



AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes August 3rd, 2017

Attendees:

Construction Committee: Sharon Smith, Alex Zoob, Zina Bluband

Members of the Board of Directors: Buck Gupta, 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, Jean-Simon Berube, Andres Calvo
- Meeting was also attended by 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.
- Status on issue of balcony's width increase.

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

- Embedded electrical conduits and power interruption status.
- Debris falling on balconies during demolition (outside of the shute).
- Storage of shutters in south tower storage room.

Other items

Management update if available for:

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

1) Construction schedule for 90 days looking forward.

Monthly update of the schedule is due on August 24. No need for change at this time, since the construction progresses as scheduled.

2) Permit status.

Permit's building structural plan was approved on August 1st. The Permit is not released because on the same day, August 1st, the City added additional item for review and approval. The engineering plan review that was added includes parking layout. The City has not identified scope

of information needed for approval. At the time of meeting the Structural's expeditor was in City permit department to discuss what has to be done.

3) Progress report on weekly construction activities.

- As of the end of day on August 2, 65 balconies of the south tower have been demolished. Progress for each building stack is as follows: Stack 1- down to 14 floor, Stacks 2&3 down to 15 floor, Stack 4- down to 10 floor, Stack 5- down to 11 floor, Stacks 6&7 down to 5 floor, Stack 8- down to 11 floor. The construction crew will work on Friday on two balconies that require a lot of manual labor due their location. These are units 301S and 302S. On Friday, July 28 Jim Demiraj of Hillman inspected conditions of remaining rebars on demolished balconies on South East stacks of the south tower. He has photos showing that not only rebars are rusted, but also not installed properly, not according to the original specifications. Therefore, old rebars will be removed and the new ones installed. Committee asked that the photos showing result of his inspection are send to the Property manager for posting on the condo Web site.
- Demolition dust is under control. Committee asked Cale Delaray to check on the attachment of black netting on lower balconies in the SW corner of the tower.
- Demolition work of pool deck started on July 10. The deck is open for new pool layout. Only the joists are remaining in the area of former cabana. About 30% of first level of concrete is removed.
- As of now the pool demolition is almost completed
- Shop drawings for glass railings are not ready yet. Work started week of July 20. Time to produce drawing is 4-6 weeks. Will check status again at the end of August.
- Hillman had conference with Structural on the subject of wind loads effect on the balconies design. The Structural has cost of the balconies increased in width by 6". This information will be submitted to the BOD for review. Estimated costs will also include credits associated with the cost savings in materials achieved by utilization of value engineering analysis. The information on this subject could be available for the next meeting.

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

- More electrical conduits embedded in concrete slab have been found. Structural provided timely notification to Adrian and there was very little of power interruption.
- Plexiglas panel pulling away from the glass door in unit 806S is fixed. Some small debris still falling on the balconies, no reported damage to the Plexiglas.
- Structural found a solution to the problem of shutters stored in the storage area of south tower and blocking owners' access to the storage bins. Structural is removing all shutters stored in front of bins to allow owners' access.

Other items

- Repair parts for AC in a Cascade room are received. AC will be done on Wednesday, August 9.
- Preventing water running from the west pool shower into stairs is still under investigation.
- 12 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 once he has had complete package of the documents associated with this issue.
- Potential location for car wash will be inspected after the meeting.

- More samples for the building's exterior paint colors have been added on the south wall of north tower. Committee requested labels for each sample identifying it as a main color or accent color.
- The discussion took place on advantages of replacing windows and doors with impact products. Advantages to the owners: windows contractor charges extra for removal of shutters' tracks on the balconies and outside of windows. If the replacement completed prior to the work on north tower, the Structural will remove shutters/tracks, with resulting cost saving to the owner. The same applies for the south tower, accept the replacement should be done according to the schedule that will be submitted by Structural. Any replacement of windows and doors after the completion of construction will result in extra charges to the owners, since they will have to pay for old shutters/tracks removal, any damage to the building exterior, and painting of exterior walls that will be damaged during the replacement. There is one very important advantage to the association (and therefore to the owners): The cost of removal and installation of old shutters is somewhat significant. Timely replacement of windows and doors (prior to reinstallation of old shutters) would result in material savings. No action required for this item, since the replacement of windows and doors is strictly individual decision based on the personal preferences and financial abilities.

Meeting adjourned about 12: 30 pm.

Signed: Zina Bluband, Construction Committee Chair