

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska

*also admitted in NY

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Telephone 561-802-8960
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November 27, 2019

VIA EMAIL

wbergman@townofpalmbeach.com

Mr. Wayne Bergman, Building Official
Town of Palm Beach
360 S County Road
Palm Beach, FL 33480

Re: Extension for construction time frame /200 Via Bellaria, Palm Beach, FL

Dear Wayne,

This letter shall serve as formal notice of the request for a waiver of the time schedule for completion of construction by the owner of 200 Via Bellaria, Palm Beach, Florida. Also enclosed is a narrative from the new contractor Hedrick Brothers explaining the reason for the delay and justification for the extension.. The new completion date would be February 2021. I have also included a copy of the letter that will be sent notifying the abutting property owners and the owners across the street from the project.

Please place this request on the December 11, 2019 Town Council agenda.

Respectfully,

Maura Ziska

Maura A. Ziska

/maz
Enclosures
cc: Client

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To Whom It May Concern:

A waiver of Town Ordinance 18-242, Section 105.4.1.6, agreed maximum time schedule for completion of construction, is being requested by 200 Via Bellaria, Palm Beach, Florida allowing extra time to complete construction. The new completion date would be end of February 2021.

This matter will be presented to the Palm Beach Town Council at the regularly scheduled meeting on December 11, 2019. Any concerns regarding this matter should be expressed at this meeting and/or submitted to the Town's Planning, Zoning & Building Department in advance of the Town Council meeting.

Respectfully,

Maura Ziska

Maura A. Ziska

/maz

November 27, 2019

Mr. Wayne Bergman, MCP, LEED-AP
Asst. Director
Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480

Re: Permit # B-19-78111
Permit # B-19-78112
200 Via Bellaria, Palm Beach
Permit Extension Request

Dear Wayne Bergman,

Thank you for taking the time to discuss the request of a time extension for construction activities the other day at your office.

Hedrick Brothers is requesting a time extension for the first time in our 40 year history on the abovementioned project. This proven track record and reputation of coming in on time on all projects that we have started speaks for itself, however we come before you asking for an extension of 1 year to the current completion date. This would effectively make the completion date for the project February 15th of 2021. The aforementioned track record and methodical nature of our firm was what caused the owner, Victor Spilotro, to select Hedrick Brothers after another Contractor walked off the project shortly after not receiving the time extension that they petitioned for last year.

The residence in discussion today is a landmarked Maurice Fatio home, built in 1928 at 200 Via Bellaria. As most in Palm Beach know, there is a great deal of planning to execute a historical renovation project, updating the home with modern day amenities. Retaining the charm of the old home, whilst integrating HVAC, Electrical, Plumbing, and Low Voltage into a framed attic with original framing has been challenging on the coordination side.

When Hedrick Brothers took over the project 9 months ago, we agreed to take on the renovation at the beginning of the framing stage. The project began in August of 2016 (30 months), the following had been accomplished:

- Demolition of the Interior Finishes at the Main House and Cabana
- Demolition of the MEP Systems
- Installation of Doors and Windows
- Installation of a Partial Roof
- Partial Interior Framing
- Start of HVAC Trunkline Ductwork in easily routed areas

In the 9 months since Hedrick Brothers has taken over the project, the following has been accomplished:

- Organization of Priorities on the Project, and analysis of where the project was left off with the previous contractor
- Removal/Reinstallation of 75% of Doors and 50% of Windows, not installed properly the first time
- Continuation of Roofing Operations
- Coordination and clash detection analysis of Lighting, HVAC, Plumbing, and Low Voltage Packages prior to the progression in framing though an extremely complex roof framing design.
- Partially Reframing Structure, Ceilings and Walls to take into consideration the Finishes for the project and progressing with the remaining Interior Framing
- Removal and reinstallation of some of the previously installed MEP Systems
- Planned Installation of MEP trades throughout the majority of the Main House
- Coordination and Beginning of Execution of Traditional Lath and Plaster Walls at the Second Floor of the Main House
- Finish Schedules have been developed

Although there have been many factors that have come into play, resulting in this delay of overall completion, Hedrick Brothers and the Owner have come together and are pushing for expediency in the completion of this beautiful landmark home. The team that we have assembled is requesting the same time extension that was asked by the previous contractor, a one (1) year extension. Given the 9-month track record shown above, in conjunction with Hedrick Brothers 40 year reputation, this project will be completed within the timeframe of the extension requested today. Hedrick Brothers is aiming to complete a 30-month remodel in less than 23 months. The Critical Path Schedule will be emailed to you by December 6, 2019.

