



AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes July 20, 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, Andres Calvo
- A significant number of Unit Owners also attended meeting.

Agenda

1) Construction schedule for 90 days looking forward (next update August 24).

2) Permit status.

3) Progress report on weekly construction activities.

- Demolition progress. How many balconies demolished? Observed condition of remaining rebars and concrete next to the sliding doors.
- Demolition Dust - control status.
- Status on demolition of pool deck.
- Status on demolition of the pool structure in garage.
- Status on order of glass railing. If ordered, expected delivery date.
- Information on balconies surface preparation for tiles installation.

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

Other items

- Comcast progress on cables relocation and anticipated duration for this process.
- Plan to remedy situation with splitters and Comcast cables throughout interior of the units.
- AC for restaurant and Cascade room.
- Stairs from West pool deck to valet level water problems.

Meeting Discussions

1) Construction schedule for 90 days looking forward.

Updated schedule was provided. The only change in updated schedule is the addition of timing for 4th and 5th floors balconies demolition. Otherwise, the work progresses on schedule.

2) Permit status.

No change in the permit status. All required information has been submitted to the permit department. The review and approval of foundation permit could take up to two weeks.

3) Progress report on weekly construction activities.

- As of July 20, 32 balconies in the south tower have been demolished. On Tuesday, July 25, Jim Demiraj of Hillman will inspect condition of remaining rebars and concrete on the demolished balconies. The inspection will concentrate on the balconies on east side of the South tower, since these balconies have direct exposure to the harsh environmental

condition of the coastal climate. Examination of exposed rebars and applied value engineering will help to improve balconies design, and will result in the reduction of steel requirement with consequential cost savings. Owner of unit 1101S reported that Plexiglas's panels have not been installed on a balcony. Cale Delarey will follow up on this matter.

- Demolition Dust is under control.
- Demolition work of pool and deck started on July 10. Planters will be removed completely next week. Structural found better location for the pile of concrete debris and dirt previously stored on the former cabana area.
- Demolition of the pool structure in garage is in progress.
- The contractor does have final approval from the BOD on the tint color of glass panels. Contractor is working on shop drawings for fabrication. Drawings will be ready in about 4 weeks. If the decision is made to extend balconies on the North and South side by 6", these drawings will have to be revised. NOA is not required for the balconies extension.
- Cale Delarey contacted floor manufacturer for method of waterproofing that will allow for the tiles installation without loss of 5-year warranty. Apparently, it could be done if the top coat is not applied. Without the top coat the installation of tiles is permitted, however the installation has to be done according to the engineering specifications that will be provided.
- All residents selecting this option should be aware that if the top coat is not applied the installation of tiles should be done as soon as possible. The membrane without topcoat will be stained fast and the appearance is not going to be pleasant. Residents committed to install tiles should advise office. Hillman will create tile installation specifications. Any contractor hired must follow this specification in order not to void warranty. There will be administrative process for this issue. Adrian will provide instructions to the owners on steps to take in regards to the tiles installation.

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

During this week balconies demolition the Structural crew discovered electrical conduits embedded in the balconies slab. Loss of electrical power was restored to the affected residents. Structural will inform Management office immediately if the electrical conduits are discovered in a future demolition. The management office will make all efforts to prevent loss of electrical power to the units.

Other items

- Comcast completed rerouting of cables from balconies into unit interior in the south tower. The rerouting of cables in the north tower continues.
- Comcast contract expires in May of 2018. Before contract expiration nothing could be done in regard to the Comcast cables that are outside. The rerouting of cables through drop ceiling, walls or soffits inside of the units is up to the owners. Owners are free to hire qualified contractor at their own expense.
- 2 HP motor was installed in a kitchen. AC in restaurant is fixed and working. Solution to repair existing units in the Cascade room is found. Will be done when BOD approves, probably at the BOD meeting today.
- Adrian will contact Impact Windows Company for the estimate of impact glass panel to be installed on the West side of West pool shower wall to prevent water running down the stairs.

Not related to construction agenda:

- Two individuals attending this meeting have requested information from the contractors. The information relates to the contracts, real time versus estimate for the construction activities, and shop drawings (that are not created yet) for the balconies. Individual requests are handled through established administrative procedure. Requesters have to submit Form with information request to the Management office.
- Adrian is working on alternative location (that will not interfere with the flow of construction traffic) for car wash.
- Elevator replacement project will start at the end of October or beginning of November. Two elevators at a time will be replaced with each elevator taking about 14-16 weeks.

Meeting adjourned about 12:45 pm.

Signed: Zina Bluband, Construction Committee Chair