

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes December 14, 2017. Meeting Started at 11:05 am.

Attendees:

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

Members of the Board of Directors: Buck Gupta, Linda Satz, Cecilio Berndsen, Victor Rocha, Judith Ort.

AP Management: Adrian Paredes

Contractors:

- Hillman Engineering (Hillman): Jim Demiraj
- Structural Preservation Systems, LLC (Structural): 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. Total up to date (#of corners and #of inside).
- Status on the alternative method of intrusion repairs. How many intrusions have been repaired using this method?
- Status on pool deck construction.
- Status on pool construction.

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

- How the hot phone line to report rain intrusion is working?
- Status on lists for tiles installation on balconies.
- Possibility to paint balcony flooring.

Other items:

- Status on new Cooling towers, FOB for the door from valet area to the west pool deck, insulation of pipes in the ceiling of Aquarius room.
 - Modernization of elevators and solution to the emergency elevator service in north tower (extremely important).
 - Status on association response to the damages of drywalls during the electrical repairs.
 - NW corner of service road cleaning.
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1) Monthly update on the construction schedule will be provided on Friday, December 15.

Structural is in the process of completely redoing the master schedule for the balconies due to the way each stack is moving independently as a result of the various intrusions that have altered original sequence plan. Once that is done, taking the 90 day snapshot becomes more difficult as well as it is really now several snapshots that need to be done and then combined (one for each stack). Structural will also address Hillman's comments reflecting dynamics of the construction work on the critical path corner balconies. The details of revised schedule will be discussed during the meeting on December 21st.

2) Permit status.

Kevin Dubrey of Hillman is having meeting with the Hollywood building department today to address outstanding permit issues.

3) Progress report on weekly construction activities.

- As of today, concrete pour is completed for 32 balconies. Ten units are scheduled for pour on December 15 and 18: units 603, 703, 803, 903, 1003, 1002, 1102, 1202, 1402, 1502. Four pours scheduled for December 18 and 20: units 608, 605, 604, 801. Units 605, 806 and 906 will need additional chipping and epoxy injection. Ten more pours scheduled for December 20 and 21: units 507, 607, 707, 807, 907, 506, 606, 706, 806, 906. Forming and preparation for pouring continues on interior units from floor 5 to 9, on stacks 6 and 7, from floor 6 to 10 on stack 3, and from floor 10 to 15 on stack 2. This pour schedule does not account for potential intrusions or alternate repairs if any required. Tower crew will not work on December 19, there will not be electrical power due to the FLP work. As stated above, 3 units out of 24 scheduled for pour have been identified as candidates for the alternative intrusion repair method.
- Fourteen pile caps with column rebar cages installed and poured. The remaining pile caps have conflict with pipes. On December 13 Structural received directive from Hillman to proceed with RFI 8 modifications on T&M. Columns on top of pile caps being formed.
- Deck phase 1a and phase 1b formwork and reinforcement are 80% complete.

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

- Hot line is working. The new owner of the unit 1103 requested inspection for what appears to be mold. Jim and Cale will inspect unit after the meeting.
- Adrian completed calls to the south tower residents informing them about the tiles option and the cutoff date for signing in. BOD will have to approve type of tiles and color, since it affects building appearance.
- Alternative paint for the standard finish of balcony flooring will be discussed next meeting, because Kevin Dubrey was not at the meeting.

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

- Permit application for new cooling towers is in the work.
- FOB will be installed on Monday, December 18.
- Insulation of pipes in Aquarius room should be completed today.
- As of now both passengers elevators in North tower are working. Elevator contractor placed all crews on repairing passengers elevators, thus the ropes in the service elevator have not been attached. Service elevator will be available for oversize items delivery on Friday one time only. Future deliveries will have to be scheduled with the office.
- In efforts to reduce cost, Management is working on hiring other than Structural contractor to handle repairs of drywalls damaged during electrical rerouting.
- Northwest corner of the service road should be cleaned today.
- By the end of today Adrian will have information from the Canopy person on condition of the canopy stand, surrounding tiles, and on the reinstallation of canopy on west pool deck.

Meeting adjourned at 12:10pm.

Signed: Zina Bluband