Factors Contributing to the extended schedule:

- Previous contractor walked off the project at the framing stage, right before the 30-month permit expiration.
- The Nature of the Work of the property is highly technical, whilst trying to conform to the shell that has been landmarked and extensively renovated and added to throughout the years.
- Low Slope Roofs and framing structure provide for limited access for MEP Infrastructure.
- This project requires a high level of technical knowledge to overcome everyday obstacles in design and implementation.

In closing, Hedrick Brothers when given the extension, will complete the project at 200 Via Bellaria on or before February 15th, 2021

Gene Parker, COO and President Luxury Residential Division Michael Pearson, Project Manager

(Date)

(Date)

Master Perm	Permit numl	Permit type name	Permit description	Permit Address	PerCustomer Last Name	Application ▼	Issue date	Expiration da	Approval :
	B-19-80571	M-MECHANICAL	SUB- MECHANICAL- HVAC AS PER PLANS	200 VIA BELLARIA	JOHN C CASSIDY AIR C ONDITIONIN	7/24/2019		1/20/2020	pending
B-19-78111	U-19-03338	U-CONSTRUCTION PARKIN G	CONSTRUCTION PARKING	200 VIA BELLARIA	HEDRICK BROTHERS C ONST CO INC	6/6/2019	6/12/2019	6/12/2019	final
B-19-78111	U-19-03339	U-CONSTRUCTION PARKIN G	CONSTRUCTION PARKING	200 VIA BELLARIA	HEDRICK BROTHERS C ONST CO INC	6/6/2019	6/12/2019	6/12/2019	final
B-19-78111	U-19-03340	U-CONSTRUCTION PARKIN G	CONSTRUCTION PARKING	200 VIA BELLARIA	HEDRICK BROTHERS C ONST CO INC	6/6/2019	6/12/2019	6/12/2019	final
B-19-78112	B-19-78804	E-ELECTRICAL	*****PRIVATE PROVIDER***** SUB- LOW VOLTAGE AUDIO/VIDEO, PHONE AN D DATA, LIGHTING CONTROL AND SECURITY	200 VIA BELLARIA	CA ETC PALM BEACH LLC BA	4/18/2019	4/26/2019	10/23/2019	issued
B-19-78111	L-19-00110	L-LPC STAFF APPROVAL	LANDMARKS- LOCATION OF 9 CONDENSING UNITS ON SITE, 4 OF WHICH REQU IRED A VARIANCE. REFERENCE Z-19-00182. APPROVAL RECEIVED APRIL 10, 201	200 VIA BELLARIA	SMITH ARCHITECTURA L GROUP INC	4/15/2019		4/9/2020	final
	B-19-78111	B-RESIDENTIAL ALTERATIO N	*****PRIVATE PROVIDER*****CHANGE OF CONTRACTOR - TAKING OVER PROJ ECT B-19-77295 WHICH WAS ORIGINALLY B-16-58888 FOR PARTIAL RENOVATIO N TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACE	200 VIA BELLARIA	HEDRICK BROTHERS C ONST CO INC	3/7/2019	3/8/2019	5/3/2020	issued
B-19-78111	B-19-78112	B-RESIDENTIAL ALTERATIO N	*****PRIVATE PROVIDER*****TAKING OVER B-19-77296 PROJECT PER ATTACH ED DISCHARGE LETTER. ORIGINAL PERMIT B-16-58889 FOR PARTIAL RENOVATI ON TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLAC	200 VIA BELLARIA	CA HEDRICK BROTHERS C BA ONST CO INC NA	3/7/2019	3/8/2019	2/12/2020	issued
