

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes January 11, 2018. Meeting Started at 11:08 am.**

### Attendees:

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

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

AP Management: NA

### Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey.
- Structural Preservation Systems, LLC (Structural): Andres Calvo, Cale Delaney, Jean-Simon Berube.
- Meeting was also attended by Unit Owners.

### Hillman Engineering and Structural Preservation

#### **1) Monthly construction schedule update (one approved by the BOD).**

#### **2) Permit**

#### **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.**

- Any intrusions reported?
- Status on problems with unit 303S (windows and doors) and 1006S (inside damage).
- Advance notification on timing of waterproofing and painting (south tower).
- Anticipated start date of construction on north tower.
- Committee activity after January 16, 2018.

### Other items:

- Status on permit application for new Cooling towers.
- Service elevator modernization progress (water in the pit).
- Contractor work to repair damaged drywalls (during the electrical repairs).
- Status on letters to the unit owners on the list for balcony tiles.
- Cleaning of the bare hallways floors.
- Any information on the beach service?

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**1)** Monthly update of the construction schedule was provided. It is not approved by Hillman and the BOD, however it appears that the approval status is a matter of time. As of now, there is a delay of 46 days from the original construction planning. The delay is mostly due to the Irma, days lost because of the inclement weather and changes in the units' intrusion status. If more than 2 days of work is lost because of the factors mentioned previously, Structural cannot compensate this loss by work on Saturdays or longer workdays. Structural construction is supervised by two field managers (one for tower and one for pool) and eight lead men, one for each building stack. Garage construction is supervised by the field manager and 2 lead men. Completion of construction on south tower is expected by the middle of May, 2018.

**2)** Kevin DuBrey indicated that while building electrical plan was approved by the city permit department, there are drawings that have to be provided as per the reviewer's comments. It is

expected that if the drawings are ready by Wednesday, Kevin will deliver these to the building department on Thursday.

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

- Concrete pour is completed for 60 units. 4 corner balconies - 705, 704, 708, 901 have been poured on 1/10/2018 with 901 requiring additional injection work. Pour schedule dates have been extended due to the electrical outage at the south tower on 1/05/2018 and inclement weather on 1/09/2018. Structural will work Friday 1/12/2018 trying to make up for the lost bad weather day. 7 units scheduled for pour on 01/19/2018 and 01/22/18: 805, 804, 808, 1001, 1602, 1702, and 1802. 10 units scheduled for pour on 01/23/2018 and 01/24/2018: 1006, 1106, 1206, 1406, 1506, 1007, 1107, 1207, 1407, and 1507. 7 units will be poured on 01/25/2018 and 01/26/2018: 1103, 1203, 1403, 1503, 1603, 1703, and 1803.
- No new intrusions. Remains to be seen as pouring progresses.
- 3 pile caps and 12 columns were poured on 01/09/2018. Remaining 5 columns will be poured tomorrow. Pile caps are 100% completed. Additional concrete repairs that required prior to pouring of the deck are currently in progress. Pouring of the deck is tentatively scheduled for the last week in January.
- Pool construction will start after the deck is built. Andres Calvo will take more active role in the management of construction in the garage, pool deck and pool.

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

- No intrusions due to the rain have been reported.
- 303S will have to coordinate with Structural. 1006S was inspected.
- Cale will provide advance planned schedule for painting of south tower stacks to Adrian for distribution to the owners.
- It is anticipated that the work on north tower will start ahead of time on the corner balconies. The date of construction start will be provided by the end of January.
- Since the association committees are formed after each BOD election, the committee activity after January 16, 2018 election was discussed. Applications for all committees will be posted; meanwhile, the BOD intends to use continuing resolution to prevent interruption of the construction committee's activity.

Other items: Management update was not presented. Adrian was not available and will provide update for the next meeting. The only issue that was discussed is related to the tiled balconies. Currently, there are 46 units on the list of option for the tiled balcony. Assuming that it will take 1/2 of week to install tiles, the project will take approximately 23 weeks. This is very optimistic assumption. The tiles have to be installed in 90 days or 12 weeks after balconies are completed. Obviously 4-5 contractors/installers will be needed. Owners requested help on this project. The conversation with the tiles distributors tends to indicate that the tiles are not a problem. Finding contractors able to complete job in 90 days according to the specifications provided in Hillman's letter of procedure and adherence to NOA is a big task. Committee will attempt to contact tiles distributors for the list of licensed and certified tile installers. Kevin DuBrey will contact Zika representative Gary Starkey to inquire if deviation from the NOA is permitted, if the actual tile thickness of .27" is acceptable for 12"X12"X1/4" tiles specified, and what finish is acceptable for tiles at the edge of balcony. Cale Delaney may be able to provide recommendations for tile installers.

Meeting adjourned at 12:35pm.

Signed: Zina Bluband

