

PARK PARTNERS

320 EAST 82 ST | NEW YORK | NY

October 18, 2016

Dear Partner,

I hope this email finds you well.

Please find below a summary of all that is happening at 320 East 82 Street: **The Park Mansion**

1. Under the advice of our professionals, we ripped up the many layers of floor and poured new concrete so that the new floor will sit evenly on the concrete and not be subject to the vagaries of 100 years of settlement.
2. We have started the internal framing of each unit.
3. We have a completion date of March 31, 2016.
4. We decided to change our marketing effort to start on January 15th in order to achieve the maximum impact of the launch. In this market, potential buyers have to see units as finished as possible.
5. Upon removal of the wall coverings, we discovered that our 100-year-old building required significant repairs, which have since been completed.
6. The new subway will open on December 24, 2016 with an entrance one block north of us on 83rd Street and Second Avenue
7. Please find enclosed a selection of photographs of the work that is being done, as well as the three-week look ahead schedule.

In summary, the initial budget for the renovation has been upsized to allow for the repair of the building, new concrete floors, and the accelerated delivery schedule. A new budget will be sent out next week.

Thank you so much for your trust and confidence,



David J. Mitchell

801 Madison Avenue, New York, NY 10065

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TRACK & METAL STUD



NEW POURED
CONCRETE FLOOR



NEW BUILD OF 6th FLOOR



CELLAR PLUMBING



THREE-WEEK LOOK AHEAD SCHEDULE

CONTRACT No.: 320 E 82nd Street

PROJECT: Park Mansions

DESCRIPTION OF ITEM		MON 10/17	TUE 10/18	WED 10/19	THU 10/20	FRI 10/21	SAT 10/22	SUN 10/23	MON 10/24	TUE 10/25	WED 10/26	THU 10/27	FRI 10/28	SAT 10/29	SUN 10/30	MON 10/31	TUE 11/1	WED 11/2	THU 11/3	FRI 11/4	SAT 11/5	SUN 11/6
FRAMING LAYOUT																						
1	CLEAN AND CLEAR ALL SUBFLOORING	X																				
2	RECEIVE REVISED ARCHITECTURAL DRAWINGS	X																				
3	INSTALL TRACK		X	X	X	X			X	X	X	X										
4	INSTALL STUDS AT WET WALLS AND INTERIOR FRAMING 2-5			X	X	X			X	X	X	X	X									
DEMO OF 6TH FLOOR ROOF AT BULKHEADS - CHANGE ORDER																						
5	FINISH DEMOLITION OF ROOF SLAB AND CUT OUT STRUCTURAL STEEL	X	X																			
6	INSTALL NEW CMU FOR CHANGES TO 6 TH FLOOR ROOFING	X	X	X	X	X																
7	PREP WALLS FOR STEEL - EMBED BEARING PLATES								X													
DEMO OF REAR EXTENSION - CHANGE ORDER 1																						
8	LAYOUT TEMP PROTECTION WITH ARSENAL		X																			
9	START REMOVALS AT ROOF DECK			X	X																	
10	RECEIVE FINAL APPROVAL FROM 335 E 81ST ST MANAGERS		X	X																		
11	INSTALL ARSENAL PROTECTIVE MEASURES				X	X			X	X												
12	DEMO OF REAR EXTENSION - CHANGE ORDER 1						X		X	X	X	X	X			X	X	X	X	X	X	
MASONRY																						
13	INSTALL LINTELS AND INFILL CUSTOM SIZED WINDOWS ON EASTERN FAÇADE	X	X	X	X																	
14	REPOINTING OF PARAPET			X	X	X																
15	BREAK FLOOR AT BASEMENT FOR TRASH CHUTE FOOTING - MOVE ELEVATOR CONTROL 1ST								X													
16	BREAK FLOOR AT BASEMENT FOR TRASH CHUTE FOOTING - MOVE ELEVATOR CONTROL 1ST								X													
17	CMU INSTALL FOR TRASH CHUTE LOAD BEARING								X	X	X	X	X			X	X	X	X	X		
INSTALL STRUCTURAL STEEL																						
18	INSTALL ADDITIONAL WORK AT 4/S202 BENT PLATE			X	X	X																
19	RECEIVE APPROVED SHOP DRAWINGS	X																				
20	ORDER STEEL	X																				
21	FABRICATE STEEL		X	X	X	X	X		X	X	X	X	X	X		X	X					
22	START INSTALLATION OF STRUCTURAL STEEL																	X	X			
23	PLACE CONCRETE AT METAL DECK IN REAR EXTENSION																				X	
HVAC DUCT LAYOUT																						
24	MEETING WITH AOR FOR MECHANICAL DESIGN AND LAYOUT DUCT SIZE APPROVAL		X																			
25	LAYOUT ONSITE AND DRAFTING			X																		
26	SUBMIT DUCTWORK SHOP DRAWINGS FOR RECORD								X													
27	APPROVED SHOP DRAWINGS																					
28	DUCT FABRICATION			X	X	X			X	X	X	X	X									
29	INSTALL DUCTWORK								X	X	X	X	X			X	X	X	X	X		
30	INSTALL TEMP HEAT												X	X		X	X					
PLUMBING																						
31	COMPLETE CELLAR UNDERGROUND PIPING	X	X	X	X	X																
32	SPECIAL ROUGH UNDERGROUND INSPECTION								X													
33	CORE DRILLING AND RUNNING VERTICAL STACKS THROUGHOUT								X	X	X	X	X			X	X	X	X	X		
34	HORIZONTAL BRANCH ROUGH INS																			X		
MON TUE WED THU FRI SAT SUN MON TUE WED THU FRI SAT SUN MON TUE WED THU FRI SAT SUN																						