	Z-19-00182	Z-DEVELOPMENT REVIEW PERMIT	Request for a variance to allow the placement of a total of nine (9) new air con ditioning condensing units within the side yard and rear yard setbacks associat ed with the renovation of the residence. The proposed air conditioning units w ould require the following variances: 1. An east side yard setback of 5 feet in li eu of the 15 foot minimum required for the placement of five air conditioning units. 2. A west side yard setback of 7.2 feet in lieu of the 15 foot minimum re quired for the placement of three air conditioning units. 3. Use of the walls on the neighboring properties to the east, west and south in lieu of constructing	200 VIA BELLARIA	KOCHMAN AND ZISKA	2/12/2019		2/7/2020	pending
	B-19-77295	B-RESIDENTIAL ALTERATIO N	TAKING OVER B-16-58888 FOR PARTIAL RENOVATION TO EXISTING RESIDENCE I NCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACE	200 VIA BELLARIA	VICTOR SPILOTRO - O WNER/BUILDER	1/11/2019	1/15/2019	7/14/2019	canceled
B-19-77295	B-19-77296	B-RESIDENTIAL ALTERATIO N	TAKING OVER B-16-58888 FOR PARTIAL RENOVATION TO EXISTING RESIDENCE I NCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACE MENT	200 VIA BELLARIA	CA VICTOR SPILOTRO - O BA WNER/BUILDER NA	1/11/2019	1/15/2019	7/14/2019	canceled
	U-18-01303	U-USE OF/WORK IN ROW	USE OF- POLE REPLACEMENT- PARK TRUCKS AND EQUIPMENT, CRANE REQUIRE D.	200 VIA BELLARIA	FLORIDA POWER & LIG HT	5/22/2018	3/14/2019	8/28/2018	final
B-19-78111	B-18-71875	E-LOW VOLTAGE RES	*****PRIVATE PROVIDER***** SUB LOW VOLTAGE - AUDIO/VIDEO, PHONE & DATA, LIGHTING CONTROL AND SECURITY.	200 VIA BELLARIA	ENVIRONMENTAL TEC HNOLOGY CONTROLS	5/15/2018	5/21/2018	11/21/2018	issued
B-19-78111	B-18-70508	M-MECHANICAL	*****PRIVATE PROVIDER***** SUB- MECHANICAL- HVAC AS PER PLANS	200 VIA BELLARIA	JOHN C CASSIDY AIR C ONDITIONIN	3/15/2018	3/19/2018	9/15/2018	issued
B-19-78112	B-18-70509	M-MECHANICAL	*****PRIVATE PROVIDER***** SUB- MECHANICAL- HVAC AS PER PLAN	200 VIA BELLARIA	CA JOHN C CASSIDY AIR C BA ONDITIONIN	3/15/2018	3/19/2018	9/15/2018	issued
	U-17-00603	U-USE OF/WORK IN ROW	***VIA BELLARIA*** PARK TRUCKS & EQUIPMENT, CRANE REQUIRED FOR POL E REPLACEMENT IN R/O HOMES	200 VIA BELLARIA	FLORIDA POWER & LIG HT	11/28/2017		2/26/2018	canceled
B-16-58889	B-17-68276	R-REVISION	REVISION BUILDING: STRUCTURAL SKETCHES, BEARING PARTITIONS. NO CHAN GE IN VALUE	200 VIA BELLARIA	CA SEABREEZE BUILDING BA LLC	10/30/2017	11/1/2017	10/30/2017	final

