

## **AQUARIUS CONDOMINIUM ASSOCIATION**

### **Construction Committee Minutes November 9, 2017. Meeting Started at 11:10 am.**

#### Attendees:

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

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

AP Management: Adrian Paredes

#### Contractors:

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

#### Hillman Engineering and Structural Preservation

**1)** Monthly construction schedule update.

**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.

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

- Status on inspection of units with reported water intrusion after the rain.
- Progress on the protocol for alternative finish for the balconies flooring.

Other items: Management update on contracts for rental of temporary Cooling Towers, acquisition of new cooling towers, elevators modernization\*, hallways' carpet removal, addition of umbrellas to west pools deck, FOB for door from Valet area to the west pool deck, etc.

\*Status on separate contract for elevators cabins.

Is the cost of service elevators cabins included in the service elevators replacement contract with Premier Elevator? If not, Procurement process for new cabins' potential effect on the scheduled finish time in 16 weeks.

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**1)** Monthly update on the construction schedule was submitted by the Structural. Extra work attributable to the hurricane Irma, bad weather and the construction of dust wall in the units with intrusion will result in four weeks delay of completion of the south tower construction. Currently, it is estimated that south tower construction will be completed in the end of April, 2018. Four weeks delay in completion of south tower construction does not necessary will have effect on the planned start of construction on the north tower corner balconies.

#### **2) Permit status.**

Three Sub- permits have been filed with the city of Hollywood. Sub- permit P17-102731 for lawn sprinkler (excluding pump and well) and for back flow plumbing. Sub- permit P17-102732 for pool heater, piping and filter equipment. Sub- permit P17-102733 for plumbing work. All three sub-permits are under master permit B17-105934. Structural continues work on the shop drawings requested by the permit reviewers. Good news: Construction can move forward (due to the unofficial permission from the city of Hollywood building official) with the structural restoration of the east pool deck and pool that is scheduled to start week after the Thanksgiving.

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

- Unit 308 was poured on November 8. Units 403, 501, 802, and 902 are scheduled to be poured today. Units 403 and 308 had dust wall built due to the intrusion. Units 404 and 607 were deemed as intrusion and notices have been sent Tuesday 11/07/2017, for access by 11/10/2017. Unit 507S owners' concerns about intrusion and dust walls will be addressed by the Property manager and the Structural. The original goal of pouring 12 units per week may not be obtainable due to the construction of dust walls for units with intrusion. It will be more realistic to have per/week average number of balconies poured using pouring progress during full month. Structural recommends that owners apply tape around the interior of the dust wall to help to lessen the dust.
- The Pool and pool deck construction (structural part only) will commence one week after the Thanksgiving. Forming of the pile caps' has been difficult due to the high water level, however, one pile cap was successfully poured on November 8, and additional one or two are scheduled to be poured on Friday, November 10.

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

- Inspection of water intrusion during the rains after Irma was not done as planned due to the red tape situation for the 3d party engineering firm. Hillman is creating a task force to address this issue and to provide Adrian with the phone number specifically dedicated to deal with the water intrusion as soon as it occurs. Determination of the source of intrusion is going to be extremely difficult due to the various factors that may or may not contribute to the water problems.
- Hillman provided information protocol for balcony's tile installation to the Property Manager. Property Manager requested more details to be included in this protocol. Hillman is working on this matter. Adrian would like to provide complete protocol to the owners by the November 15 allowing sufficient time for the decision making and creation of the list of owners interested in the tile option. This list has to be submitted to the Structural by December 1st, 2017. Top finish for installation of tiles on the balconies will cost association extra 50 cents /per square foot of a balcony. Hillman requested justification from Structural (not provided yet) for extra cost.
- The removal of top layer of concrete from the Gym's lower lobby left very uneven top finish that may impact the safety of owners going to the Gym's elevator. Next week Structural will place wood/plywood platform over the walkway to the elevator.

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

- Contract for rental of temporary cooling towers is anticipated to be signed today. New comments from attorney on the contract for new cooling towers have been also received today. Update on this contract status will be provided next week.
- Modernization of service elevators started as planned. Passengers' elevators B in both towers are equipped with the pads to allow for the deliveries. Costs of cabins for the service elevators and the gym elevator are included in the service elevator replacement contract. Only cabins for the passengers' elevators will be under separate contract.
- Removal of the carpets in hallways started on Monday Nov 6 from the south tower upper floors and expected to be completed this week. Upon carpet removal the contractor sprays bare floors with the special spray to mitigate and prevent occurrence of mold. Construction committee volunteered to inspect condition of bare floors to insure owners' safety. Owners are encouraged to express concerns if problems are observed after the carpet removal.
- 10 umbrellas are in process of being placed on the west pool deck at the time of a meeting.
- On the issue of FOB for the west pool entry door from valet deck: Adrian will order FOB as soon as he has information needed for the ordering from Cecilio.
- Electrical bills have been higher after the Irma due to the extensive use of portable dryers in the units with water intrusion.

- Start of the east pool and deck construction week after the Thanksgiving will result in the loss of parking spaces in the eastern portion of the garage and along the property lines (Both North and South). Management will post Notice on this subject for owners' information.

Meeting adjourned at 12:35pm.

Signed: Zina Bluband