



## Developing Long Island: High Dune Condominiums revitalization

April 30, 2024 - Spotlights



Westhampton Beach, NY Lipsky Construction Management is leading the revitalization redevelopment of the High Dune Condominiums. Lipsky was brought in as construction manager in 2022 and has overseen the preconstruction and construction phase of a meticulous renovation spanning 35,000 s/f, transforming the condominium into a resilient beacon of coastal luxury.

From the project's inception, Lipsky Construction Management emerged as the cornerstone of success, employing proactive project management strategies to navigate the intricate renovation process. Collaboration with esteemed architect Nicholas A Vero, the visionary team at High Dune Condominium, and DJT Development as the general contractor, ensured seamless integration of design aspirations with practical execution.

One of the paramount challenges faced by Lipsky's team was the stringent time constraints imposed by the project's location. With all work slated for completion between Labor Day and Memorial Day, every minute was invaluable. Despite the relentless onslaught of coastal elements, including winds gusting up to 70 miles per hour laden with sand, rain, sleet, and snow, Lipsky's dedication to their client remained unwavering.

The scope of work encompassed a comprehensive overhaul of the condominium's exterior and interior elements. Structural integrity was reinforced through the removal of all exterior façade architectural elements, replaced with resilient composite materials. Vinyl shake gave way to composite shake siding, offering not only an aesthetic upgrade but also enhanced durability against coastal elements.

Wood decking was replaced with Timbertek composite decking, ensuring longevity and minimal maintenance. Feeney Wire Railing Systems replaced outdated wood handrails, combining functionality with modern aesthetics. A total of 82 sliding glass doors were replaced with Anderson 400 series, accompanied by the replacement of associated interior trim and Versatex PVC exterior trim. All materials for the project were supplied by Riverhead Building Supply.

In addition to structural enhancements, the revitalization project encompassed the installation of new lighting fixtures, outdoor showers, concrete pathways, and 126 concrete sonotube footings. Stainless steel brackets and fasteners were meticulously employed, ensuring strength and resilience against the corrosive salt water elements.

The success of the High Dune Condominium revitalization project stands as a testament to Lipsky Construction Management's unwavering commitment to excellence. As a result of this triumph, High Dune Condominium has entrusted Lipsky with a second project slated for later in 2024, further solidifying their reputation as industry leaders in collaborative construction management.

Lipsky Construction, a third-generation Long Island general contracting and construction management firm, stands as a beacon of integrity and innovation in the industry. With a legacy rooted in excellence, Lipsky Construction continues to uphold its mantra: "WE BUILD BETTER," shaping the landscape of Long Island one landmark project at a time.

Project Team:

Construction Manager: Lipsky Construction Management

Architect: Nicholas A Vero

Developer: High Dune Condominium

General Contractor: DJT Development

Supplier: Riverhead Building Supply

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