

LOBBY REFRESH & MATERIAL ALTERATION

Problem: The previous material alteration proposal failed primarily due to an overly broad scope—bundling the lobby renovation together with the Social Room and specific ceiling tile selections. Combining multiple distinct spaces into a single proposal led to conflicting preferences rather than financial hesitation.

Recommendation: Unbundle the projects and present a standalone material alteration dedicated strictly to the lobby. Isolating the lobby redesign allows the Board to present a simple, straightforward package that addresses the building's primary entrance independently.

Visual Concepts: Attached color renders demonstrate a updated design approach utilizing a refined color palette that is cohesive with the rest of the building. Providing clear visual concepts ensures owners can see the final vision, eliminating uncertainty and giving the Board a clear path toward owner approval.

