

Euro Construction Services

For the attention of: Bill Bucklew, Town of Palm Beach Building Official.

October 9th 2018

Re: 270 Algoma Road Palm Beach. Renovation and new building project.

Permit No. B-16-55004 Main House.

Permit No. B-16-55006 New Construction Cabana.

Bill,

I would like to ask for an extension on the time allowance for the project at 270 Algoma Road Palm Beach.

I am happy to provide a little history on this project.

We received the permit on May 25th 2016 and started work immediately on the demolition. Shortly after the work was started we had to make a change to the Structural Engineer to a local firm available to make regular site visits. Working on a landmark home 80 years old brings some special challenges. Soon after the structural work was started we had to design and execute additional work to old the original "Pin Piles" and the main stem wall on the NW corner of the house. In addition to the unknown quantity of working on a Landmark house it also brings a special responsibility to be true to the original design and fabric of the home.

We have experienced some challenges on specialty items required for such a project. These include mahogany windows and doors for the entire exterior. Mahogany interior doors and trim package. A specialty duct system for the air conditioning limiting changes to the interior of the home. The original crawl space would routinely flood during king tide which prompted additional work to make that area a sealed and dehumidified space.

Hurricane Matthew hit which required several days to prepare for the storm. At the time the house was in many areas open to the elements. Following the storm the schedule to get back to work was extended for several weeks before we could fully get back to work. Hurricane Matthew also caused some damage to the home which added time and difficulty to the project.

With the proximity of Algoma Road to Mar A Largo, with every visit from President Trump we lose between 2 days and a week. In addition the primary subs as they are not able to work around the Presidents visits would often schedule work only when they would be uninterrupted for a few weeks adding to the length of their work schedule.

In September of 2017 we were also hit by Hurricane Irma causing similar delays as Hurricane Matthew the year before.

In this same period we added scope to the work, following a Landmark review approval in March 2017. We added another room above the garage, a concrete stair on the south side, new pool, new hardscape and full landscape package, which represents a little over 30% increase in scope of contracted work.

We have also been working on completing the boat dock and sea wall under separate permit.

We feel we are now in a position to complete the project with a 6 month extension. Currently the custom cabinetry is being built by a local company, wood floors and trim are being installed. All the bathroom stone will be completed by the end of November and we will be starting our MEP closeouts.

The exterior has all the site walls and pads completed and stuccoed. The pool, driveway and landscape are to be started following a minor modification to the plan.

Andy Pizey.



Euro Construction Services. CBC 1252084

Oliver Grace.



Owner.

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1		Interior Schedule	105 days	10/11/18 8:00 AM	3/5/19 5:00 PM		
2		Install trim	28 days	10/11/18 8:00 AM	11/16/18 5:00 PM		
3		Install bath tile	21 days	10/11/18 8:00 AM	11/7/18 5:00 PM		
4		Install hardwood flooring	28 days	10/11/18 8:00 AM	11/16/18 5:00 PM		
5		Paint interior	60 days	10/23/18 8:00 AM	1/11/19 5:00 PM		
6		continue floor tile	28 days	10/24/18 8:00 AM	11/29/18 5:00 PM		
7		Finish hardwood flooring	21 days	10/27/18 8:00 AM	11/23/18 5:00 PM		
8		Plumbing trim in showers	21 days	12/10/18 8:00 AM	1/7/19 5:00 PM		
9		AC trim install interior units	10 days	12/17/18 8:00 AM	12/28/18 5:00 PM		
10		Electric trim	18 days	6/19/17 8:00 AM	7/12/17 5:00 PM		
11		Install cabinets	10 days	1/2/19 8:00 AM	1/15/19 5:00 PM		
12		install entry door	2 days	1/3/19 8:00 AM	1/4/19 5:00 PM		
13		Template tops	2 days	1/15/19 8:00 AM	1/16/19 5:00 PM		
14		Install interior trim hardware	10 days	1/15/19 8:00 AM	1/28/19 5:00 PM		
15		Low Voltage trim	21 days	1/14/19 8:00 AM	2/11/19 5:00 PM		
16		Install stair rail	3 days	1/15/19 8:00 AM	1/17/19 5:00 PM		
17		Start Punch Out #1	10 days	2/1/19 8:00 AM	2/14/19 5:00 PM		
18		Install tops	3 days	2/1/19 8:00 AM	2/5/19 5:00 PM		
19		Final MEP trim	3 days	2/18/19 8:00 AM	2/20/19 5:00 PM		
20		Install shower doors and mirrors	3 days	2/1/17 8:00 AM	2/3/17 5:00 PM		
21		Final clean	7 days	2/25/19 8:00 AM	3/5/19 5:00 PM		
22		Final interior inspections	3 days	2/25/19 8:00 AM	2/27/19 5:00 PM		
23		Dust free inspection	1 day	3/4/19 8:00 AM	3/4/19 5:00 PM		
24		A/C Start up	1 day	3/4/19 8:00 AM	3/4/19 5:00 PM		
25		Exterior Schedule	137 days	10/12/18 8:00 AM	4/22/19 8:00 AM		
26		Grade driveway	2 days	10/22/18 8:00 AM	10/23/18 5:00 PM		
27		Install crushed concrete base w patio	2 days	10/24/18 8:00 AM	10/25/18 5:00 PM	26	
28		Compact west patio and level	3 days	10/29/18 8:00 AM	10/31/18 5:00 PM		
29		Paint exterior house and walls	30 days	11/1/18 8:00 AM	12/12/18 5:00 PM	28	
30		Deliver hardscape west patio	1 day	12/13/18 8:00 AM	12/13/18 5:00 PM	29	
31		Install west patio stone	9 days	11/5/18 8:00 AM	11/15/18 5:00 PM		
32		Install sea wall cap	6 days	11/19/18 8:00 AM	11/26/18 5:00 PM	4	
33		Complete Landmark staff	1 day	12/3/18 8:00 AM	12/3/18 5:00 PM		
34		Apply for pool and stair revision	14 days	12/5/18 8:00 AM	12/24/18 5:00 PM		

