

AQUARIUS CONDOMINIUM ASSOCIATION
Construction Committee Minutes June 29, 2017

Attendees:

Construction Committee: Sharon Smith, Pamela Ippolito, Zina Bluband

Members of the Board of Directors: Buck Gupta, Linda Satz, Cecilio Berndsen

AP Management: Adrian Paredes

Contractors:

- Hillman Engineering (Hillman): Andrew DiCesare, Matthew Nolan
- Structural Preservation Systems, LLC (Structural): Cale Delarey, Jean-Simon Berube
- Meeting was also attended by a significant number of Unit Owners.

Agenda

Hillman Engineering and Structural Preservation

1) Construction schedule for 90 days looking forward (next update July 20).

2) Weekly information on any construction issues that may affect the owners:

- a) Debris Shute on inside balconies. How many units affected?
- b) Reasons for 3" set back of glass railing.
- c) Review of photo showing location of the glass railing in unit 1104. (Courtesy of Pam Ippolito)

3) Progress report on weekly construction activities.

- a) Shutters status
- b) Status on installation of Plywood/Plexiglas's panels.
- c) Status on "flying" netting.
- d) Coordination with Comcast service on relocation of outside cables. When will Comcast start on cables relocation?
- e) Demolition progress.

4) Permit status.

Other items

- Request for "No Smoking" sign.
- Request for Media room furniture relocation
- Request for chairs next to the beach access.
- Hydraulic door closer for beach door.
- Request for beach rubber mats.
- Sign-in sheet on the security desk for people who would like to explore the option of pattern on balcony's floor.
- Status on the cost estimate to increase balconies width.

1) Construction schedule for 90 days looking forward (next update July 20).

There are only two revisions for construction schedule submitted on June 22nd. Duration for Shutters removal, Debris Shute, and Protection was changed to 25 days from original 20 days and the start of balconies demolition was changed from June 22nd to June 29.

2) Weekly information on any construction issues that may affect the owners:

- a)** Only 3 balconies have Debris Shute partially obstructing light/view. It is temporary matter as Structural will remove Shute after demolition which is scheduled for 30-40 days. Currently there are no complains, but Structural will consider relocating Plexiglas panel if owner will request such.
- b)** With glass railing being of the solid material and heavier than metal, there is an increased wind load on the full area of glass. To ensure structural stability and proper dynamic resistance the railings have to be set back 3". The railings height will be 42" and the gap between balcony's floor and the railing bottom will be 1 1/2" to 2" as dictated by the building code.
- c)** Photo showing location of the glass railing in unit 1104 (Courtesy of Pam Ippolito) have been made available for the benefit of attendees.

3) Progress report on weekly construction activities.

- a)** All shutters are removed with the exception of a few rolling type shutters that will be removed today. Window shutters that are left in place (outside of the balconies) should remain open as long as the residents are present in a unit. If the residents are out of town for any duration, **the windows' shutters must be closed but not locked.**
 - b)** Plywood/Plexiglas's panels are installed on 120 units, roughly 90% of total. Protective panels will remain in place for the duration of construction. Structural advised not to move furniture back to the windows and doors once the demolition is done. There is going to be a vibration from work on the steel components and shoring. Protective film for windows will be applied at the later time.
 - c)** "Flying" netting issue is resolved. Structural will continue to monitor netting status as work progresses.
 - d)** Comcast started this week on relocation of the cables to the interior. The length of this process will be known at the later date. Adrian will inform us as soon as he knows, probably next week. Residents are encouraged to have a plan for the cables installation inside units, using either drop ceiling space or soffits or both. Comcast will try to accommodate owners' request if it is technically possible. Owners who have AT&T cables on their balconies should inform Management office.
 - e)** Demolition started on Monday on stacks 6 & 7 from the top down. Four balconies are completely demolished. The black netting is not intended to control 100% of construction dust. As the demolition progresses there is real concern about reducing as much as possible the amount of dust in the air. The Structural indicated that they will use the "wet" method during concrete removal.
- Due to July 4th celebration no construction work will be done on Monday July 3rd and Tuesday July 4th.** Construction will continue this week on Friday June 30st and Saturday July 1st. Next week construction will resume on Wednesday and run through Saturday.

4) Permit status.

Hillman and Structural met with the City permit department on June 22nd, attempting to clarify their intention and get the City to move things forward. All plans in foundation permit have been approved as of June 21st. However, on June 22nd approval of bldg-structural plan was revoked and the city has requested the pool plan to be submitted to the Health department. Once the City has confirmation that the plan is submitted to the Health department, the bldg-structural plan status will be reconsidered. Hillman is planning to submit required information to the Health department today.

Other items

- "No Smoking" sign is ordered.
- Media room furniture will be relocated.
- Chairs next to the beach access have been placed.
- Hydraulic door closer for beach door is installed.
- Work order for beach rubber mats is issued and Adrian will order mats.
- Owners willing to pay for the pattern on balcony floor finish should let Sarah at the front desk know, she will have a list. At least 20 units needed (more is better) for the contractor

to break down cost for individual units and for the reasonable pricing. We have been told it may cost as much as \$500.

- The cost estimate to increase balconies width will be available for the next construction meeting. It will include few options.

Thank You Adrian for so efficiently expediting completion of requests under "Other items" and **making it happen.**

Meeting adjourned about 12:15 pm.

Signed: Zina Bluband, Committee Chair