



## Parking Facility Repairs and Modernization

The Talbott Tower parking facility was built in 1948. Last month we started to make structural repairs and install new lighting and monitoring systems, we are reviewing the entire operation with interest in modernizing the process to increase efficiency, safety and to maximize customer satisfaction. The garage and valet services are amenities that continue to attract tenants and customers to Talbott Tower and improved service and care. Our plans call for operational changes that follow National Parking Garage Association certifications resulting in the enhancement of the prestige and character of the parking facility. In addition, we will soon be able to receive credit cards among other methods of payment.

## Roof and Air Exchange Systems

### Roofing System

Two new projects to repair and replace critical infrastructure systems include the roof replacement and update for the heating and air exchange systems. Both projects pose unique difficulties, and neither will be a rapid repair, but each will take into the double digits of weeks to finish. The current roof must be completely replaced. This is not normally a multi-month process, but earlier roof repairs did not remove the old damaged roof but instead installed new roofing materials on top of the original ones. Today we face a substantial amount of roofing material that must be removed to professionally install a new roof on Talbott Tower. This also decreases the mass of the building thereby increasing the longevity of our historic site.

### Air Exchange System

The air exchange systems also require a total replacement. Currently, replacement parts are not available and when repairs are needed, each part needs to be specially manufactured. Modernizing the system will result in far lower energy costs, increased availability of replacement parts, better control of the temperature throughout the building, and prompt critical notifications to the maintenance staff when faults exist in the system.



## New Tenants

Welcome to **Mitt Master** kickboxing studio operated by Rod Sly to the Talbott Tower family. The kickboxing studio is in the former Securitas space.

**Cookie Recording and Entertainment** is another new member to the Talbott Tower family. The business is owned and operated by Willie and Perlita Parson.

We wish our new tenants the best of success in their endeavors at Talbott Tower.

## Parking Validation Books

Parking Validation Books, used to validate parking tickets, are available for purchase in the Management Office. Each book has 100 1-hour stamps. The books are sold for \$210.00 or a 30% savings for the regular rate of \$3.00 per hour. We also sell sets of 50 1-hour stamps for \$105.00 offering the same savings as the 100-stamp book.

## Don's Corner

*Words of wisdom from our Prince of Puns and King of Quip*

Using a broken pencil is pointless!



# Talbott Tower NEWSLETTER



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**Talbott Tower Newsletter**  
**Vol 1. – March 2019**

Talbott Tower Holdings LLC  
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## UPDATES, UPDATES AND MORE UPDATES

Few buildings in downtown Dayton have the rich heritage that belongs to Talbott Tower. The facility was built in three phases over a 20-year period with construction beginning in 1938 and the final tower phase being completed in 1958.

Talbott Tower bears the family name of the first mayor of Oakwood, Harold E. Talbott and affectionately known as "Harry," and his son, the third Secretary of the Air Force, Harold E. Talbott, Jr. Its early history was one that could be described as a "Transformation." Built on a disaster site, the land was bought after the Great Flood of 1913 by the Talbott family. The next years were difficult for Dayton and the Talbott family, with other Dayton leaders, looked to transform Dayton, still reeling from the flood, and pummeled by the Great Depression, into a monumental powerhouse of industry. This vision became a reality with Dayton leading the world as a center of innovation and production for the next four decades. At the time of its construction, Talbott Tower was the 4<sup>th</sup> tallest building in Dayton and housed the corporate headquarters of the Mead Corporation.

Today, the new owners, Talbott Tower Holdings LLC, want to keep that transformational theme alive by bringing the building into the 21st century by building on the historic model of strength and hope, having a firm foundation, with an eye on the future. This will be done by ensuring it still is not only an important Dayton landmark, but provides modern customizable services to our tenants, keeping the site, not only profitable, but competitive with newer facilities in the region.

To do this, many long overdue repairs and updates are underway. We will keep you informed of the progress being made as well as essential information that will help you and your guests navigate the construction as well as the operational changes of the facility. Please be patient as our work transitions from planning to executing the various modernization projects so we can continue to meet the needs of our tenants.





- Talbott Tower 1938

## Hours of Operation, Access Control and Security

### HOURS OF OPERATION

Regular operating hours for the facility core is Monday through Friday, 6:00 am to 6:00 pm. Operating hours on Saturdays is from 6:00 am to 1:00 pm. The facility is closed on Sunday. The facilities manager will be on the premises and available to respond to emergencies when the building is closed to the public.

