



To Whom It Concerns,

May 21, 2021

It is with great pleasure that I prepare this letter of reference for Paramount Contracting Inc.'s involvement in the 101 North Queen Condos – Unit 411 project in Lancaster, PA. In early 2019, Warfel engaged the team at Paramount to provide an extension of their existing scope of work previously contracted as part of the overall 101 North Queen revitalization project. Specifically, the upper building levels (Fourth Floor and Penthouse, respectively) were scheduled to receive fifteen luxury condos, ranging from 1,700-4,000 square feet. From the beginning, the project faced the traditional challenges of renovating an existing building while providing true customization for the respective Condo owners, all while still balancing the importance of efficiency in turning over spaces for the Client, a Pittsburgh-based developer. In some instances, design and finish-related decisions were still being made as the spaces were preparing for turnover.

Although a part of the combined team of trade partners for all Units, Paramount exemplified the highest degree of industry expertise and detail to a particular Condo – Unit 411 – that combined two floor levels, spanning approximately 4,000 square feet of livable space, and divided in part by an exquisite spiral staircase and skylight feature. Beyond the complexities of radius elevations and finishes at these features, Paramount was also tasked with providing all metal framing and insulation to overcome a myriad of conflicting residential and commercial code-requirements experienced at the spiral staircase. This is in addition to the remaining metal framing, drywall, and mixed Level 4 and Level 5 finishes dispersed throughout, as well as coffer and custom ceiling details incorporated into the overall design of the interior spaces.

Overall, Paramount continues to demonstrate their proven ability to adhere to aggressive schedules, navigate challenges and unknowns, provide real-time solutions at a high degree of quality, and actively manage cost throughout the lifecycle of a project. The 101 North Queen Condos – Unit 411 project was no exception and a true testimonial to the talent they offer to the industry. Up to this point, no consideration had yet mentioned the challenges during the historical pandemic the industry faced in COVID-19, including government mandated reductions to workers per area, material shortages, and the opening and re-closing of the project site at the beginning of the pandemic. Paramount took all this adversity in-stride and ultimately overcame those challenges to deliver the project as originally promised. It is a privilege to call the Paramount team a trusted trade partner in the business, and we look forward to future opportunities and partnerships with the Paramount team.

Best Regards,

Dustyn Ritchey, Project Manager

**WARFEL CONSTRUCTION COMPANY**