



AQUARIUS CONDOMINIUM ASSOCIATION
Construction Committee Minutes July 13, 2017

Attendees:

Construction Committee: Sharon Smith, Zina Bluband

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

AP Management: Adrian Paredes

Contractors:

- Hillman Engineering (Hillman): Matthew Nolan, Kevin Dubrey, Jim Demiraj
- Structural Preservation Systems, LLC (Structural): Cale Delarey
- A significant number of Unit Owners also attended meeting.

Agenda

Hillman Engineering and Structural Preservation

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

2) Permit status.

3) Progress report on weekly construction activities.

- Status on Shutters and Plywood/Plexiglas's panels.
- Demolition progress. How many balconies demolished? Observed condition of remaining rebars and concrete next to the sliding doors.
- Demolition Dust - control status.
- Status on start of restoration work on pool deck.
- Status on demolition of the pool structure in garage.
- Status on the cost estimate for increased width of balconies.
- Status on order of glass railing. If ordered, expected delivery date.
- Update on the budgeted cost of new stairs to the beach.
- Is there any other (than already presented) option for the balconies flooring?

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

Other items

- Sign-in for floor pattern on balconies. Anybody signed in?
- Comcast progress on cables relocation and anticipated duration for this process

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

Will be provided as scheduled. Hillman introduced new team member. Jim Demiraj will conduct value-engineering study as the construction progresses. He will examine and assess the condition of rebars and concrete on the demolished balconies in the effort to improve construction processes, schedule and to reduce the costs.

2) Permit status.

Pool drawings have been submitted to the Health department. Permit department received corrected structural sheets today. The original master permit fee included foundation work in the separate permit recently applied for. Jean-Simon Berube of Structural is working with the permit department today separating foundation permit to ensure that there are no double fees. Based on the Structural's conversations with the permit department, the review and approval of foundation permit could take up to two weeks.

3) Progress report on weekly construction activities.

- Removal of shutters and installation of protective panels is completed.
As of Wednesday, 12 balconies are demolished. Based on the work done, on average, the Structural plans to demolish about 10 balconies per week, weather permitting. Jim Demiraj examined condition of rebars and measured compressive strength of concrete on removed balconies. The good news: so far the rebars are in good condition. Bad news: Strength of concrete is 1,500 PSI, grout strength. Current building codes require concrete strength of 6,000PSI. South tower PH units 2,3,6,7 will be demolished last since they are used to support climbers.
- Demolition Dust is under control. "Wet" method is used in concrete removal process. Structural continue monitoring dust control and condition of black netting.
- Demolition work of pool and deck started on July 10. It is anticipated that permit for foundation will be approved before this demolition is completed. In the case the foundation permit is not approved by this time, the Structural has an alternative plan that allows work to continue. Pile of concrete debris and dirt currently is stored on the former cabana area. Hillman provided to Structural the height of pile allowed to be stored in this area, to ensure that in a case of rain the increased weight of pile will not cause deck to collapse. From now on the debris will be covered.
- Demolition of the pool structure in garage is in progress.
- Due to the value engineering work currently conducted by Hillman, the initial design and cost to increase balconies size is going to change. Hopefully the value engineering will provide some cost savings. The same applies to the new stairs from east pool deck to the beach.
- Glass railing has not been ordered, since the contractor does not have final approval from the BOD on the tint color of glass panels.
- The budget allows only for the balconies' floor finish as submitted to the association. Installation of tiles without loss of the warranty is possible, but requires different surface preparation process. Cale Delarey of Structural will contact manufacturer to inquire about cost of this process and possibility of this process to be done on the individual basis (as opposed to the total number of balconies).

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

Due to the continuing construction, service road on the north side of north tower is now closed for all traffic with the exception of emergency vehicles, construction vehicles, and trash pickup service vehicles. Car wash is not accessible. The residents, contractors and delivery vehicles will access through the main garage gate. Notice on this issue will be posted for owner's information.

Other items

- Only 11 people sign-in for floor pattern on balconies. This effort is abandoned.
- Comcast completed south tower rerouting of the cables from balconies into unit interior. It seems that on two units this work has not been done. Management will notify Comcast on this matter. The rerouting of cables in the north tower starts today.
- Due to the closing of east pool more people are using west pool shower. Water from the shower is running down on the stairs leading to the valet level. Situation with the water paddles on stairs creates safety hazard. The solution will be found to prevent water overflow to the stairs.

Meeting adjourned about 12:30 pm.

Signed: **Zina Bluband, Construction Committee Chair**