

# PROJECT UPDATE NEWSLETTER

August 1, 2016

## HALLWAY PROJECT

Status: Bidding/Negotiation Phase

Projected Completion Date: Summer 2017

The Hallway Project has been progressing according to a schedule set out in early April. Upon completion of the drawings, the architect distributed the bid packages to contractors in mid-June and (5) GCs returned bids in early July. The bids were organized and leveled by the architect and the Board interviewed (4) contractors on July 25th. The returned bids are higher than the project was estimated due to a favorable economy and high-demand in the construction industry. The Board is working with the architect and contractors to value engineer scope and bring the cost of the project within the building's budget. Construction was scheduled to begin in mid-fall, but a few extra weeks are required to reconcile the bids with our budget. Construction is now estimated to start at the end of fall/early winter.

Once a contractor is hired and budget confirmed the finalized design will be displayed in the lobby. The first task of the contractor will be to install a mock-up of the design on a portion of the 2<sup>nd</sup> floor.

## GARAGE/POOL/PLAZA PROJECT

Status: Construction Phase (27% complete)

Projected Completion Date: Summer 2017

### GARAGE

In the last month, Structural Preservation Systems (SPS) completed excavation and filled a dry well with 100 tons of clean stone to serve as a swale at the foot of the cliff below the garage. The swale will safely collect rainwater runoff from the garage and increase infiltration. SPS also completed repairs to column footings at the base of the cliff, pouring over 300 sf of concrete into the foundation.

SPS continued with concrete repairs on the Intermediate level of the garage pouring over 500 sf of concrete and repaired a concrete girder at the perimeter of the garage. Recent work on the pool deck included installing a Corrosion Inhibitor coating, as well as scarifying the topping slab on the east side of the pool in preparation for the new topping slab.

Over the next month, SPS will begin replacing bearing plates under (12) steel beams that support the pool and plaza decks along the building edge. SPS will also be installing scaffolding along the facade of the garage to begin repairs of the concrete parapet, apply a protective concrete coating and install a drip edge to prevent future erosion.

As concrete repairs to the garage continue, there will continue to be noise and dust caused by demolition over the next few weeks.

## **POOL**

The architect and engineers have completed mechanical, engineering, plumbing and lighting drawings for the pool area. Once the Board receives and approves pricing for this work, the contractors will immediately move forward with utility construction on the underside of the pool/plaza structural slab. After utility work below the Pool area slab is completed, the contractors are scheduled to start pouring the structural slab in early fall.

## **PLAZA**

The Garden Committee met after the July 4<sup>th</sup> holiday to review schematic design options for the value engineered Plaza design. The Committee voted unanimously to move forward with Scheme A, please see design attached. The design maximizes views of the skyline with the landscape organized in rows for 'theater' style group seating. The gardens pull away from the east wall of the plaza to create an open space for gathering and table seating.

This design combines public space with semi-private options for lounge seating. Each nook contains comfortable seating for a homey/residential atmosphere. The dynamic birds-eye view of the plan will be visually pleasing for apartments rising above the Doric Plaza.

The architect and engineers are continuing to work on utility coordination for the Plaza and the landscape designer is developing a planting plan to review with the Garden Committee in August. The contractors will pour the structural slab for the Plaza area after the Pool side is completed this fall.

