

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes January 18, 2018. Meeting Started at 11:11 am.**

### Attendees:

Construction Committee: Zina Bluband, Sharon Smith, Alex Zoob, Pamela Ippolito, Leonard Finkelberg.

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

AP Management: NA

### Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey, Scott Parmley, Maurice Bernel, Jim Demiraj.
- Structural Preservation Systems, LLC (Structural): Andres Calvo, Cale Delaney, Jean-Simon Berube.
- Meeting was also attended by Unit Owners.

### Hillman Engineering and Structural Preservation

#### **1) Monthly construction schedule update (approval status).**

#### **2) Status on drawings for electrical plan as requested by permit reviewer.**

#### **3) Progress report on weekly construction activities** (permanent items on agenda till project completed)

- Progress on rebuilding of balconies. Total up to date (#of corners and #of inside).
- Status on the alternative method of intrusion repairs. How many new intrusions?
- Status on pool deck construction.
- Status on pool construction.

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

- Any rain intrusions reported?
- Advance notification on timing of painting (south tower).
- Anticipated start date of construction on north tower.
- Status on the progress of obtaining installers and tiles for the balconies in south tower. Results of Kevin's conversation with Zika representative on the issue of the tile thickness, adherence with NOA and tile's finishes at the balcony edge.
- Tile installers' recommendation from Cale.

### Other items:

- Status on permit application for new Cooling towers.
- Service elevator modernization progress (water in the pit).
- Contractor work to repair damaged drywalls (during the electrical repairs).
- Cleaning of the bare hallways floors.
- Any information on the beach service?

---

**1)** Monthly update is not yet approved by Hillman and the BOD; however, it appears that the approval status is a matter of time.

**2)** Kevin DuBrey indicated that permit is still on schedule. Hopefully drawings will be done tomorrow. If it happens, Kevin can deliver drawings to the city building department on Tuesday and will be back there on Thursday to move the permit through the building department to the permit reviewer.

### **3) Progress report on weekly construction activities.**

- Concrete pour is completed for 60 units. 4 corner balconies - 705, 704, 708, 901 have been poured on 1/10/2018. By the end of next week three pours have been planned for 24 balconies. If pours are completed as planned the total of poured balconies will be 84.
- No new intrusions. Remains to be seen as pouring progresses.
- All pile caps and columns at pile caps have been poured and stripped. Concrete repairs on the deck will be done by the next week. Concrete pour for the deck phase 1a and 1b is scheduled for the following week (first week in February). Area scheduled for pour constitutes approximately 2/3 of the total deck area.
- Seawall restoration and existing grade beam work already started.

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

- No intrusions due to the rain have been reported.
- Structural provided to the management tentative (subject to change) schedule for the painting/waterproofing of the south tower stacks
- The date of construction start for north tower will be provided by the end of January.
- Construction committee obtained some recommendations for the tile installers from Structural and from the tile distributors. We also have one estimate that includes tiles for each balcony size. Because we have no means for distribution, we requested property's manager help in distribution of this information to interested owners, with full understanding that management and/or BOD are not involved on this matter. All info we have at this point on tiles will be emailed to Adrian for distribution purposes only as a courtesy from the construction committee with no anticipation of the committee future involvement on this issue. It is up to the owners to contact anyone on this list or any other contractor not on this list. It is owners' responsibility to obtain material and labor for the tile installation. In regards to the tile sizes; once the balconies are completed and with the affidavit signed by the owners the responsibility for acceptance of tiles lies with the owners. Owners may select any size for tiles, as long as the tile thickness is 1/4" and the installation procedure is done according to the specifications. The critical point of laying the tile within 90 days per NOA starts from the date of construction completion. Hillman will provide drawing for details of tiles installation around the balcony's railing post and the slope to finish tiles at the balcony's edge. Owners will be able to give this drawing to the tile's contractor. First delivery for glass railings will happen in next one to two weeks.
- In Anticipation of the start of construction on north tower, Adrian will issue letter to the owners on the procedure to follow for the storm shutters removal, potential reinstallation and operational functionality.

#### Other items:

- Permit for new cooling towers was filed under #M17-101610. Contractor is expecting the approval within one week. Management is currently negotiating with the Aquarius neighbor on the south side for use of their parking space by the crane needed for cooling tower project.

- North tower service elevator modernization is expected to be completed by the middle of February. Property manager is negotiating with the contractor on the permanent fix to the problem of water accumulation in the elevator pit (it may cost about \$5,500). This will have no effect on the completion of work as scheduled. Once elevator is operational it will be allowed to run for one week before modernization of passenger's elevator in north tower will commence. Modernization of the elevator A in south tower started.
- Adrian monitored contractor's work to repair walls damaged during the electrical rerouting in unit 208. Quality of work was very good and the work will continue on other units with the same problems once Hillman will release information for these units to the association. Hillman has completed establishment of a process for this release.
- Cleaning of the hallways floor is in progress. The condition of flooring is better than it used to be, but not good enough.
- Issue on the beach service is the work in progress for the management.

Meeting adjourned at 12:35pm.

Signed: Zina Bluband

