

Mike Essian

From: Roger Knapp <rogerk@cirmi.net>
Sent: Monday, March 30, 2026 11:39 AM
To: Mike Essian
Subject: Loggia ceiling

Hi Mike,

Thanks for the update on the status of the ceiling work at Himelhoch. I am not trying to overstep here but given our history doing several projects together I want to bring to your attention the several concerns based on our conversation. First and foremost is the structural integrity of the metal framing that holds that ceiling in place. Given that the ceiling has suffered many leaks over its lifetime, the metal is rotted and I was able to break it apart with my hands in the holes where the leaks caused the ceiling to fail. If you recall we provided a quote last year that was only to REPAIR a section of ceiling approximately 15ft long and 1 foot wide at a value of \$53,130.00. Given the damage that has occurred since then, I would speculate that the scope of work is now at a minimum 4x what it was before if it had to be repaired. This doesn't include creating a solution to find all the areas the frame is compromised, cutting out and repairing those areas as well. This work was quoted by a vendor I personally feel is the only one for the job and is well known for his ability to make these repairs, (Russell Plastering sons, with Detroit spectrum painters doing the paint work.) In my opinion, trying to just repair this ceiling rather than replacing is a large liability for you along with extremely expensive. I would strongly recommend removal and replacement of the Loggia ceiling, if you would like to discuss further please feel free to contact me.

Again, not trying to overstep but as you know we care deeply about our reputation here and not informing you of our concerns wouldn't sit well with me. Have a great week sir.

Kind Regards,

Roger Knapp
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