Conveniences, Amenities, & Luxuries

Walker Restoration Consultants
NAHC 2015 Annual Conference
October 16, 2015
Conveniences, Amenities, & Luxuries

- Lobby
- Health/Fitness
- Tech
- Garage
- Pets

- Kids
- Grown-ups
- Green
- Community
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Lobby

- Bellman's Cart
- Food Shopping / Fridge
- Package/delivery storage
- Mints
- Move-In Gifts
- Sanitize Station
Lobby: Bellman Carts

- Luggage Carts/Racks or Bellman’s Carts are a simple lobby space additions that residents can use to take items from curbside to their apartment. Bellman’s Carts allows residents and their guests to easily pile on a few more bags for trips, move awkward items like golf bags and skis; also for internal transport to storage.

Bellman Cart: $500-$1,000; Grainger.com
Lobby: Food Shopping / Fridge

- Food Shopping/Delivery fridge units allow for food deliveries to be made without residents having to wait at home. Also good for Community Supported Agriculture (CSA) / Local Harvest programs.

Commercial Fridge: $2,000; jonorefrigeration.com
Lobby: **Package/Delivery Storage**

- Whether there is lobby staff or not, a locker system for packages and deliveries allows residents to coordinate package drop-off / pick-up.
Lobby: Mints

- In a psychological study, candy/mints were found to increase the tips of servers by as much as 23%. Researchers concluded that this "personalization" aspect was what triggered the increased tips. This very small amenity may have larger psychological benefits in that coop member may feel more appreciated.
Lobby: Move-In Gifts

- Using the same psychological reasoning as the mints on a larger scale; move in gifts can make new coop member feel welcome. This can also be a good way to include property specific materials.

Move-In Gifts: Colander; Kitchen Tote; cutting Board: $9-$15/ea. Gabpproperty.com
Kids

- Toddler Room
- Children Playroom
- Bulky Children related Storage
- Outdoor Child Area
- Teenage’s Den
- Roll-Away Cribs - AHScompany $400
Kids: **Toddler Room/Children Playroom**

- An indoor kids play space is beneficial during inclement weather or just as a place for families and visitors to get together.

*Southridge Cooperative Section #1; Grand Tier - Luxury Apartment Rentals*
Kids: **Bulky Children related Storage/Outdoor Child Area**

- When indoor storage space is a premium and when everyone wants to keep the outdoor areas neat, a mini outdoor parking garage can be the answer.
Kids: **Teenager’s Den**

- A fun hang out space for teenagers may be a welcome refuge during inclement weather or if there are not enough teenage activities in the neighborhood.

Marriott.com; Pbteen.com;
Kids: Roll-Away Cribs

- Sometimes a friend or relative may want to visit with a baby or toddler, but not long enough to invest in buying a whole crib that a coop member wants to keep long term.

Roll-Away Cribs: $200-$600/ea. ahscompany.com

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Health/Fitness

- Tanning Bed
- Fitness Studio
- Rock Climbing Wall, Golf/Driving Range
- Bulky Sport Storage
- Bowling Alley, Billiards, Multi-Purpose Gaming Room
- Hydration Station

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Health/Fitness: Tanning Bed

- A tanning bed, where people can absorb artificial UV radiation for a cosmetic tan. Note: see FDA.gov for information regarding Risks of Ultraviolet Rays.

Tanning Bed: $1,500 - $6,000/ea. suntanningstore.com
Health/Fitness: **Billiards**

- Pool Table: allow residents to play pool in an otherwise unused space.

*Pool Table: $3,542.00; Grainger.com*
Health/Fitness: **Lap Pool**

- Lap Pools can allow residents to swim or exercise against a smooth current that's fully adjustable to any speed or ability. They fit easily in existing spaces indoors or out, and the small footprint means they use fewer resources and are more energy efficient than traditional pools. They so require maintenance and upkeep.

$20,000.00; EndlessPools.com
Adult

- Ironing/Steaming Station - Laundry
- Gift Wrapping Station
- Library
- Catering Kitchen
- Wine Lockers/Wine Cellars
- Coffee Bar/Cafe

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Adult

- Ironing/Steaming Station – Laundry
- Gift Wrapping Station

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- Upton $180; swash.com $300
- Real Simple $120; paperwishes.com $300
Tech

- Technology / Lighting / TV’s
- Twitter Wall
- Public Charging

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Green

- Oxygen/Green Wall/Roof
- Enhanced Recycling
- Donation Center
- Compost
Garage

- Car wash bay
- Air Station
- Vacuum Station
Garage: Car wash bay

- Installing an at home car wash bay is a large undertaking, but depending on the community size and need, it may be worthwhile. Aside from the equipment itself, several garage modifications may be required.
Garage: Air Station

- A dead battery or deflated tire is an inconvenience no one likes, save a call to AAA with in house help.

Garage on Demand Air
GPS1000; $100; chamberlain.com

Portable Jump Starter; $80;
homedepot
Garage: Vacuum Station

- Wet and/or dry models allow for simple easy clean up in between car washes.

Bissell® Garage Pro® Wet/Dry Wall-Mount Vacuum - Bissell 18P03; $200; Globalindustiral

Hoover Wall Mount Garage Vacuum; $200; Globalindustiral
Community

- NORC
- Nursing
- Tutoring/Homework
- Art Space / Music Space
- Piano Room
Pets

- Dog Park
- Dog Washing Station
- Pet Waste Station
Pets: Dog Park

- Lot of options are available with themes and tools.

Novice Dog Park: $3,000 kit
Intermediate Dog Park: $6,000 kit
Theparkcatalog.com

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Pets: Dog Washing Station

- Great for properties that have had issues with pet washing in non-ideal places.

Paws For Thought Booster Bath: $150/ea.
Wayfair.com
Pets: Pet Waste Station

- Dog owners are more likely to pick up after their pets, saving your maintenance team time for other tasks; Pet waste laws and regulations - in some states residents can be fined up to $500 if they don't clean up after their pets.
Leon Geoxavier is a Project Manager in Walker Restoration Consultants’ New York office. His responsibilities include restoration condition assessments, restoration design, nondestructive testing, quality control, project management; and business development. Specifically, Leon’s focus of experience includes forensic/leakage investigations, maintenance/repair recommendations and programs; restoration design in building facades, roofing, windows and architectural interiors and construction documents and contract administration.