With the installation of the new security system, all tenants and their designated employees will have access to their spaces at any time.

Hours of Operation		
Monday	6:00 AM	6:00 PM
Tuesday	6:00 AM	6:00 PM
Wednesday	6:00 AM	6:00 PM
Thursday	6:00 AM	6:00 PM
Friday	6:00 AM	6:00 PM
Saturday	6:00 AM	1:00 PM
Sunday	Closed	



### ACCESS CONTROL AND SECURITY

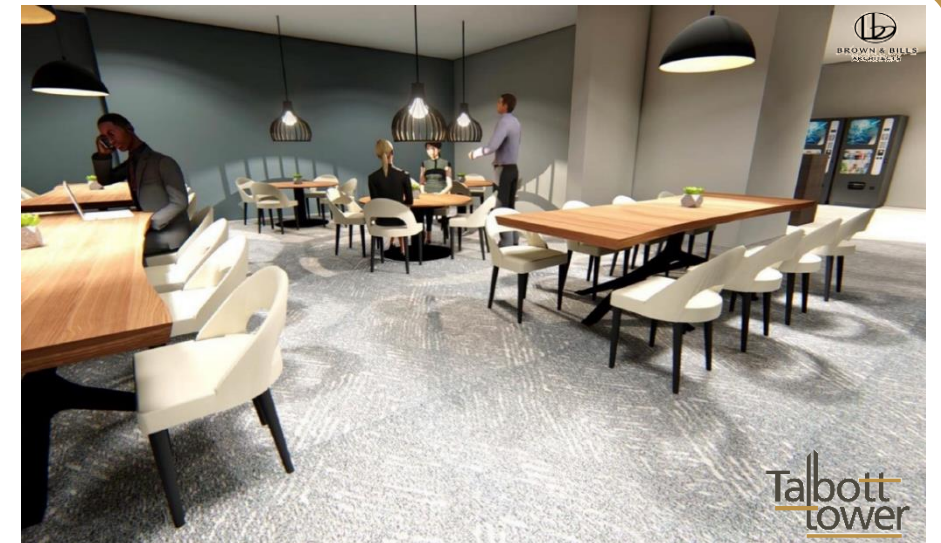
In the coming days, electronic access and security controls will secure the building. Each tenant and employee will receive a proximity identification card or PIC that will grant access to the building. Each tenant will identify those employees to have after-hours access and the PICs will be programmed according to those instructions. This will not affect a tenant or their employees the ability to work after hours or on weekends when the facility is closed to the public. This will add a level of security to your workspace that has never been available to the tenants and guest at Talbott Tower to date.

Our security director will be collecting information from each tenant to be entered into the system. We will coordinate a time to issue PICs to the tenants and their employees.

## Lobby Remodeling and Concierge Center

### Lobby Remodeling

Below are architect's rendering of the lobby and snack area remodeling project. During the renovations, it will become necessary to detour around some of the construction areas. While this will certainly be an inconvenience, the result will be an attractive, welcoming, and professional entrance that will enhance the facility.



- Architect's Initial Rendering - Break and Vending Area

### Concierge Center

Tenants will experience a union of the garage office and the security and information desk into a single unified concierge center that will handle all information and garage functions as well as be the hub for the updated security and safety systems. The concierge center will also serve as a command post for critical incident management in concert with Dayton Police and Fire.



- Conceptual Rendering - Concierge Desk

The update will also include new restrooms on the ground floor.

Our goal is simple, to supply an eye-catching entrance to greet you every morning and a positive and professional customer service experience while enhancing safety and security in our facility.

The second phase of this update includes updating the elevators resulting in less downtime and greater security.

### Lighting Upgrade

Some may have noticed the arrival of 52 pallets of super-efficient LED lighting. Our maintenance team is systematically installing the new lighting in the parking facility, new build-outs and then to our existing tenants to minimize the impact on your workplace. Motion sensors have been installed in stairwells to prevent the continual use of electricity while the stairs are not in use. LED Lighting has a dramatic effect on the workplace atmosphere as it creates more bright light while using less energy. This update in conjunction with the update to the heat and air exchanger system helps us move toward our goal of making us an environmentally friendly facility.



- Architect's Initial Rendering - Snack Area