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Master Perm	Permit num	Permit type name	Permit description	Permit Address	PerCustomer Last Name	Application	Issue date	Expiration da	Approval
B-16-58888	B-17-68249	R-REVISION	REVISION BUILDING: STRUCTURAL CHANGES, LEDGER BOARD AND 3 MEMBER I BEAM DEATIL NO CHANGE IN VALUE.	200 VIA BELLARIA	SEABREEZE BUILDING LLC	10/27/2017	10/30/2017	10/27/2017	final
B-16-58888	B-17-68231	R-REVISION	REVISION - REVISIONS TO STRUCTURAL AS PER SKETCH ATTACHED.	200 VIA BELLARIA	SEABREEZE BUILDING LLC	10/26/2017	10/27/2017	10/26/2017	final
B-16-58888	B-17-68232	R-REVISION	REVISION PLUMBING/GAS - PLUMBING REVISION AS PER PLANS UPDATED GAS LINES, NEW RISER, WASH / DRYER LOCATION CHANGES.	200 VIA BELLARIA	SEABREEZE BUILDING LLC	10/26/2017	10/30/2017	10/26/2017	final
B-16-58888	B-17-68233	R-REVISION	REVISION PLUMBING / GAS - P102 REVISION AS PER PLANS. GAS RISER LINE KIT CHEN ADD/MOVE	200 VIA BELLARIA	SEABREEZE BUILDING LLC	10/26/2017	10/30/2017	10/26/2017	final
B-16-58888	B-17-65410	R-REVISION	REVISION BUILDING - TUBE STEEL BUCK DETAIL	200 VIA BELLARIA	SEABREEZE BUILDING LLC	7/5/2017	7/20/2017	7/5/2017	final
B-16-58888	B-17-64990	R-REVISION	REVISION BUILDING: S302 UPDATED DETAILS PAGE. MISC DETAILS UPDATED F OR STRUCTURAL FRAMING USE FRAMING. HEADER DETAIL CLARIFICATION TO P PLATE DETAIL CALARIFICATION & TOP PLATE REINFORCING CLARIFICATION. N	200 VIA BELLARIA	SEABREEZE BUILDING LLC	6/19/2017	6/29/2017	6/19/2017	final
B-16-58888	B-17-63468	R-REVISION	REVISION BUILDING - STRUCTURAL REVISIONS AS PERS-100, S-101,S-300	200 VIA BELLARIA	SEABREEZE BUILDING LLC	4/20/2017	4/28/2017	4/20/2017	final
B-16-58888	B-17-62764	R-REVISION	REVISION- OTHER- REVISED SK3 AS PER ATTACHED PLANS	200 VIA BELLARIA	SEABREEZE BUILDING LLC	3/10/2017	3/15/2017	3/10/2017	final
B-16-58888	B-17-62116	R-REVISION	REVISION BUILDING- STRUCTURAL AS PER REVISED PLANS, S100,S101, S102,S 200, S300. NO CHANGE IN VALUE.	200 VIA BELLARIA	SEABREEZE BUILDING LLC	1/27/2017	2/1/2017	1/27/2017	final
B-19-78111	B-17-62078	B-ROOF REPAIR/RE-ROOF	*****PRIVATE PROVIDER*****SUB ROOF - RE-ROOF SLOPED ROOFS W/CLAY B ARREL TILE & FLAT ROOF WITH MODIFIED BUR	200 VIA BELLARIA	CARPENTERS ROOFING &SHEET META	1/26/2017	2/8/2017	12/26/2018	issued
B-19-78112	B-17-62080	B-ROOF REPAIR/RE-ROOF	*****PRIVATE PROVIDER*****SUB ROOF - RE-ROOF W/ CLAY BARREL TILE	200 VIA BELLARIA	CA CARPENTERS ROOFING BA &SHEET META	1/26/2017	2/8/2017	8/7/2017	issued
B-17-62078	F-17-01777	F-FIRE RESCUE STANDARD	HOT WORKS	200 VIA BELLARIA	CARPENTERS ROOFING &SHEET META	1/26/2017	1/27/2017	1/22/2018	final
B-17-62080	F-17-01778	F-FIRE RESCUE STANDARD	HOT WORKS	200 VIA BELLARIA	CA CARPENTERS ROOFING BA &SHEET META	1/26/2017	1/27/2017	1/22/2018	final
B-16-58888	B-17-61957	R-REVISION	REVISION- BUILDING- STRUCTURAL-AS PER REVISED PLANS- S100, S101,S102, S200, S300	200 VIA BELLARIA	SEABREEZE BUILDING LLC	1/18/2017	1/23/2017	1/18/2017	final
B-16-58888	B-16-61411	R-REVISION	REVISION BUILDING: STRUCTURAL REVISION- SEE ATTACHED S100,S101, S102, S200, S300.	200 VIA BELLARIA	SEABREEZE BUILDING LLC	12/7/2016	12/13/2016	12/7/2016	final
B-19-78111	B-16-60226	E-TEMPORARY POLE	*****PRIVATE PROVIDER*****SUB ELECTRIC: PROVIDE TEMPORARY POWER AS PER DRAWING.	200 VIA BELLARIA	ELECTRICAL SPECIALTY SERVICES	9/29/2016	10/5/2016	4/3/2017	issued
B-19-78112	B-16-60227	E-ELECTRICAL	*****PRIVATE PROVIDER*****SUB ELECTRIC: AS PER APPROVED PLANS.	200 VIA BELLARIA	CA ELECTRICAL SPECIALTY BA SERVICES	9/29/2016	10/5/2016	4/3/2017	issued
B-19-78111	B-16-59682	E-ELECTRICAL	*****PRIVATE PROVIDER*****SUB- ELECTRICAL- ELECTRIC AS PER PLANS INCL Uding LOW VOLTAGE	200 VIA BELLARIA	ELECTRICAL SPECIALTY SERVICES	9/6/2016	9/7/2016	11/21/2018	issued
B-19-78111	B-16-59578	P-PLUMBING	*****PRIVATE PROVIDER*****SUB PLUMBING - PLUMBING REMODEL PER PL	200 VIA BELLARIA	KCL HOLDINGS INC	8/31/2016	9/2/2016	8/29/2018	issued
B-19-78112	B-16-59580	P-PLUMBING	*****PRIVATE PROVIDER*****SUB PLUMBING - PLUMBING REMODEL PER PL ANS.	200 VIA BELLARIA	CA KCL HOLDINGS INC BA	8/31/2016	9/2/2016	3/1/2017	issued
	B-16-58888	B-RESIDENTIAL ALTERATIO N	PARTIAL RENOVATION TO EXISTING RESIDENCE INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT	200 VIA BELLARIA	SEABREEZE BUILDING LLC	8/3/2016	8/16/2016	6/17/2019	canceled