## **AS-BUILT DRAWINGS**

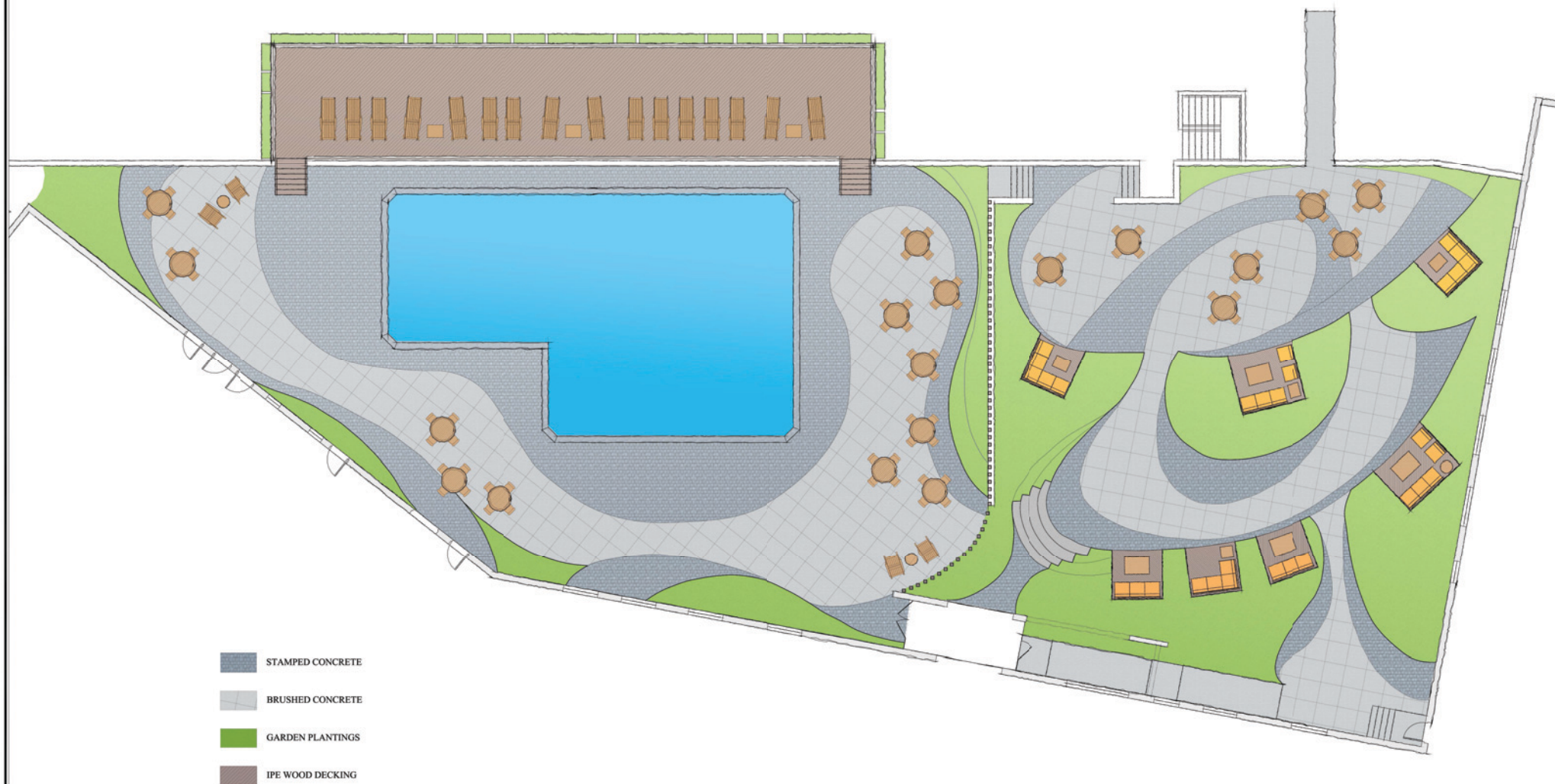
A surveyor was hired to develop an as-built drawing of the first floor, as the building did not have an updated architectural plan of the lobby level. The survey will be used to file drawings with the city for the Pool/Plaza renovation, as well as assist in designing how our interior space relates to the updated exterior amenities. The as-built plan will be a tool to help utilize space more efficiently on the lobby level and for future renovation projects.

## **LIGHTING UPDATE**

Green Crown Energy installed all new LED emergency backup lights in stair wells A, B, C and D as well as all new exit signs in all hallways. Within the next month, Green Crown will also be replacing the fixtures in the laundry room and Management Office as well as the exterior pole lights, all stairwells, compactor rooms and basement with LED fixtures, and will start rewiring the parking garage to install updated light fixtures.

## **PEDESTRIAN BRIDGE**

Earlier this year the pedestrian bridge that crosses Manhattan Avenue in front of the Doric was closed due to the deterioration of the steel and potential danger it posed to the users of the bridge. The Board hired an engineering firm to determine the extent of the deterioration and the options for repair. After meeting with the City, the Board determined that the project would proceed with a two-phase approach – Phase 1 being the replacement of the stairs on both sides of the bridge and those repairs that were needed to open the bridge to pedestrian traffic; and Phase 2 being the repair of non-critical elements and the repainting of the entire structure. Phase 1 work is underway and the new stairs are being fabricated off-site. A week before fabrication is completed, the existing stairs will be demolished and the new stairs installed. This work is expected to be completed in the fall. The Phase 2 work is currently out to bid and work is expected to begin shortly after Phase 1 is completed.



- STAMPED CONCRETE
- BRUSHED CONCRETE
- GARDEN PLANTINGS
- IPE WOOD DECKING

## SCHEME A

THE DORIC - POOL PLAZA AMENITY DESIGN



100 MANHATTAN AVE  
UNDN CITY, NJ

JULY 9TH, 2016

THE GARDEN COMMITTEE