

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes August 31st, 2017 (meeting started at 11:15am)

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): Jim Demiraj, Matthew Nolan, Kevin Dubrey
- 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 next monthly update is due on September 21, 2017.

- Compare Actual time vs. Scheduled

2) Permit status (revision to master restoration permit).

3) Progress report on weekly construction activities.

- Progress on rebuilding of balconies.
- Status on units with intrusion.
- Status on pool deck construction.
- Status on pool construction.
- Status on revision (due to 6" addition) of shop drawings for glass railings.
- Status on revisions of shop drawings for balconies (due to the 6" increase).

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

- Balconies and glass railings drawings for owner's information.
- Status on application protocol for tiled balconies.
- Status on Structural's preliminary list for "units of concern" with inside intrusion.

Other items

- Management update on any new issues. (City of Hollywood CRA grants)
- Information package to the owners on tiles application for balcony flooring.
- Distribution of monthly schedule update and balconies/railings drawings to the membership.

1) Construction schedule for 90 days looking forward.

Construction schedule will be revised due to the change in scope of work affected by the intrusion inside of units. As the repairs and rebuilding of balconies for units with intrusion continue, the contractor will have better data on the time needed for reconstruction.

2) Permit status.

The City's Chief Building official is on vacation. The meeting is scheduled on September 12 with Phil Sauer, Chief Building official and Henry Hillman. Other option that could be considered after the meeting is to file separate permit application for pool and deck as oppose to the current application for revision to the master permit.

3) Progress report on weekly construction activities.

- **Stack 1-** Dust wall in unit 401 is build. **Stack 2-** units 402 and 502 work continues on rebar's layout and sandblasting. **Stack 3-** unit 303 work is done on rebar's layout and sandblasting. For unit 203 Structural needs access due to the intrusion identified today. **Stack 4-**unit 204 ready for concrete pour. **Stack 5-** repairs and building dust wall for unit 205 with intrusion. **Stacks 6 and 7** - units 206 and 207, **Stack 8-** unit 208, repairs and building dust wall (all these units are with intrusion), rebar's layout and sandblasting. Structural is scheduling 1st concrete pour for balconies 204 and 303 in the beginning of next week, Tuesday/Wednesday. The second concrete pour for balconies 205, 206, 207, is scheduled for the end of the same week. As of August 31st, there are 6 definitely identified units with intrusion. Unit 203 S was added to this list today. The preliminary list for the potential "units of concern" with inside intrusion includes 22 units, and is subject to change as construction progresses. Last week Property Manager forwarded genetic protocol for the process of reconstructing balconies with the intrusion. Process of reconstructing each affected unit balcony's is going to be based on specifics of individual balcony and will be distributed to the respective owners.
- Deck construction is scheduled to start in October pending permit approval.
- Construction continues on installation of 92 piles for pool location. About 75% is completed. To follow is piles' cap installation for pool columns.
- Structural is in possession of all drawings necessary for reconstruction of balconies.

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

- Hillman will provide to the BOD and the Property Manager photos showing condition of rebar's and concrete on the removed balconies with the follow-up photos showing reconstruction process. Hillman also would like to make video presentation on this issue to the owners. It will take about 3-4 weeks to develop material ready for presentation. Hillman will do architectural rendering of shop drawings for corner and inside balconies. It will be available for distribution to owners in about 2 weeks.
- Manufacturer of floor finish for balconies suggested different product for tiles installation. The information on this product was submitted to the Structural. Structural will evaluate two major factors associated with new product: 1) Impact on the project construction process and 2) Impact on the cost and construction schedule. This evaluation expected to be completed in 1 1/2 week.

Other items

- Property Manager is involved with issue on CRA grants.
- Information on tiles application will be provided pending decision on the floor finishes.
- Monthly schedule update will be distributed to the owners.
- Architectural rendering for new balconies will be distributed pending information from Hillman.

Adrian emphasized again that while it is inconvenience for the owners to allow access to the units and to have dust wall installed it cannot be helped. The contractors, management and BOD will make all efforts in assisting the residents and to minimize any construction delays that would result in additional costs.

Meeting adjourned about 12: 00.

Signed: Zina Bluband