

Home Improvement Commission
February 28, 2024

Present: Kent Brave, Erik Butka (chair), Betty Terry-Lundy, Michael Parrie (Board liaison), and Timothy Patricio (property manager)

Visitor: Justine from Yellowstone (formerly Moore Landscaping; and Mike Koenig from Globe Architectural & Metal and Alexis from Otis

Landscaping

1. Justine shared the handouts for the upcoming orders.
2. Justine presented mixed bulb options (to be planted in fall for 2025)
3. For summer, Justine said she pre-selected options that she thinks will work. Cannas and quarter lines did well, but palms did not.
4. For fall, Justine shared options like lettuce (hardy) and harvest cornucopia (does well in winds). Mums are very fussy.
5. For winter, we can mix and match. Woodland natural is good for winter beyond Christmas.
6. Justine said we need to place summer order in April; bulbs should be ordered in July; and winter in October
7. Justine wanted to discuss the 2nd floor deck pond area. Options to handle the moisture and full sun, and add height and color. Bright color like cardinal and spotted joe weed. A variety of grasses, too. Kent recommends grasses and sages. He said closer to the edge of the pond should be lower, but five feet beyond the pond can be taller. The pond will be addressed for the summer.
8. Kent asked for winter/spring clean up soon, and the daffodils are already coming up. The circle drive should be cleared up. Justine said it could be as early as the end of this week or beginning of next week.
9. Justine said the plantings for spring will be the first week of April. We discussed that the spring plantings are hardy and can handle a little bit of snow. Kent asked for this to be done in the middle of April and not beginning of April.

Hallways

1. Tim said the 29th and 30th floors are being worked on, and there has been a lot of positive feedback of the service area
2. Kent suggested lights from the service area be put into the service elevator

Elevator Panels

1. Erik presented a book of metal mesh and the different finishes, as well as terrazzo tile and white tiles
2. Mike said plating and powder coating cannot be re-finished, so stay away from that
3. Alexis said each elevator will be out of order for about a week
4. Alexis said a general contractor can comment on terrazzo, whether this is tile or poured
5. Mike said \$18 per square foot for the entire sheet of 3 x 12, or \$650

6. Mike said it's a good idea to put the same weight on the elevator as we take off, give or take 5%
7. Mike said solid surface would be put on a substrate and then put a frame around it to hide the edge
8. Once we finalize the decisions, Mike said the lead time would be about 6 to 7 weeks to get into their shop, and from there, it would be a total of 12 weeks (3 months) to ship to Park Tower
9. Mike said Otis prefers to use Wilson Art because it's similar or better than Corian. Corian is not so good because you have to go through a distributor and they put a mark-up on the cost. Porcelain Tile, Trans Ceramica, Artistic Tile, Dall Tile, Neolistic Tile would be good. Try to get something not from Italy. He would appreciate if we can give him the top three choices. For quartz, they use Wilson Art. Solid surface, porcelain or ceramic add a few weeks, natural stone, add even more weeks.
10. For lighting, Mike said we can suggest a light temperature. Erik said we do 2700 to 3000 K. Mike said they have a dimmer that can adjust the light fixture brightness.
11. Mike said stainless steel finishes are good. Hand rails can be added, and even double hand rails can be done. Tube rails can be bulky and take up space.
12. Erik asked when we need a decision, and Tim responded that metal materials can increase in price quickly. The RFP is good as long as we don't delay this (for a year, for example).
13. Mike said natural stone may be an issue if the panel gets damaged down the road.
14. Mike recommends extra porcelain tile be ordered if we go that route.
15. Mike has never seen solid surface break that we don't need to order extra.
16. Kent asked if we can do some type of lighting besides the pucks. Mike responded that puck lights are inexpensive. He said LED perimeter lighting doesn't give enough light for the cab.
17. Alexis knows some companies that can install the flooring and get us a price for a terrazzo finish
18. The committee likes a vein look for the wall

Next meeting: Monday, March 18 at 6 pm in the party room (to make final decision)

The first photo shows the bottom metal mesh panel, the second photo shows the terrazzo flooring, and the third photo shows the solid surface top panel. While not final, these were the favorites of the committee.

