

# **CBC Lease Extension and Improvements for CBA Board consideration**

## **LEASE Extension Highlights:**

Rent frozen from 2017-2022. 3% increase in 2023. Rent frozen for 5 more years.

Building owner to repave parking lot.

Building owner to refurbish the two hallway restrooms.

CBA no longer responsible for replacement of HVAC/Heating units (estimated potential \$60,000 expense)

Improve parking lot lighting

Improve/repair building entrances.

## **CBC Space Improvements for CBA Consideration:**

Replace ceiling tiles.

Replace Carpet.

Re-paint walls.

Refurbish inside Women's restroom. Comfort height toilets, power paper towel dispenser, power air hand dryer, etc.

Add handicap restroom. Move the door near the women's RR to the side wall and use that corner for a handicap restroom.

Kitchen: Full Remodel of the kitchen area

Kitchen: Replace tile floor.

Kitchen: Add reverse osmosis (RO) water filter system to improve water for ice and coffee.

Kitchen: Tie in RO water directly to refrigerator ice maker and coffee maker(s).

Kitchen: Redo the cabinets and sink.

Back Entrance: Take out "Landscaping" and build a handicap ramp. Would require that the back door be reversed to open the other way.

Access to the CBC. Electronic entrance control that must be renewed at least annually. We have far too many keys floating around.

This outline was discussed with membership on December 15, 2015 at the annual Membership meeting. Members provided the board of Directors with their input.