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B-19-77296	B-16-58889	B-RESIDENTIAL ALTERATION	PARTIAL RENOVATION TO EXISTING CABANA INCLUDING PARTIAL WINDOW AND DOOR REPLACEMENT AND ROOF REPLACEMENT	200 VIA BELLARIA	CA SEABREEZE BUILDING BA LLC	8/3/2016	8/16/2016	1/27/2019	canceled
B-12-26863	B-16-58665	E-ELECTRICAL	SWAP OUT ATS - FINAL AND CLOSE OUT PREVIOUS PERMIT B12-26863.	200 VIA BELLARIA	CARPENTER ELECTRIC INC	7/26/2016	8/2/2016	1/30/2017	final
	B-12-26863	E-ELECTRICAL	REPLACE ATS WITH NEW (EXACT SIZE & MODEL AS EXISTING) PR PLAN	200 VIA BELLARIA	CARPENTER ELECTRIC INC	8/21/2012	8/23/2012	2/19/2013	canceled
	X-06-22672	X-LEGACY PERMIT	INSTALLATION OF GENERATOR	200 VIA BELLARIA	CARPENTER ELECTRIC INC	5/23/2006	5/23/2006	10/2/2008	final
	X-06-22673	X-LEGACY PERMIT	FORM AND POUR STRUCTURAL CONCRETE SLAB AS PER ATTACHED DRAWINGS FOR NEW GENERATOR	200 VIA BELLARIA	BRANCH CONSTRUCTION INC	5/23/2006	5/23/2006	10/2/2008	final
	X-06-22674	X-LEGACY PERMIT	FUEL LINE TO A GENERATOR	200 VIA BELLARIA	J A ADAMS INC	5/23/2006	5/23/2006	10/2/2008	final
	X-06-21507	X-LEGACY PERMIT	REPLACE EXISTING LANDSCAPE LIGHTS	200 VIA BELLARIA	CARPENTER ELECTRIC INC	3/14/2006	3/14/2006	10/2/2008	final
	X-04-09537	X-LEGACY PERMIT	REROOF 1 STORY TILE ROOF OVER BATHROOM & GYM REMOVE OLD ROOFING & APPLY 1/#30 TT,1/MOD. TILE***	200 VIA BELLARIA	RAY ROOFING COMPANY INC	6/18/2004	6/18/2004	10/2/2008	final
	X-04-07366	X-LEGACY PERMIT	REPLACE EXISTING EQUIPMENT;2-T A/C SYSTEM,5KW & 2-T AIR HANDLER,5 KW @ MAIN HOUSE	200 VIA BELLARIA	JOHN C CASSIDY AIR CONDITIONING	2/5/2004	2/5/2004	10/2/2008	final
	X-03-03606	X-LEGACY PERMIT	REROOF 1 STORY 1/4/12 ROOF OVER KITCHEN;REMOVE OLD ROOFING & APPLY 1/#43 TT,1/SMOOTH MOD.PLY,2/FBRGLS	200 VIA BELLARIA	RAY ROOFING COMPANY INC	7/7/2003	7/7/2003	10/2/2008	final
	X-03-01351	X-LEGACY PERMIT	REPLACE EXISTING EQUIPMENT;CHANGE OUT 2-TON A/C CONDENSER	200 VIA BELLARIA	JOHN C CASSIDY AIR CONDITIONING	3/5/2003	3/5/2003	10/2/2008	final
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