Description	Qty	Rate	Total
21U FLOOR WHEELED RACK	1	630.00	630.00T
RACK MOUNTED SURGE	1	374.99	374.99T
Misc. parts and materials	1	600.00	600.00T
Service Labor -	1	3,600.00	3,600.00T
INSTALL 2 MICROPHONES FROM CEILING			
INSTALL CAMERA			
INSTALL NUC			
TEST			
SETUP NUC			
RUN WIRE FOR DEVICES			
PROGRAMMING Labor -	1	6,000.00	6,000.00T
PROGRAM SYMETRIX DSP FOR CONFERENCE ROOM			
PROGRAM SYMETRIX DSP FOR THEATER			
PROGRAM SYMETRIX DSP FOR PODIUM			
PROGRAM SYMETRIX DSP FOR HARD OF HEARING			
PROGRAMMING Labor -	1	1,000.00	1,000.00T
RTI PROGRAMMING FOR CONFERENCE ROOM			
FIREPLACE			
70" LG 4K SMART TV WITH GALLERY MODE	1	645.00	645.00T
MANTLE MOUNT MM540 WITH SOUNDBAR MOUNT	1	313.60	313.60T
LOGICTECH MEETUP CAMERA IN SOUNDBAR	1	899.99	899.99T
INTEL NUC SMALL PC	1	999.99	999.99T
WIRELESS KEYBOARD, WIRELESS POINTER MOUSE	1	224.99	224.99T
PANAMAX MD2 POWER CONDITIONER	1	49.99	49.99T
Misc. parts and materials	1	250.00	250.00T
<b>Total</b>			



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Project

Description	Qty	Rate	Total
Service Labor -	1	1,000.00	1,000.00T
INSTALL 70" TV ABOVE FIREPLACE USING THE MANTLE MOUNT			
INSTALL SOUNDBAR			
INSTALL NUC BEHIND TV			
SETUP			
TEST			
TRAIN			
PROGRAMMING Labor -	1	1,000.00	1,000.00T
RTI PROGRAMMING FOR FIREPLACE			
HARD OF HEARING			
WILLIAMS AV WAVECAST WFT5C	1	1,050.00	1,050.00T
INSTALL Labor	1	200.00	200.00T
NETWORKING			
UBIQUITI USG-PRO (GATEWAY)	1	417.99	417.99T
LR ACCESS POINT	1	197.99	197.99T
16 PORT SWITCH POE	1	374.99	374.99T
BATTERY BACKUP	1	349.99	349.99T
Misc. parts and materials	1	150.00	150.00T
<b>Total</b>			



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6/12/2023	673

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Project

Description	Qty	Rate	Total
Service Labor -  RUN WIRE FROM HEAD END RIN WIRE TO AP LOCATION INSTALL ACCESS POINT INSTALL GATEWAY INSTALL SWITCH INSTALL BATTERY BACKUP CONFIGURE NETWORK WITH VLANS TEST	1	1,600.00	1,600.00T
Good Client Discount	1	-2,000.00	-2,000.00
Sales Tax		7.375%	4,719.18
<b>Total</b>			\$66,708.11