THREE-WEEK LOOK AHEAD HOLD POINTS & PRECEDING OCCASIONS

CONTRACT No.: 320 E 82nd Street

PROJECT: Park Mansions

ITEM	DESCRIPTION OF ITEM	SHIFT TIME	REA OF WORK	COMMENTS / HOLD POINTS DEPENDENCIES
FRAMING LAYOUT				
1	CLEAN AND CLEAR ALL SUBFLOORING			
2	RECEIVE REVISED ARCHITECTURAL DRAWINGS			AOR
3	INSTALL TRACK			RECEIVE REVISED ARCHITECTURAL DRAWINGS
4	INSTALL STUDS AT WET WALLS AND INTERIOR FRAMING 2-5			
DEMO OF 6TH FLOOR ROOF AT BULKHEADS - CHANGE ORDER				
5	FINISH DEMOLITION OF ROOF SLAB AND CUT OUT STRUCTURAL STEEL			
6	INSTALL NEW CMU FOR CHANGES TO 6 TH FLOOR ROOFING			
7	PREP WALLS FOR STEEL - EMBED BEARING PLATES			STEEL DELIVERY OF PLATES
DEMO OF REAR EXTENSION - CHANGE ORDER 1				
8	LAYOUT TEMP PROTECTION WITH ARSENAL			
9	START REMOVALS AT ROOF DECK			
10	RECEIVE FINAL APPROVAL FROM 335 E 81ST ST MANAGERS			
11	INSTALL ARSENAL PROTECTIVE MEASURES			SIGNED NEIGHBOR AGREEMENT FOR 81ST ST
12	DEMO OF REAR EXTENSION - CHANGE ORDER 1			TEMP PROTECTION IN PLACE
MASONRY				
13	INSTALL LINTELS AND INFILL CUSTOM SIZED WINDOWS ON EASTERN FAÇADE			
14	REPOINTING OF PARAPET			
15	BREAK FLOOR AT BASEMENT FOR TRASH CHUTE FOOTING - MOVE ELEVATOR CONTROL 1ST			
16	BREAK FLOOR AT BASEMENT FOR TRASH CHUTE FOOTING - MOVE ELEVATOR CONTROL 1ST			
17	CMU INSTALL FOR TRASH CHUTE LOAD BEARING			

INSTALL STRUCTURAL STEEL

18	INSTALL ADDITIONAL WORK AT 4/S202 BENT PLATE			
19	RECEIVE APPROVED SHOP DRAWINGS			
20	ORDER STEEL			
21	FABRICATE STEEL			
22	START INSTALLATION OF STRUCTURAL STEEL			
23	PLACE CONCRETE AT METAL DECK IN REAR EXTENSION			
	HVAC DUCT LAYOUT			
24	MEETING WITH AOR FOR MECHANICAL DESIGN AND LAYOUT DUCT SIZE APPROVAL			
25	LAYOUT ONSITE AND DRAFTING			AOR APPROVAL OF LAYOUT
26	SUBMIT DUCTWORK SHOP DRAWINGS FOR RECORD			
27	APPROVED SHOP DRAWINGS			
28	DUCT FABRICATION			AOR APPROVAL OF LAYOUT
29	INSTALL DUCTWORK			
30	INSTALL TEMP HEAT			
	PLUMBING			
31	COMPLETE CELLAR UNDERGROUND PIPING			AOR APPROVAL OF LAYOUT
32	SPECIAL ROUGH UNDERGROUND INSPECTION			
33	CORE DRILLING AND RUNNING VERTICAL STACKS THROUGHOUT			
34	HORIZONTAL BRANCH ROUGH INS			
	ELECTRICAL			
35	RELOCATE ELEVATOR MACHINE CONTROL ROOM AS PER DRAWINGS			ELEVATOR COMPANY SCOPE APPROVED
36	PROVIDE POWER FOR TEMP HEAT			
	SPRINKLER			
	PROVIDE REVISED DRAWINGS FOR TEMP LOOP FOR WINTERIZED SITE			
	SUBMIT RCO FOR THE ELEVATING OF THE SHUT OFF VALVES AT THE RISERS			
	RELOCATE TEMP LOOP AND SHUT OFF VALVES			

THREE-WEEK LOOK AHEAD SCHEDULE

CONTRACT No.: 320 E 82nd Street

PROJECT: Park Mansions

Prepared By: Tommy BRUNTON

Date: 17-Oct

Reviewed & Accepted By: JIM SALADINO
JIM SALADINO
Project Manager

Date: 17-Oct