

# Where Are We in the Construction of the Ocean House?

As described in the May 2006 booklet, the execution of significant real estate projects such as the Ocean House takes several years of physical investigation, planning, community relations, and permitting before full-scale construction can commence.

Below highlights the activities which have been accomplished since the initiation of the project including what we are doing this Winter/Spring 2008:

## **Activities----Winter/Spring 2008**

- Installation of WebCam in early February for on line construction viewing.
- Addition of up to the minute photo blog on website at [www.oceanhouserri.com](http://www.oceanhouserri.com)
- Creation on site of concrete forms for foundation.
- Pouring of concrete.
- Erection of steel.
- Completion of Plimpton Road Parking Lot by end of by Summer 2008.

## **Activities—Summer/Fall 2007**

- Receipt of Building Permits necessary to start vertical construction.
- Ongoing communication with neighbors and Watch Hill community.
- Maintain 24/7 security and provided lifeguards on East Beach to ensure public safety.
- Soil remediation and site preparation.
- Full excavation of site.
- Parking lot site preparation.
- Building on the interior retaining walls called “soiling nailing”
- Summer events at the Ocean House sales office such as hosting the The Grand Hotels of Watch Hill Antique Post Card Retrospective and the “ride the heavy construction equipment day” on the Ocean House site.

## **Activities—Winter 2006/Early 2007**

- Receipt of all necessary RIDEM and Coastal Resources Management Council (CRMC) permits required to start construction.
- Approval of Final Site Plan by Town of Westerly.
- Construction Drawings-level architectural drawings and cost estimating completed—execution of a construction contract with qualified General Contractor.
- Initiation of significant site improvements.
- Continued sales activities for residential component.
- Detailed planning for hotel commissioning and opening—initiate human resources activities.
- Agreement with National Grid relative to underground utility poles.
- Ongoing communication with neighbors and Watch Hill community.
- Ongoing advisory dialogue with Third Party Review Panel.

## **#4 Fall 2006**

- Completion of building demolition (removal of foundations) and removal of contaminated soil “hot spots” as part of leaded soil remediation.
- Ongoing discussions with National Grid (electric utility) relative to the feasibility of burying utility poles along Westerly Avenue.
- Completion of Design Development-level architectural drawings and cost estimating.
- Continuation of sales activities related to residential component.
- Approval of Conceptual Site Plan by Town of Westerly Planning Board of Review.
- Ongoing planning for hotel commissioning and opening.
- Receipt of almost all necessary RIDEM permits required to start construction.

Note that these permits are conditions precedent for receipt of Final Site Plan Approval from the Town of Westerly (typically an administrative process by the Town professional staff), and not a condition precedent for receipt of Master Plan/Preliminary Site Plan approval.

- Completion (and endorsement of proposed plans) of Third Party Plan Review, including State Historical Preservation Office, three independent preservationists, and civil engineering.
- Town of Westerly Master Plan/Preliminary Site Plan Review Public Hearing approval with conditions.

### **Summer 2006**

- Design Development-level architectural drawings and cost estimating.
- Initiation of interiors and FF&E designs and specifications.
- Initiation of sales activities related to residential component.
- Sponsorship of several community activities, including the Watchminster Dog Show and Ice Cream Social.
- Iterative review and responses with RI Department of Environmental Management and Coastal Resources Management Council concerning water quality, ISDS, buffer management, and remedial action workplans (soil clean-up).
- Ongoing review of proposed life safety systems, especially fire safety and accessibility with Fire Chief and code consultants.
- Completion of Soil Erosion & Sediment Control Plan.
- Ongoing discussions with National Grid (electric utility) relative to the feasibility of burying utility poles along Westerly Avenue.
- Ongoing discussions with directly abutting neighbors, including one-on-one landscape architect planning meetings, workshops, and communication.
- Master planning for hotel commissioning and opening.
- Initiation of Third Party Plan Review, including State Historical Preservation Office, three independent preservationists, and civil engineering.
- Maintained “open door” policy in on-site trailer, including public display of the conceptual model.
- Maintained 24/7 security and provided lifeguards on East Beach to ensure public safety.

### **Hotel Opening Scheduled for Spring/Summer 2010**