

Royal Coast Condominiums

Lobby Renovation Update

July 30, 2018

Our lobby renovation continues to move along well and following are the latest on the various components of the project:

- **Framing:** This is the process of preparing various wall areas with metal studs which will be covered with new drywall. This work is now complete in the gym area, the main lobby area including the stepped up ceiling where the new chandelier will be placed, the new storage closet where the fountain was, the 12x24 structural column previously described, and the kitchen. The framing must be inspected and approved before drywall installation can commence. This inspection is scheduled for later this week. While we are gaining a good amount of space from removal of the architectural detail surrounding the column, as we expected, the current terrazzo does not go all the way up to this column. Rather than try to match the existing terrazzo, it was decided to place black “terrazzo” style tiles in the open spaces to coordinate with the various black terrazzo geometric designs just inside the front door and adjacent to the column.
- **Flooring:** As we had decided in the early planning sessions last year, all of the terrazzo floors will be stripped and refinished. Referring once again to the black terrazzo work at the entry, the design of the stepped up ceiling just above this where the chandelier will be placed was created with laser measurement to “reflect” the approximate pentagonal design of the black floor work. Some minor plumbing work needed to be done in the ceiling to eliminate and/or redirect some pipes so that this dramatic feature could be created. As for the remaining floor areas, all of which are to be tiled, the contractor plans to begin work there by the end of this week or early next week.
- **Electrical:** A good amount of new cabling needed to be done in order to meet code and allow for additional electrical needs such as the gym equipment (two treadmills, a recumbent bike and a cross trainer—all of which will be equipped with personalized televisions). All of the gym equipment was ordered and will be available for installation shortly before opening. Electrical inspection is also scheduled for later this week. All new recessed high hat ceiling lighting will also be installed in the coming weeks in the main lobby areas as well as the back corridors.
- **Ceiling Grids:** A new ceiling grid will be installed in the gym room since the current system is in poor condition. In the social room and corridors however, the current grids are in good condition and will be painted before new tiles are placed.
- **Social Room/Kitchen:** These areas have been completely stripped and our new appliances have been ordered. We have saved several thousand dollars by electing to buy all of our own appliances rather than to have the designer obtain them. Thanks to the Bellantonis and our in-house staff for coordinating this.

- **Trash Staging:** As you know, just north of the service elevator in the lobby, open trash/recycling containers are placed for the lobby apartments. This area will now be enclosed with an attractive cabinet with two doors on top to lift for placement of items and two doors in front for servicing. The cabinet will be finished with a laminate for easy cleaning.
- **Stained Glass:** The piece which sat behind the lobby fountain for many years was scheduled to be placed in the old library area in the back corridor with a credenza for books underneath. Unfortunately, the piece is in very delicate condition and would be extremely expensive to restore. While final disposition of the glass is still to be determined, the design committee working with Zelman has decided to place an attractive objet d'art or mirror on this wall and while the credenza will remain, we are purchasing some appropriate new book cases to be placed just inside the double door, north entrance to the garage level elevator lobby. This, therefore, will be the new location for our library.
- **Completion:** We are still on track for a completion date and reopening of our beautiful new lobby sometime in October. A more definite date will be indicated as we continue to make progress.