



## Letter from the Architect

June 6, 2018

Dear BPOE 1246 Members,

The final strengthening of the existing steel beams in the ballroom is currently being completed! Modifications to the rooftop steel structure plan that was based on discoveries of the existing steel have now been made, and the rooftop phase of steel work will be next. This 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. The existing floor is being prepped for the new steel structure elevator pit.

Work in the existing attic is progressing for the future HVAC system, and the new electrical components are being installed in the basement.

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 now. The sidewalk bridge scaffolding will begin after the water company work is complete.

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 3<sup>rd</sup> 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