

# Construction Committee Minutes

September 22, 2016

## Present

Roy Di Maria  
Alex Zoob  
Zina Blueband  
Robert Levyev  
Andrew Di Cesare  
Kevin Du Brey  
Buck Gupta  
Linda Satz  
Cecilio Berndsen  
Henry Hillman  
Owner  
Sayad  
Representative

## Organization

Committee Chairman  
Committee Member  
Committee Member  
Committee Member  
Hillman Engineering  
Hillman Engineering  
President  
BOD Secretary  
BOD  
Hillman Engineering  
Best Roofing  
Gym Engineering  
T & T Contracting

## Condo Owners

Robert Satz  
Laslo Stern  
Valeska Coreen  
Sharon Smith  
Robert Falus  
Pam Ippolito

## Discussion Items:

### 1. Hillman Engineering:

a. An update to the balcony inspection and core testing was presented. The results from laboratory core testing of a statistically representative quantity of balcony core samples shows inadequate PSI values to support **structural** needs of the balconies. The laboratory results showed a value of 2,000 psi, but the standard psi reading should be 3,200psi as a standard. The present balcony structures are approximately 80% of original design strength. This condition represents the status of all balconies however added sample testing is planned by Hillman as further confirmation. Based upon these enlightening statistics, it is recommended by Hillman hat all balconies get considered for total replacement.

1. It is also considered cheaper to replace the entire balconies than repair them.

2. Budgeted Costs presented are the following: Total Replacement: \$18,000---14,500 each. Included is new aluminum railings. New Aluminum railings cost est. \$75/linear foot installed; Glass rails estimated at \$250 per linear foot.

3. Costs budgeted do not include Glass Rails. Glass railings will require and added \$2.3 Million.

4. Hillman presented an estimated budget. This budgeted amount covers the following major projects:

a. Balcony and alum rail replacements; new pool; totally new promenade flooring with new pavers; Sea Wall; Landscaping; Handicap access to the beach; some nice to have item---like Tiki Bar. There may be funding for a jacuzzi type pool if established as a requirement.

b. Handicap access to the beach was discussed and a cheaper solution would be to install a pneumatic lift vs an installed ramp.

c. Approx 1/3 of the promenade deck area is beyond repair and must be replaced. (6,000Sq Ft out of 19,000 Sq Ft.)

d. The new pool can be relocated so there can be greater access to views of the ocean and beach.

b. On about October 1, 2016, Hillman expects to have all core testing completed and a report with cost estimates will be presented to the BOD.

Hillman wants to get contractor estimates as soon as possible for Aquarius BOD decision and direction.

c. The entire project with all corrections/replacements is tentatively estimated to require 18---24 months.

## **2. Landscaping Design:**

a. A proposal has been prepared but no costs were provided yet.

## **3, Best Roofing:**

a. Most of the roof replacement is complete. There remains applying new concrete along the upper edges which is in progress now and clean-up.

b. We observed that there is some puddling of rain water in some areas. This was discussed with Best who said the code allows him 48 hours for this water to evaporate but it was reported to Best that the standing water was noticed beyond this code period. Best said they would re=examine the concern and possible add more tar paper to elevate a pitch and aid in water drainage. Some discoloration has already been noted due to standing rain water.

c. Flashing is to be installed.

## **4. Gym Bathrooms:**

a. The structural permit is still at the city and not approved/available. The issue regarding Handicap access still needs resolution. The plan at present is to try and satisfy the city comment for an installation of 4 showers with "rolling" doors. No Drawing changes are expected.

b. T & T was again reminded that we want a plumbing evaluation of the serviceability of the Hot Water Heater before any work is accomplished.

c. T & T was again reminded that they can do some demolition and begin work.

d. Much discussion centered upon an extra charge T & T wanted for installation of the 24 X 24 tiles and other installation issues. The contractor stated these requirements were not specified in the initial contract and now they need extra labor. We debated this issue to no

real resolution. T & T was asked to supply a change order and cost estimate that we can evaluate in concert with re-addressing the size of tiles we selected. The issue of installing no grout tiles was again discussed and considered all part of this extra cost concern. It has been this committee's contention that the extra sized tiles should require less labor to install---not more. The contractor wants approximately \$8,000 extra.

e. Ceiling tiles in the showers were not included in this extra cost.

f. T & T was asked to have a cost proposal by next Thursday---9-28-2016,

#### **5. Elevators:**

a, The significant failure of a major electrical cable in the elevator system in the North building was corrected. In a like manner, this same cable was also replaced in the South building as a preventative measure. Thanks to our Board, immediate action was taken. However, the underlying issue regarding any long term serviceability and safety of the elevators must yet to be evaluated by this board. We need a plan and we need a budget for this major effort.

#### **6. West Pool Heater:**

a. The heater for this pool has prematurely failed. It is under warranty. Miami Pool and Deck is working with David to get the heater replaced under warranty. No time frame was announced for tracking this urgent need.

#### **7. Restaurant:**

a. Expected opening is now first week in October, 2016. License is expected to be issued to Perrone any day.

b. Perrone will repair the walk-in refrigerator and Aquarius will reimburse him for costs.

Committee was adjourned after approximately 2 hours. It was concluded after the sobering Hillman Presentation that immediate action is essential by this board to scope the total budgeting necessary to commence all 40 year prep action actions, concrete restoration, east pool repair/replacement, east promenade and the host of other actions that are needed to make our community safe and in compliance with Hollywood standards.

Roy Di Maria  
Committee Chairman