

*Others* may have a vision,  
but they're not interested in yours.

*Others* may have experience, but it  
doesn't apply to lobby design, or to  
public space planning.

*Others* may do 'pretty things',  
but they can't work with you and  
your board to develop a consensus.

**Who needs them?**

*Not you.*

You need us, because we will listen  
to what you need, what you want,  
and we will work for your project.

**Interior Options**

*Design Consultation Without Commitment*

200 Lexington Avenue  
New York, NY 10016  
212-726-9708

***Now Playing To***  
***The Boards of Directors of Condos and***  
***Cooperatives in New York City***

**“My Fair Lobby”**



  
INTERIOR  
OPTIONS

# Interior Options

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***“We understand your concerns, we listen to your ideas, and we help you realize your vision.”***

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**Interior Options** focuses on supporting Condos and Cooperatives with successful and stress free lobby and hallway design and implementations. *We understand:*

- ?? Your lobby must reflect the character of your building and your shareholders;
- ?? Your lobby design must work functionally as well as esthetically, with attention paid to maintenance and security concerns;
- ?? You need your design firm to understand the budgeting and approval process for condominiums and cooperatives

**We address the following vital concerns:**

## ***“What will a Design Firm do For Me?”***

- ?? Develop with the committee a preliminary Budget for the design project and plan the allocation of monies based upon realistic requirements and actual needs
- ?? Establish the general Level of the Visual Aspects of the project and the relative costs of alternative design concepts, predicated on the amount of money the board wants to spend
- ?? Assist in the negotiating the final Contracts with the Contractors being considered

## ***How will we know what the space will look like?***

- ?? After the Design Standards are approved we complete the following steps in liaison with the Design Committee;
- ?? Presentations of Samples of Materials, paints etc for the overall design concept

?? Upon final approval by the committee we will prepare Color Boards and a Rendering for presentation to your Board

## ***“How can we be sure the project will proceed smoothly, on time and within the allocated budget?”***

**Interior Options** is experienced in working with boards to establish realistic time frames and budgets for each project balancing functional, esthetic and cost considerations. Based on your choices we complete the following steps:

- ?? Work with suppliers, contractors and vendors to develop detailed budgets for design execution
- ?? Prepare schematic designs, develop control drawings and draft detail design specifications
- ?? Provide on-site observation of construction to assure the work is accomplished in accordance with the design plan
- ?? Review reports from the “Clerk of the Works” to verify progress payments