

Home Improvement Committee Meeting Agenda – 3/8/23

Present: Erik Butka (chair), Becky Rossof, Betty Terry-Lundy, Michael Parrie (Board liaison), and Tim Patricio (property manager)

1. Updates:

a. Revolving Doors –

- i. Tim received an email stating the doors have not been shipped but we don't know why yet
- ii. Becky asked if we should get parts in advance?
- iii. Tim said that it's brand new and custom
- iv. It will be a one-day install
- v. Betty asked what is the warranty and what is the cost to purchase an extended warranty?
- vi. Tim said the warranty is 5 years and he will ask them what it would cost for an additional warranty extension? He will emails

b. Plantings

- i. The representative who met with us last month was very impressive!

2. Mockup Floors

a. Construction Update

- i. There has been dust, but no one complained
- ii. Erik asked if we are doing the flooring in the service elevator, and Tim said it will be considered in the future, such as being done in-house, but not in the scope of this project
- iii. The light fixtures are being made LED in service area, but it was not in the scope of the project
- iv. Tim said he got the vendor to do the painting of the walls in service area to match the residential hallway as part of the price in order for us to agree and sign the contract
- v. Becky wonders if the flooring in the service area is original to the building that it may have asbestos; other areas we have put new tile have simply had tile laid on top and avoid asbestos abatement
- vi. Erik asked if 55th floor ceramic tile can be re-done, and we said that it may be addressed in the future

3. Lobby Mats

a. Review Sample

- i. We had three samples to look at
- ii. They had a symbolic P on it
- iii. We liked the red version although we are concerned about cleaning



4. Mall Furniture

- a. Funds available for new tables and chairs
- b. Review pictures of pots for plants
- c. Tim disposed of the planters that were falling apart
- d. We talked about if we even want any plantings next to the mall sign
- e. Becky recommends we get furniture first, and then consider plants after that
- f. Tim said we have \$35,000, with mats being \$25,000, so about \$10,000 is left
- g. Becky said the large tables are nice for larger groups or spreading out stuff to work
- h. Becky said the smaller tables are good for two people
- i. Erik asked if we want something with a cushion or a lounge atmosphere
- j. Betty said a concern about cushions is the cleaning and said there are chairs with a screen bottom so it's not so hard

5. Signage Review

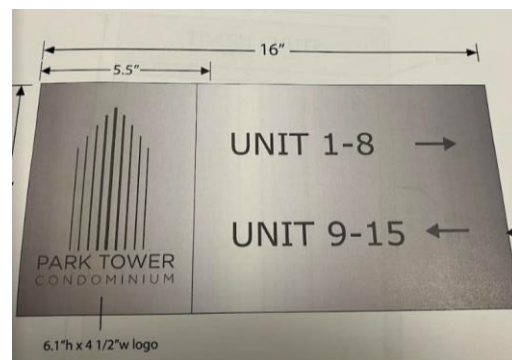
- a. Tim said some companies design a package and then quote it out
- b. We have also asked if some companies can show us what they have done
- c. Vendors
 - i. Corporate Sign Systems
 1. Very receptive to emails and had a 2-hour zoom meeting with Tim
 2. Vendor has not sent us samples for Park Tower, aside from the photos below
 3. Erik said we may not want the logo on every sign
 4. Tim said putting the logo on everything may cause us to wonder will the logo last for many years?

5. Erik said his experience with this company is not very good



ii. The Alphabet Shop

1. Presented us with brushed background because it goes with 55th floor style
2. They will do the three mock-up floors
3. They will train our staff on how to install the signs ourselves
4. The committee likes the look and simplicity of these signs
5. Erik said his experience with this company has been positive
6. The committee recommends we proceed with this vendor
7. Tim suggests we go with a vendor such as this one with the three mock-up floors
8. Erik suggests the logo be dimensional on signs that it appears (not every sign should have the logo such as storage and trash chute sign)
9. Michael suggested this be pursued so that it can be completed and be a part of the three mock-up floors prior to owners' voting
10. Tim said we can add to board agenda on approving the company and a dollar amount
11. The committee can regroup and see different samples from this company



iii. Take Form

1. They were the first to respond to Tim's request
2. Tim feels they are a bit more pricy
3. Erik said his experience with this company is not very good
4. No photo of this because the sample was so strange

iv. Take Form is the highest price and Alphabet Shop is the lowest – this is perfect because we really like Alphabet Shop

6. Future 2023 Items

- a. Elevator Cab Renovations

Next Meeting: Wednesday, April 12th at 6 pm in the party room