



AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes July 27, 2017

Attendees:

Construction Committee: Sharon Smith, Alex Zoob, Zina Bluband

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

AP Management: Adrian Paredes

Contractors:

- Hillman Engineering (Hillman): Matthew Nolan, Kevin Dubrey, Jim Demiraj
- Structural Preservation Systems, LLC (Structural): Cale Delarey, Andres Calvo
- 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 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 (value engineering results)
- Demolition Dust - control status
- Status on demolition of pool deck
- Status on demolition of the pool structure in garage
- Status on shop drawings for glass railings

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

- Embedded electrical conduits and power interruption status

Other items

Management update if available for:

- Comcast progress
- AC for Cascade room
- Prevention of water running to the west pool deck stairs
- Sign up for the balconies' tiles installation
- Car wash location

1) Construction schedule for 90 days looking forward.

Monthly update of the schedule is due on August 24.

2) Permit status.

Zoning plan is approved. The only item remaining to be approved is the building structural plan. The Structural had discussion with the Permit department this morning. Fee was paid to expedite the review of last remaining item on this permit. Hopefully the approval will come next week.

3) Progress report on weekly construction activities.

- As of July 26, 49 balconies in the south tower have been demolished. The Structural's crew will work Friday to compensate for some time losses due to the bad weather. Jim Demiraj of Hillman will inspect condition of remaining rebars and concrete on the demolished balconies tomorrow (original inspection was scheduled on Tuesday, July 25). The diameter of rebars

and their condition on the southeast stack of south tower will be inspected. Value engineering analysis based on the results of inspection will be used to improve the design of balconies, associated costs, and the construction time.

- Demolition dust is under control.
- Demolition work of pool deck started on July 10. About 40%-50% of work is completed.
- Red lines on the pool deck mark the area of deck where all concrete layers will be removed with only the joists remaining. The concrete slab outside of the red line is not going to be removed due to the close proximity to the building structure.
- Demolition of the pool structure in garage is proceeding according to schedule.
- Shop drawings for glass railings are not ready yet. Time to produce drawing is 4-6 weeks.

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

- More electrical conduits embedded in concrete slab have been found on stacks 6 and 7. Structural provided timely notification to Adrian and there was very little of power interruption.
- Structural inspected reported absence of protective plexiglass in units 1101S and 901S. Plexiglass is in place.
- Owner of unit 806 S reported that concrete debris are falling outside of debris chute. In addition, after the balcony demolition, plexiglass panel is pulling away from the glass door. Cale will follow up on this matter.
- Current attachment of protective panels is not sufficient for the hurricane condition. It is only for providing the protection from construction work. Contractor has emergency plans to be implemented in case of the storms to ensure safety and security of property under construction.
- Storm shutters are stored in the storage area of south tower blocking owners' access to the storage bins. Apparently, these storm shutters have been removed before shutters' storage on the north side of north tower was constructed. Committee asked Cale of the Structural to find solution for alternative shutters storage to enable owner's access storage bins.

Other items

- Comcast completed rerouting of cables from balconies into unit interior.
- Repair parts for Cascade room AC arriving on Tuesday.
- Preventing water running from the west pool shower into stairs will require more investigation on available solution. It is not a simple matter due to the outside location and concern about waterproofing warranty.
- Not too many people signed up for the option to install tiles on the balconies. Significant number of owners out of town for summer and are not aware of this option. Adrian will distribute information to all owners on the availability of tile option and the process involved.
- Management and maintenance are working on the solution to the car wash location.
- Samples for the building's exterior paint colors have been painted on the south wall of north tower on valet level between the lobby door and stairs leading to the street.
- 4 security cameras have been installed on the roof of south tower to view construction area.

Meeting adjourned about 12:10 pm.

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