

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes November 16, 2017. Meeting Started at 11:10 am.**

### Attendees:

Construction Committee: Leonard Finkelberg, Alex Zoob, Zina Bluband, (Sharon Smith and Pamela Ippolito attended second half of the meeting).

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, Cale Delarey
- Meeting was also attended by Unit Owners.

### Hillman Engineering and Structural Preservation

#### **1) Monthly construction schedule update (due on December 14).**

#### **2) Sub-permits 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. Task force, dedicated phone line for Adrian, etc.
- Status on the protocol for alternative finish for the balconies flooring. Justification for 50 cents /sq ft of balcony extra cost for the finish suitable for tiles applications. Area in sq ft for balconies (corner and inside).
- Status on the impact windows/doors replacement costs from the Structural to the owners of south tower wishing to do replacement before the end of construction.

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

\* Construction committee report on the bare floor condition after carpet removal in South tower (inspected on 11/12/2017).

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1) Monthly update on the construction schedule will be provided on due date.

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

Bldg-electrical-plan was approved on November 15, 2017. Structural continues work on the information requested for 3 other sub-permits. As of now, there is no concern about delays in construction due to the permit status and the structural restoration of the east pool deck and pool is scheduled to start week after the Thanksgiving.

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

- As of today, concrete pour is completed on 24 balconies. This number is comprised of 9 corner and 15 inside balconies. No concrete pour was done this week. Tower and garage crews' work was shut down all day on November 15 due to the inclement weather. Concrete

pours schedule once in week will be modified to one pour in two weeks. The number of balconies planned to be poured will remain the same.

- All intrusion work was stopped on November 9, to allow Hillman to work on the alternative intrusion's repair method. If successful, the intrusion repair could be accomplished without damaging finishes inside the units. On Monday, November 20, the Structural will work on two balconies' mockups incorporating alternative repair method. This method may not work for all units since it dependant on the condition of remaining concrete slab. The detail of alternative repairs method will be provided for the next meeting. Unit 404 deemed as an intrusion is a corner balcony and pour schedule for this week was cancelled pending alternate intrusion repair method.
- The Pool and pool deck construction (structural part only) will commence one week after the Thanksgiving. One pile cap was successfully poured on November 8, and additional 3-4 are schedule to be poured by the end of this week.

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

- Security desk will have hot line phone number with direct access to the Hillman engineer assigned to the water intrusion issue. Owners should report immediately to the security desk occurrences of water intrusion after the rain. Hillman engineer will conduct inspection of affected units ASAP to determine mitigation options.
- Hillman will provide today the details of protocol for tiles installation requested by the Manager. Manager will release this information to owners ASAP. As of now, it is expected that top finish for installation of tiles on the balconies will cost association extra 50 cents /per square foot of balcony. One of the owner's asked Structural on possibility to install 3D epoxy flooring finish on the balcony. Structural will try to provide the answer. Structural will also provide square footage for the corner and inside balconies for owners considering tile finish. This information will be posted.
- Structural is working to update pricing for windows and doors replacement. They also considering option allowing owners to select independent contractor providing this contractor will adhere to the same work standards and insurance requirements as the Structural.
- Structural has placed wood/plywood platform over the walkway to the gym's elevator.
- Owner of unit 703S reported electrical power interruption after the rain in the outside electrical outlet and in the outlets along the living room wall. Cale promised to inspect it.

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

- Final version of contract for rental of temporary cooling towers is anticipated to be signed today. Contract for new cooling towers have been signed today. The time frame for this project is not yet established.
- Modernization of service elevators is in progress. Elevator A in the north tower is out of order. With only one elevator used as service and as passenger there is a concern about being left with no elevator service at all. Apparently, the elevators' maintenance company determined that the processor board on elevator A must be replaced. They have found the part and are expecting it to be installed tomorrow.
- On November 12, the Construction committee inspected condition of bare floors in the south tower from PH to the 3rd floor. The report on this issue was forwarded to the management. General observation: The contractor has done fairly good job on the carpet removal with some exceptions outlined below:
  - \*PH floor east hallway: loose plywood sheets on the floor next to the trash room.
  - \*Baseboards with the exposed nails are stored in the hallways: floors 17, 12, 8, 4.
  - \*As of this morning: starting from floor 10 down to 3rd, yellow tape with black stripes instead of orange tape was applied to cover transition between the bare flooring and the marble tiles. It is requested that orange tape is used for the safety reasons (yellow tape is not wide enough and is not very visible). Transition tape is missing at the kitchen door of

unit 503S. Cleaning should be done along the baseboards bottom, regardless if the board is in place or removed. Regular cleaning of the bare floors by the cleaning crew would prevent accumulation of dust thereby reducing health hazards. Adrian informed us that all of above will be done and the baseboards will be moved. Removal of carpet in the north tower will start after A elevator is repaired.

- FOB on the door leading to the west pool will be installed.
- On Tuesday there was water on the marble floor in the Aquarius room. Determination was made that it is condensation from the pipes in the room's ceiling. Aquarius maintenance will install insulation around the pipes to prevent future condensation.

Meeting adjourned at 12:35pm.

Signed: Zina Bluband