

15 October 2003

Ms. Kate Wood
Executive Director
Landmark West
45 West 67th Street
New York, NY 10023

Re: Professional Consulting Services
Two Columbus Circle
New York, New York
WJE No. PC03.3998.P

Dear Ms. Wood:

Wiss, Janney, Elstner Associates, Inc. (WJE) appreciates this opportunity to propose our professional services for an investigation of the building envelope of Two Columbus Circle in New York City. As you may know, WJE is an interdisciplinary architectural, engineering, and materials science firm specializing in problem-solving for new and historic buildings. WJE personnel have extensive experience in investigation and repair of thin stone veneer facades, and special experience with the buildings of Edward Durell Stone. In addition, WJE has performed extensive accelerated weathering studies of Danby marble, the stone used in cladding this building.

Background

The building at Two Columbus Circle is a freestanding 10-story structure designed by Edward Durell Stone that is situated on Columbus Circle along Broadway, Eighth Avenue, and West 58th Streets. The building is clad using two inch white Vermont Imperial Danby marble veneer panels set on concrete back-up, supported by continuous stainless steel shelf angles. The lower arched walls and colonnades at street level are comprised of geometrically shaped precast concrete panels clad with marble veneer panels. The building is most notably identified by the vertical bands of pierced white marble panels at the building corners and parapet. Finally, an open colonnade at the 8th and 9th floors of each facade consists of a modern interpretation of a Venetian arcade, wrapping terraces at these floor levels. A wall of fenestration along the north terrace provides physical access and views overlooking Columbus Circle and southwest Central Park.

The issue of the preservation of this building revolves around the technical feasibility and cost of repair and restoration of the marble-clad facades. Previous reports indicate that repairs may be feasible; however, because of cost and performance issues, recladding is recommended. WJE proposes to review the existing documentation and conduct an independent investigation to confirm the nature of required repairs. We understand that documentation of the original construction and the current condition of the building can be made available to WJE for our review.

*for
10/15/03
WJE*

Recommended Scope of Services

Based on the above information, WJE proposes the following initial tasks:

1. A review of the original design documents. This information is required to become familiar with the construction, materials, and details of the various components of the building facades.
2. A review of other documentation including the report prepared by R.A. Heintges Architects Consultants (Heintges). This review will allow us to evaluate existing conditions and mechanisms of deterioration, as understood by the previous investigators.
3. Research in house resources from our experience with other marble-clad facades and particularly with the marble type and system installation utilized on Two Columbus Circle, including the results of accelerated weathering of Danby marble. This information will be valuable in determining the probable loss of strength of the marble over time and the mechanisms of deterioration typical of this material and type of construction.
4. Conduct an on-site survey of the existing conditions from the ground or adjacent elevated vantage points utilizing binoculars or spotter scopes to verify, if possible, and supplement the information provided in the Heintges report.
5. Based on information gathered, evaluate the feasibility of repairing the marble-clad facade as compared to recladding the building. Assess the required scope of work for repair or recladding, and confirm or clarify the conclusions of the Heintges report.

Depending on the quality of the information reviewed, the tasks outlined above may provide sufficient information to develop a scope and extent of work that could be cost estimated. It may be necessary, however, to conduct additional on-site investigation to address questions not answered by the Heintges report so that the feasibility of the potential approaches can be confirmed.

Qualifications Overview

WJE Engineers & Architects, PC (WJE) is a nationally-recognized firm of architects, structural engineers, and material scientists specializing in the investigation, analysis, testing, and design of repairs for distressed conditions in historic and contemporary buildings and structures. The WJE staff includes authorities in a wide range of traditional and modern construction materials, including stone, masonry, mortar, terra cotta, tile, architectural and structural concrete, wood, metals, glass, and paint and other coatings, membranes, sealants, setting beds, and adhesives. WJE personnel are recognized experts in the investigation, structural analysis, repair design, and peer review of thin stone veneer cladding systems. Among our extensive experience is laboratory accelerated weathering testing of marble from the same quarry as the stone veneer of Two Columbus Circle.

Since 1956, WJE has served clients from individuals to large corporations and government agencies. Experience gained from the investigation of thousands of distressed structures, together with extensive in-house laboratory testing capabilities, permits WJE to offer superior professional services in the evaluation of existing structures. For new or aging buildings and structures, WJE provides field and laboratory investigation, testing, analysis, and repair and rehabilitation design. Services include development of technical specifications, drawings, and construction observation for structural repairs, facades and roofs, fenestration, and protection systems.

WJE personnel are nationally recognized experts in preservation, with special expertise in investigation and design for repair and preservation of historic structures. Senior WJE personnel have performed extensive historical and technical research on modern buildings and architects. In addition, WJE personnel have extensive experience working within federal, state, and local preservation guidelines and standards. WJE has successfully investigated and developed repair designs for several major buildings designed by Edward Durell Stone, including the Amoco Building in Chicago, the Kennedy Center for the Performing Arts in Washington, D.C., and the Kellogg Center for Continuing Education at the University of Chicago.

Our experience includes the in-depth investigation of 1960s and 1970s marble clad buildings such as Empire State Plaza in Albany; the Whitney Museum and Lincoln Center in New York City; the Keystone Building in Boston; and One Union National Plaza in Little Rock, Arkansas, among many others. Representative contemporary landmarks for which WJE has provided consulting services include Paul Rudolph's GlaxoSmithKline Elion Hitchings Facility in Research Triangle Park, North Carolina; Mies van der Rohe's Promontory Apartments in Chicago, Illinois; and several Louis Kahn buildings at Yale University; among many others.

Closing

The scope of services outlined above will provide a basis for developing a collaborative solution to the preservation of Two Columbus Circle. We have enclosed project profiles of representative WJE projects involving buildings designed by Edward Durell Stone, investigation and repair or recladding of thin stone cladding construction, and work on other modern landmarks to demonstrate our understanding of these building types and materials.


We appreciate the opportunity to provide you with this information and look forward to assisting you with this challenging project. If you have any questions or require further information, please contact the undersigned.

Very truly yours,

WJE ENGINEERS & ARCHITECTS, PC



Kyle C. Normandin
Project Manager



Harry Hunderman
Principal

Enclosures