

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes December 7, 2017. Meeting Started at 11:05 am.**

### Attendees:

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

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): Cale Delarey, Andres Calvo.
- Meeting was also attended by Unit Owners.

### Hillman Engineering and Structural Preservation

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

- Any unforeseen changes to report now.

#### **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.
- Information sharing on the tile installation contractors.
- 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 option B for rental of temporary Cooling towers, status of order for new Cooling towers, elevators modernization progress, FOB for the door from valet area to the west pool deck, insulation of pipes in the ceiling of Aquarius room.
- 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 due date.**

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

Bldg-electrical-plan, Bldg-plumbing-plan approved. Bldg-mechanical-plan has conditional approval. Zoning and Bldg-structural not approved yet, Hillman is working on type A drawings requested by the city. Will be submitted shortly. As of now, no concern about contractor ability to work on the deck and pool. Permit for the railing on the seawall will be applied for separately.

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

- As of today, concrete pour will be completed for 32 balconies. Four pours completed this week, all for the corner balconies 508, 505, 504, and 701. There was no intrusion issue on these balconies. Ten more units are scheduled for pour on December 14 and 15: units 507, 607, 707, 807, 907, 506, 606, 706, 806, 906. Ten more pours are scheduled for December 18 and 19: units 603, 703, 803, 903, 1003, 1102, 1202, 1402, 1502. Four pours scheduled for December 20 and 21st: units 608, 605, 604, 801. 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 11 to 16 on stack 2.
- This pour schedule does not account for potential intrusions or alternate repairs if any required.
- Deck phase 1a construction was resumed as of 11/27/2017. Work order has been modified in hopes of combining phase 1a and 1b.
- Ten pile caps with rebar cages have been poured with 3-4 more scheduled to be poured between December 7 and December 11. Columns on top of the pile caps are in the process of being formed.

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

- Hot line is working. Owner of the unit 1105S requested inspection during the rain. Hillman will try to accommodate this request.
- Residents selecting tiles on the balcony floor must sign up in the office where one list for the south tower and one for the north are available. The list for the south tower residents must be completed and submitted to the Structural by December 15. Manager will contact every south tower owner on this issue to insure that list is submitted on time and everyone is aware of tiles option. The information on the selected contractors could be shared with all residents by posting on Aquarius Web site through the property management. Complete information on this matter was distributed by the Property Manager in his weekly update.
- Owner of unit in south tower reported electrical power interruption that took 6 days to fix. Cale will look into this matter; since this is first complain about length of time it took to restore power.
- The Structural provided cost of replacing windows and doors. The costs are rather high. However, during the meeting the Structural indicated that south building owners will be permitted to replace windows and possibly even doors during the construction using the contractor of their choice. The replacement work has to be communicated to and coordinated with the Structural.

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

- Option for rental of temporary cooling towers is abandoned. Existing cooling towers are performing and the maintenance company keeps towers under the observation. Contract for new cooling towers has been signed and the contractor placed the order for equipment. It is estimated that this project will take from 6 to 12 weeks. Property manager has verbal assurance from the contractor that the cooling towers are to be delivered and installed by the middle of February.
- Modernization of elevators proceeds as planned. Service elevator for the south tower will be operational till January 1, 2018. Service elevator in the north tower will be made available on Mondays per the special request for delivery of oversize items that do not fit in the passenger elevator (such as windows and doors). Procedure for reserving the elevator remains the same as before. Modernization of elevators in the south tower will start from one of the passengers' elevators. North tower continues facing situation with no elevators' service at all. As explained by the BOD president, the problem is in the software which is more than 40 years old and the elevator company has no diagram for it. They are using trial and error method which unfortunately is not very efficient and/or successful. Helpful

explanation but does not help situation with no elevator service. It is not acceptable and the solution for emergency elevator service must be found.

- FOB will be installed next week.
- Adrian will check with the maintenance on status of pipes' insulation.
- Status on drywall repairs was not discussed.
- Northwest corner of the service road will be cleaned by Aquarius crew.

Meeting adjourned at 12:10pm.

Signed: Zina Bluband

