

350 BLEECKER STREET CO-OP NEWSLETTER #197

January 13, 2007

ELEVATOR WORK

Final punch-list work will begin after Martin Luther King's holiday. Each elevator will be closed for two days so that minor dents and scratches in the elevators and other items relating to the operation of the elevators can be adjusted. After the punch-list work is finished, the final payment will be made to the elevator contractor.

LOBBY RENOVATION

The board discussed outstanding issues regarding the lobby renovation. The board has not been satisfied with the pace with which the renovation has been proceeding and has been discussing with the architect the various project delays and the anticipated completion date.

The following are a few features related to the lobby's new entrance that will be provided once the renovation is complete:

- A new door system will permit entry using an encoded card or key (to be given to each resident), and will not require a resident to insert their key into the lock. The system has a fail-safe mechanism permitting egress from the building in the event of a power failure.
- A new doorman's desk will be built. At the desk, the doorman will have an intercom to speak to a visitor in the vestibule or a resident in his or her apartment, and the ability to buzz-in a resident or visitor. The desk will also have a phone (tel. no. 212-924-4102).

The board anticipates that the major work related to the lobby renovation will be finished before the end of the month. After that, the finishing work will begin, and the Design Committee will choose the furniture and other aesthetic choices. Every person who lives in the building is invited to attend the meetings, which will be announced on the lobby bulletin board and under "latest news" on the website: <http://www.350bleecker.com/newsletters/archive.html>. The board expects that, depending on delivery of furniture, fabric, and other items selected by the Design Committee and the completion of the punch-list items, the lobby should be finished by the end of February.

COMPACTOR UPGRADE

The volume of garbage has tripled in the last five years, partly due to the increase in delivered items via the internet and catalogs, but also due to the increase in the number of families living in the building. As a result, the building's compactor has been working overtime. The existing frame of the compactor has required a number of repairs over the past year and now needs to be replaced. The cost of the job is expected to be less than \$8,000 and will take a few days to complete.

APARTMENTS FOR SALE

APT	SIZE	PRICE	CONTACT	PHONE #	E-MAIL	IN CONTRACT
LDE*	2-BR/2-Bath	1,950,000	Debra Kameron (Broker)	(212) 242-6800	dk@debrakameron.com	No
1R	1-BR	\$699,000	Armanda Squadrilli (Broker)	(646) 824-8379	squad@aol.com	No
2B	1-BR	\$758,000	Armanda Squadrilli (Broker)	(646) 824-8379	squad@aol.com	No
6U	Alcove Studio	\$649,000	Thomas Hemann (Broker)	(917) 586-6434	themann@bhsusa.com	Yes
6VWX**	2-BR/2-Bath	\$2,200,000	Armanda Squadrilli (Broker)	(646) 824-8379	squad@aol.com	No