

## 790 Riverside Drive Mailbox Hallway Survey Results

Question	Yes	No	Don't Care	Comments
1. Install new door from lobby	21	26	4	
2. Install new laundry room door	7	34	7	
3. Doors comments				<p>The doors are unnecessary.</p> <p>Why is it so expensive? It is a door, not a room renovation.</p> <p>Put carriage bolt on bottom of door so it sbe left open during high traffic times.</p> <p>Why frosted glass? Can't we put in a door that matches with the existing structure?</p> <p>The lobby is already pretty dark -- frosting the glass will reduce the available light even more.</p> <p>If you install the door, also skim coat and paint the walls, enclose the meters, smooth out and/or clean the floor, drop the ceiling and install new lights. This could be done over a period of months or even a couple of years. Whatever work is undertaken must of first-class quality and must be thoroughly planned and bid out competetively.</p> <p>I absolutely do not want a door from the lobby into the hallway. A closed door would make me feel much less safe when getting my mail at night.</p> <p>If there is a new door from lobby to hallway, it should be left open most of the time. It would be very annoying to deal w/ a door whenever residents go to the mailboxes or laundry. Laundry room, on other hand, should definitely have door which can be closed when needed.</p> <p>...seems unnecessary.</p> <p>I would like proposal for repainting hallways, super cleaning floors in public areas, or sprucing up the lobby.</p> <p>I like the idea of the doors, but might make it more difficult for residents to handle their laundry or packages if they now have to negotiate with a door (hands in use with basket/carts/packages. Swinging doors would solve this until someone gets thumped.</p>

Why don't we simply refinish the existing door? It would keep the integrity of the building (I don't see how a "frosted" door could do this) and save us money.

If some vision into that space is required, cut a circle from that door and fit frosted glass.

I still endorse warming the florescent bulbs in that hall with tubing (I spoke to Bill Way about this possibility).

Door is not necessary for security reason (have a camera in the mail room?). Cleaning the wall is needed more than the door.

The door should be a push swing door from both sides (much like a dining room / kitchen door) and it should have a spring to return the door to the closed position. The "push" side should be on the right as you go from the lobby to the hallway.

Maybe something should be done to the hallway lighting where the mail boxes used to be. Can we replace the fluorescent lights with the brass lighting fixtures removed from the lobby?

Doorman has to be able to see the whole lobby

Really, people's opinions are meaningless unless they are well informed on the issues. Anything that restricts natural airflow is a mistake -that will diminish summer comfort or add need for H/V/AC power.

Should be easy access, need to keep this in consideration if you have a lot of laundry you don't want to have to hold a door open too!

4. New Package Closet 33 12 7

5. Package Closet Comments

I am not interested in paying for anything until scaffolding is on the building and the project that requires it not finished

Can we please create a space where the doormen can receive deliveries of dry cleaning, etc.?

Again, whatever work is undertaken must be of first-class quality.

This would be nice, but aren't there pipes, et al. on the back wall - is access to them required?

I dont think that space is materially larger than existing compartment. there will be overflow to the locker anyway.

My don't care is really a not sure. I'm not sure whether this makes retrieval significantly easier for the cost.

			Sounds like an obvious choice.
			Now the large packages are stored in the storage room. I think it is secure. What we have to do is "Complete the Roof work". It is the priority. I can't understand why so many things should be done before the Roof?
			Make sure that the door to the package room opens "in" to the closet so as to not block the hallway/lobby door motion.
			Anything that takes the doorman away from the building entrance less benefits all.
			Nice to have but we seem to be fine with what we have now.
6. Drywall area to right of meters	12	27	11
7. Frame in meters with glass doors	11	31	10
8. Meter area comments			<p>I think these are great idea. Because the mailboxes are in the hall, it is now part of the main building space, and it should look the part.</p> <p>The framing of the meters can be with wood; it doesn't need to be glass, which would look thoroughly out of place without also upgrading everything else in the space to match.</p> <p>If small closet in #6 is useful and adding it would improve the appearance of the corridor, I would want it included in the work.</p> <p>The entire area can just be fresh-painted, including all pipes, etc. Install new lighting fixtures and that is OK with the frosted glass door.</p> <p>I do not understand question #6</p> <p>#6 is a good idea but not urgent</p> <p>Save the money, the meters won't bite you (except in the pocketbook.)</p> <p>When are meters ever fancy? They're just meters.</p>
9. New flooring	6	41	4
10 Floor comments			<p>find another cheaper contractor; this is too much money</p> <p>match pavers/tiles with lobby mable so when new door is open it blends nicely with lobby</p> <p>Why are we replacing the steel plates? Don't the existing plates support the tiles that are already there?</p> <p>I think that this is a good plan, but given the cost perhaps it can wait until some of the other expensive long-term projects are complete.</p>

11. New hung ceiling  
 12. Ceiling comments

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This does seem somewhat extravagant, but since going to the mailboxes is a daily occurrence, it would be nice to have area look as much as feasible like an extension of the lobby. Alternatively, is there something that could be done to refinish and seal the existing tiles?  
 Just paint the floor fresh.  
 Please complete any jobs which are operating right now first , then think about the next.  
 Can we add a "polished" look to the existing floor? Also, this floor needs to be maintained DAILY as in sweeping, mopping, and buffing.  
 but not urgent - it could be at least cleaned up now  
 Focus instead on facilitating repairs.  
 Would be great but not now considering the cost.  
 Just wash the floor  
 Should readdress the next time we need to get to the pipes. Then when the floor is put back do it better.

