

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes October 26, 2017. Meeting Started at 11:10 am.**

### Attendees:

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

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

AP Management: Adrian Paredes

### Contractors:

- Hillman Engineering (Hillman): Jim Demiraj, Kevin Dubrey
- Structural Preservation Systems, LLC (Structural): Andres Calvo
- Meeting was also attended by Unit Owners.

### Hillman Engineering and Structural Preservation

**1)** Any significant changes to the schedule update provided on October 6?

**2) Permit status (pool and deck).**

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

- Progress on rebuilding of balconies.
- Status on potential units of concern from Master list.
- Status on pool deck construction.
- Status on pool construction.
- Issue on floor finishes for tile installation on the balconies.

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

Other items: Management update on Cooling Tower repairs, Gym's elevator repairs, addition of umbrellas to west pools deck, FOB for door from Valet area to the west pool deck, Aquarius Sign's lights on the north side of ramp, etc.

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**1)** There was no concrete pour this week. Construction was limited to the balcony shoring, framework installation and reinforcement for the balconies. Monthly construction schedule update is due on November 9.

**2) Permit status.**

DPEP- Waste water/Air plan was approved on October 23. Bldg-Mechanical-plan and Bldg-Plumbing plan have Conditional Approval as of October 23 and October 18, respectively. Jean-Simon Berube of Structural is in the City of Hollywood Permit department addressing comments by the permit reviewers. Currently, while there are some concerns on the timing of permit approval, delays in the construction are not anticipated.

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

As mentioned previously, no pour was completed this week. Concrete pour is scheduled for units 305, 304, 401, 403, 503, 602, and 702 starting on October 30, 2017. This time frame may be extended due to the intrusion repairs. If all goes well the concrete pour for units 308, 401, 306, 406, 307, and 407 is scheduled for November 1st, 2017. Estimated intrusion repairs may extend this timeframe. Units 501, 802, 603, 404, 506, and 408 have been inspected by Hillman and no intrusions were discovered at this time. Unit 405 was considered as an intrusion, however it will involve only partial overhead depth repair from unit 305. Unit 305 with initial intrusion on the east side will have intrusion on the south side coming from the unit 405 above. The dust wall will be built in unit 305 east and south side. Structural is changing current process for concrete mix to mitigate cracks occurred during first concrete pour. Eventual goal is to pour concrete for 12 units per week.

- Pool and pool deck construction is dependent on the approval of permit. Pile caps' forming has been difficult. Structural formed all reinforcement mats for the pile caps, and will continue this work.
- No change in the status of balconies floor finish. The plan remains as discussed during the last meeting: Hillman will provide the BOD with information on the balconies' urethane flooring product good for the tiles installation. BOD will distribute installation protocol including timing limitations to the owners interested to install tiles on the balconies. The list of owners selecting this particular option has to be provided to the Structural by December 1st, 2017. BOD is aware of the timing issue on this subject.

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

South tower residents planning to replace windows and doors with hurricane impact product have been informed that due to the Structural's insurance requirements it could be accomplished only after full completion of the south tower construction. To eliminate potential costs of repairing the building new exterior damaged during removal of the storm shutters the residents may decide not to reinstall old storm shutters.

Other items: Management update (provided by Adrian Paredes, Property Manager)

- Gym's elevator is going to be repaired today.
- Elevators' modernization is coming at the end of October. Service elevators in both towers will be out of order starting October 30. Property management will make arrangements with the elevator's contractors to accommodate delivery of oversized loads including windows and doors to the individual units.
- The cost to repair cooling towers is in excess of \$100,000. It is above the threshold for the insurance company repairs cost, at this time the replacement is only option. Current towers have a capacity of 500 tons for each tower. Temporary cooling towers will be rented to ensure continuation of AC service before the existing towers are replaced. Since the south tower cooling tower is operating at about 25% capacity, two 200 tons towers will be rented and installed. One on the roof, another one on the ground. North Tower cooling tower is operating at 50% capacity, therefore one 300 tons temporary tower will be installed on the roof. This matter is going to be voted on by the BOD tonight during the meeting.
- Umbrellas will be added to the west pool deck since the Gym's elevator is supposed to be fixed today.
- FOB for door leading from valet deck to the west pool deck will be installed.
- Aquarius Sign on the north side of the ramp will have to be hardwired. Current on/off switch is failing because of water intrusion from the water sprinkles and rain.

Meeting adjourned at 12:26pm.

Signed: Zina Bluband