

Minutes Aquarius Construction Meeting On September 8, 2016

Attendees:

Buck Gupta, BOD
Cecilio Berndsen, BOD
Stephen Arginteanu, BOD
Linda Satz, Secretary BOD
Zina Bluband, Construction committee
Alex Zoob, Construction committee
Robert Leviyev, Construction committee
Kevin DuBrey, Hillman Engineering
Andrew Dicesare, Hillman Engineering
Farrukh Sayeed, S&D engineering
T&T Custom Design, contractors (gym bathrooms)
Bob Coleman, Condo Manager A|P
Also in attendance the number of Aquarius owners

Major Items discussed:

1. Hillman Engineering Presentation:

a) Status of evaluation report on Concrete Inspections.

Work on report is progressing as scheduled. Budgeted numbers for east pool will include up to date filtration system and equipment. The option for fully computerized pool operation will be provided for owners' consideration.

b) Status on land survey.

Land survey proposal from independent contractor is expected today. Hillman will define layers of utilities on east deck to be included in survey.

c) Status on landscape designers.

BOD meeting that includes presentations by Landscape Design Workshop and Landscape Architect Consultants, Inc. will take place today at 6:30. Landscaping Design Architect will be selected by the BOD.

d) Status on original plans and drawings for Aquarius property.

Cecilio Berndsen indicated that all documents are available from the City of Hollywood, online on the microfiche. He will provide to Hillman engineering the link to this site containing about 158 drawings and plans. Hillman will provide Cecilio with updated work schedule in pdf format.

e) Status on General contractors interviews.

BOD Meeting at 6pm 9-12-16 will consider candidates for General Contractor. Presenters: Carousel Development & Restoration, Inc., Coast to Coast General Contractors, Inc., and Restore Construction Group, Inc.

2. Best Roofing

a) The work on Gym Roof started in the beginning of this week and is on schedule. The Roofing contractor requested Aquarius mechanical contractor to install two Fans on the roof. Farrukh Sayeed will contact mechanical contractor and coordinate this installation.

b) Farrukh Sayeed requested selection of the paint color for the roof edging. BOD approved selection.

3. Gym

- a) On September 6, Roy, Zina and Pam went to Daniel Flooring and selected the tiles needed to complete the showers, flooring, ledges, and steam rooms. Samples were obtained and brought to the conference room for inspection. The samples have been shown to T&T and the BOD during the meeting. The selection was approved by the BOD as will be confirmed by email to David Slavin. It was emphasized that the wall paint color and the ceiling tiles should be the same as paint and tiles in the lobby's men's bathroom for ease of the maintenance and the future acquisitions of supplies.
- b) The builder's allowance for showers tiles did not include porcelain ceiling tiles. As this option was suggested by the tile supplier, the T&T will provide the cost for tiled ceiling in the showers for BOD to consider.
- c) Permit is not approved yet. T&T hired the expeditor who is helping to speed up process of obtaining the permit. City of Hollywood permit department currently has 10 day backlog for permits.
- d) T&T requested permission to leave the water fountain in the woman's bathroom in the current location (as opposed to the new location as shown in plan). After inspection, it was decided to leave water fountain in the current location.
- e) Wet Sauna (Steam Room): the evaluation was requested of all Gym heaters (steam and dry saunas) on serviceability before any construction to assure absence of major water leakage. On September 2nd, David Slavin met with plumber experienced with the steam equipment. The result of plumbing inspection is as follows:

"The equipment is 20 years old (1996) where it will be hard to find parts. The filter, relief valves, and controls (would be Honeywell) would need to be replaced. An estimated cost to replace the whole system would be \$11.5K. Also noticed that the electrical work is not to code: (1) floor penetrations not fire caulked, (2) noticed Greenfield out of the electrical box (should be MC Cable). Noticed existing walls have hole penetrations or missing sheetrock. Should be maintained at 1 or 2 HR rated wall. "

The BOD requested T&T to contact qualified professionals to correct problems with Steam room equipment and electrical.

4) New Business.

Bob Coleman discussed replacement of Air Handling units in the Cascade room and restaurant. The unit serving the Cascade room is currently not functional and the restaurant unit is in a very poor condition. The firm **Cx4b Commissioning for buildings**, proposed an alternate design that will allow abandonment of the existing chiller, therefore eliminating future need to replace it at the cost of approximately \$275,000. BOD approved \$7,500 proposal from the firm for design and construction administration services. This phase will be completed in about 2 weeks. Upon completion of this phase, AP will start collecting bids for the equipment and installation. The installation will take about 3-4 weeks.

Meetings adjourn at 12:00.

Submitted by:
Zina Bluband, Construction committee.