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
35		Pour south & north stair	3 days	1/2/19 8:00 AM	1/4/19 5:00 PM		
36		Dig pool	3 days	1/2/19 8:00 AM	1/4/19 5:00 PM		
37		Install stone on stairs	7 days	1/7/19 8:00 AM	1/15/19 5:00 PM	36	
38		Install railings on all balconies	5 days	1/16/19 8:00 AM	1/22/19 5:00 PM	37	
39		Install exterior shutters	10 days	1/23/19 8:00 AM	2/5/19 5:00 PM	42	
40		Install exterior lighting	3 days	1/7/19 8:00 AM	1/9/19 5:00 PM	12	
41		Form pool	5 days	1/7/19 8:00 AM	1/11/19 5:00 PM		
42		Pool plumbing	7 days	1/14/19 8:00 AM	1/22/19 5:00 PM	41	
43		Build south site wall	7 days	1/23/19 8:00 AM	1/31/19 5:00 PM	38	
44		Inspections	3 days	2/1/19 8:00 AM	2/5/19 5:00 PM	43	
45		Back fill and grade	3 days	2/6/19 8:00 AM	2/8/19 5:00 PM	44	
46		Form pool deck	3 days	2/4/19 8:00 AM	2/6/19 5:00 PM		
47		Pour pool deck	1 day	2/7/19 8:00 AM	2/7/19 5:00 PM	46	
48		Strip forms	1 day	2/11/19 8:00 AM	2/11/19 5:00 PM		
49		Deliver hardscape pool deck	1 day	2/12/19 8:00 AM	2/12/19 5:00 PM	48	
50		Install pool tile and hardscape	14 days	2/13/19 8:00 AM	3/4/19 5:00 PM	49	
51		Deliver trees	2 days	3/7/19 8:00 AM	3/8/19 5:00 PM		
52		Install trees	5 days	3/11/19 8:00 AM	3/15/19 5:00 PM	51	
53		Irrigation	4 days	3/18/19 8:00 AM	3/21/19 5:00 PM	52	
54		Landscape lighting	4 days	3/25/19 8:00 AM	3/28/19 5:00 PM		
55		Deliver shrubs	5 days	3/28/19 8:00 AM	4/3/19 5:00 PM		
56		Final grade	1 day	4/3/19 8:00 AM	4/3/19 5:00 PM		
57		Deliver grass	1 day	4/3/19 8:00 AM	4/3/19 5:00 PM		
58		Install grass and mulch	3 days	4/4/19 8:00 AM	4/8/19 5:00 PM	57	
59		Final grade driveway	1 day	4/4/19 8:00 AM	4/4/19 5:00 PM	56	
60		Install gates	3 days	4/8/19 8:00 AM	4/10/19 5:00 PM		
61		Install pavers at garage	3 days	4/8/19 8:00 AM	4/10/19 5:00 PM		
62		Install gravel driveway	3 days	4/11/19 8:00 AM	4/15/19 5:00 PM	61	
63		final site drainage grates	1 day	4/15/19 8:00 AM	4/15/19 5:00 PM		
64		Site work inspection	1 day	4/16/19 8:00 AM	4/16/19 5:00 PM	63	
65		Irrigation / lighting inspection	1 day	4/17/19 8:00 AM	4/17/19 5:00 PM	64	
66		Landscape inspection	1 day	4/18/19 8:00 AM	4/18/19 5:00 PM	65	
67		Landmark inspection	1 day	4/22/19 8:00 AM	4/22/19 5:00 PM	25	