



Letter from the Architect

May 13, 2018

Dear BPOE 1246 Members,

The strengthening of the existing steel beams in the ballroom is nearly complete. The last steel beam is embedded in the wall which separates the existing bar and the ballroom, and presented some unforeseen field conditions when uncovered. This required some modifications to the new steel structure. The work is progressing and nearly complete. The next phase of steel work will involve welding new columns to the newly strengthened steel that will extend all the way up to support the new rooftop bar above.

Work for the new elevator is progressing as well. A portion of the floor behind the temporary walls has been removed, and the elevator pit is being prepared for the new elevator that, when complete, will allow all members access to the new rooftop lounge and terrace. The existing lift that connects the first floor to the second floor will remain.

As part of the rooftop project a new sprinkler system is being installed throughout the entire building. It requires significantly upgraded water service. Work for this portion of the project will be seen soon as NJ American Water opens the sidewalk in front of the lodge and installs two new water service pipes. The preparation work for the street opening is happening sooner than expected and therefore will likely occur before the sidewalk bridge scaffolding is erected.

As previously noted, the Lodge is closed for construction Monday thru Friday until 4PM. During that time NO ONE but construction personnel is allowed on the second floor at all.

Workers continue to do selective demolition for access and relocation of existing pipes and wires etc.

Projects of this nature have a long time line. See below:

- ✓ Summit Approval
- ✓ Architectural Design
- ✓ Construction Documents



- ✓ Permit Application and approval
- ✓ Bidding
- ✓ Preconstruction
- ✓ Financing
- ✓ Contract

Current Phase - Steel Reinforcing in Ballroom Ceiling

- New Water Service from street
- Sidewalk Bridge across front of building for safety
- Construct new 3rd Floor Concrete Deck
- New Steel for Rooftop lounge craned up and erected
- Framing
- HVAC, Plumbing, Electric
- Exterior Finishes and Windows
- Insulate and Sheetrock
- Interior Finishes & Furnishings

Sincerely,

Bill Kaufman

Principal Architect

WESKetch Architecture, Inc.

Your Project Team

Project Architect: Tom Vierschilling, WESKetch Architecture, Inc

Construction Manager: Darrin Ciaccio, WESK CM, LLC

Project Manager: Anthony Cipollo ICS Builders, Inc