13. Window sills

13 29

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The office look is contrary to the rest of the building's aesthetics.  
 Seems like it might be claustrophobic and look like a hodge-podge with different levels. If it could be done well and ceiling is not too low (and there is \$\$\$), it would be a nice thing.  
 Sounds tacky...and expensive.  
 Just paint all of the communications, pipes, etc.  
 Can we complete the main floor hallway renovation...i.e new ceiling lighting?  
 This should be completed before we move forward with NEW projects.  
 please, no!  
 We should be spending building money on areas that are seen by visitors and residents alike. How much time does anyone spend claiming their mail?  
 Paint it all (the ceiling and pipes etc... black?  
 Could we "clean up" the mess of wires to make it look, at least, a little more "neat?"  
 Why would we do this? not clear.  
 This has the potential to be as bad an idea (or worse) than the doors in restricting natural airflow.  
 How often do people look up in here to make this necessary

14. Window sill comments

I haven't really noticed the window sills (my husband usually gets the mail)
I've had to step over cat feces on the rear stairwell...seems like there are more pressing issues than these.
This is not hallway. This is utility area. No need to over-decorate, esp. since the lobby and ground floor hallways are not completely finished
unnecessary expenditure
Maintain the existing window sills free of dirt/dust/grime.
not urgent

15. Wall prep and paint

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16. Wall comments

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That bid is way to high..... get some more bids
Every opportunity should be taken to use the staff for any work that can be done by them. This would save all of us money.
Has Juan been approached for a quote for this job? Otherwise, skim coating and painting would be fine, so long as it's done more competently than our hallways.
That seems expensive ... the work should be done, but for a more realistic cost.
The main thing is that the area look clean and finished. I don't care how it is done.
I'm not sure how messed up the walls are. If they are really bad, I would change my vote to a yes - for lowest bid.
Make do with building staff. Walls in the hallway on the ground floor need finishing. Walls in the area of new mail boxes just need new paint job.
I assume this is for the hallway in the back - that area looks really bad.
Don't care.
Have you people heard of global warming? It starts with rapacious NYC lifestyles. 790 hasn't been trimming energy use - but adding to it.
A lot of this is unnecessary cosmetics for an area that has limited use, it's a mail hallway, you spend 1 minutes in it. It's not a lounge.

17. How do you like the web survey

20 say - Liked it a Lot

11 say - It's OK

0 say - Didn't like it

0 say - Hated it

18. Web survey comments

<p>I appreciate the chance to give an opinion and I appreciate the opportunity to see the results of the survey. Thank you.</p>
<p>very easy to use. the technology is fast and effective and the questions were well written and clear. Nicely done</p>
<p>It's about time our collective opinions were solicited.</p>
<p>Everyone will know what the plans are and will feel more included in the planning process.</p>
<p>But, it's a good start. Why can we not also use this technology for the submission of work order requests? The writing-in-the-book system stinks. In fact, I bet you couldn't locate that book at the doorman's station if your life depended on it.</p>
<p>Bravo!</p>
<p>...still not sure why mailboxes were moved to the cramped back hallway...and what's with the creepy boiler room that seems to have much animal life running through it?</p>
<p>As an architect, and former member of the "Finance Committee" and the "Building Assets Committee," last April I asked for a comprehensive look at the building's public space improvements, from roof to basements - by a qualified professional; and with a rational business plan to accomplish good results. Actually I had been suggesting this approach for two years. Based on my experience on the Board of two other successful co-ops in Manhattan, this seemed pretty standard practice. My suggestion was summarily dismissed by Vivian Ducat as academic master planning. In her words, "the situations in the building are not academic and cannot follow neat master plans" - an apparent derogatory reference to my faculty position at Columbia University. I left the</p>
<p>It's pretty hard to see how to recoup the decisions - as anyone can see, the mailboxes have been relegated to a nasty narrow hall with electric meters, enormous amount of stuff below the ceiling, and inadequate clearance to cover the mess - not to mention the unattractive laundry room and package area. Even after investing a lot of money in extensive "fix-up" measures, over all it will remain pretty much what it is. I hope some one of you will prove me wrong.</p>

Excellent way to get a consensus. Hope people reply. Might be a problem with the holiday this time around.

Thanks

To the extent public opinion is sought on issues- this is great tool. Bill- thanks for volunteering your time to do this. Thanks and happy holidays!

Great idea. Just need to manage people's expectations very carefully.

where is the survey for the children's playroom??

Should have more option to choose. We care about the all things for this survey but the answers are only, Yes, No and Don't care. Should have other and then should come comment to explain.

You act first (moving mailboxes) then ask questions later?

When you have reasonable bids, ask again. These are very inflated.

My main concern is simply that the area is kept clean - free of dust. Thanks for doing this survey! more like it on other matters would be great.