



October 21, 2017

To whom it may concern:

I am writing this letter to recommend James G Staat Tuckpointing and Waterproofing (Staat) for any masonry repair/restoration project. As an exterior wall consultant, I have worked with multiple contractors in multiple locations over the last 25 plus years including such projects as the Waldorf=Astoria, Chicago Hilton, Palmer House, Fairmont San Francisco, and Fairmont New Orleans. I rank Staat among the top tier of the masonry contractors with whom I have worked.

I was exposed to Staat in 2015 as part of an urgent masonry stabilization project in which deteriorated multi-wythe brick and terra-cotta walls at the parapet were leaking down 5 to 6 levels, damaging expensive condominiums. Their quick response, ability to staff the project with significant number of craftsmen, and attention to detail to the project documents allowed the work to be done quickly and efficiently over a three-month period, solving the leaks. Their professional approach led them to be the leading candidate for the full restoration project.

For the full restoration project, the bidding process found Staat to be the most cost effective as well as the most creative in approaching the project. While the project allowed access through the high-end condominium units at multiple different levels with terraces, Staat worked with their scaffolding company to develop a creative approach that permitted all access to occur from the primary roof at the 29th floor, avoiding impacting the condominium owners except during initial setup and final tear-down.

During the construction process, the project superintendent and crew foremen worked closely together, resulting in excellent quality control of the final product. During the full restoration project, only limited, minor corrections were identified/needed during each of the 50+ stage drops. Mosaic typically did not have to point out the same deficiency/issue more than once. Their crews were also very conscientious and were looking out for the project's best interest. There were multiple instances where they identified unexpected conditions that could be easily corrected at no cost, if done at the time of discovery, and they would quickly notify Mosaic for a decision. When larger items were identified (failed hidden steel elements/loose stone elements), the resulting change order costs were reasonable and clearly justified within the request.

Staat's office staff originally had a learning curve to understand how Mosaic and the Ownership wanted the submittals and pay applications. However, after the third month of pay applications, the pay application process became routine, requiring less than a couple of hours per month to review and process. At no time did Mosaic ever need to challenge the level of completion requested as the pay applications typically represented 5 to 10 percent less than the work completed at the time of billing.

In summary, I work on both modern and historic project nationwide and I would recommend Staat to any of my clients for their repair and restoration work. In my opinion, their professionalism, staff personnel, ease of documentation, and attention to detail (both in the field and in the office) make them one of the top masonry contractors in the country. Please give me a call to discuss if you would like additional information concerning my opinion or experience with Staat Tuckpointing.

MOSAIC ENGINEERING AND CONSULTING, P.C.

A handwritten signature in blue ink, appearing to read 'Leslie G. ZumBrunnen', is written over a horizontal line.

Leslie G. ZumBrunnen, PE (CO)
Principal