

## **AQUARIUS CONDOMINIUM ASSOCIATION**

### **Construction Committee Minutes March 15, 2018. Meeting Started at 11:10am.**

#### Attendees:

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

Members of the Board of Directors: Judy Ort.

AP Management: Adrian Paredes, Property Manager

#### Contractors:

- Hillman Engineering (Hillman): Jim Demiraj, Kevin DuBrey, Scott **Parmley**.
- Structural Preservation Systems, LLC (Structural): Cale Delaney, Andres Calvo.
- Meeting was also attended by Unit Owners.

#### Hillman Engineering and Structural Preservation

### **1) Owner 2 week look ahead schedule. Any delays from the prior two weeks schedule?**

### **2) Progress report on weekly construction activities** (permanent items on agenda till project completed)

#### **South tower:**

- Progress on rebuilding of balconies. Total up to date.
- Status on method of restoration for the penthouses' inside balconies.
- Status on pool deck construction, garage pours.
- Status on pool construction.
- Status on mock up for unit 402S.

#### **North tower:**

- Mobilization status
- Units inspection status
- Shutters removal status.
- Plywood protection installation status.
- Approval of protection mock up on unit 305N

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

- Status on completion of pours for units in stack 6 and 7 above floor 15.
- Follow up on electrical problems in unit 1101S.

#### In-house issues:

- Status on permit application for new Cooling towers.
- Status on the cooling towers installation.
- North tower service elevator modernization status.
- South tower elevator modernization progress.
- Status on Hillman's inspection and release of the units with wall damage from electrical repairs.
- Notice on west pool deck and pool closure time.
- Status on the two way traffic closure on valet deck.
- Beach access door drainage problems.
- Beach chairs and service in absence of any pool.
- Timing of payments for master insurance deductible premium.

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**1) Structural provided owners two weeks look ahead schedule with the attachment that identifies phase 1a, 1b, and 1c of the east pool deck. Property manager will make distribution of this attachment to the owners.**

## 2) Progress report on weekly construction activities (permanent items on agenda till project completed)

### South tower:

- As of Friday, March 16 the total of 114 balconies will be poured. Next pour is scheduled on March 26 and 27 for units 1604, 1605, 1608, 1801. Concrete restoration on balconies in stacks 2, 3, 6, 7 is completed with the exception of penthouses. Stucco/concrete repairs on wall drops continues with stacks 2 and 3 window drop painting. Stack 2 waterproofing on balconies to be done in next two weeks pending mock up approval.
- The method of restoration for the penthouses' inside balconies is still work in progress. Hillman requested from Structural more details on the proposed solution. They expect to review response in few days. Hillman put this issue on the priority list and while typical review takes about 10 days they intend to do review in 5 days.
- Concrete pour for deck's phase 1B (east of north tower) is scheduled for next Wednesday, March 21st. Concrete pour for deck's phase 1a (north of south tower) will happens after two weeks. Concrete restoration on the inside of seawall id done. Steel installation under the pool is in progress with pool form erection to follow.
- Mock up of 402S was approved. Property manager will make distribution of the completed balcony photo's to the owners.
- Some owners reported presence of steel wires and Comcast cables on the balconies. As explained by the Structural, steel wires will remain on the balconies till the end of construction. The Comcast cables remaining on the balconies appear to be "dead" and if confirmed will be cut. Structural will follow up.

### North tower:

- Access equipment rigging was done on stack 8 Wednesday and Thursday, March 14 and 15 respectively. Valet deck overhead protection installation started on March 14 and will continue throughout next week.
- The inspection is done with the exception of few units that have not provided keys (therefore no access)
- Shutters are removed from stacks 1 and 5 with the exception of few units (require subcontractor to inspect and remove shutters).
- Windows protection installation is in progress on stacks 1 and 5 and will continue for the next two weeks.
- Per Aquarius request, Structural postponed putting protection over the kitchen door on stacks 1 and 5. This request was made to provide owns with some access to the outside air during AC shutdown for the cooling towers installation. Owners are **specifically asked not to enter the balconies**, just open the door for the fresh air.
- Mock up of protection on unit 305N was approved.

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

- The concrete pour on units in stacks 6 and 7 above the 15 floor confirmed as completed.
- The electrical work on problem in unit 1101S (and other units) will be scheduled for next week. The exact date and time cannot be provided. However, the owners will be notified on the work window of 3-4 days.
- Structural crews will not work on Tuesday, March 20 due to the planned Helicopter lift of cooling towers.

**Other items: Update by the Property Manager.**

- Structural and plumbing plans not approved yet. Contractor is providing details requested by the reviewer.
- Plan for the installation of cooling towers (and the removal of old) was distributed by the Property Manager to the membership on March 16. It has all details related to the use of Helicopter to lift new cooling towers on the roofs of both buildings and to remove old ones from the roofs. The lift is planned for March 20, with the anticipated shutdown of AC on Friday, March 16. AC shutdown will last for 2 weeks.
- North tower service elevator modernization completion is delayed. The technician running elevator tests has quit on Tuesday. Further information will be provided by the next meeting.
- South tower elevator modernization is in the "waiting for cab" mode.
- After the inspection Hillman released back to the association units in phase 2. Repairs expected to be done by the next Thursday.
- Tentative time window of closure for west pool is during last two weeks in April. Notice will be posted.
- The lanes closures due the overhead protection installation on valet deck took place on March 14, 15, and will continue on March 16.
- Hillman is working on the design of new door for the beach access.
- 15 more chairs have been moved to the beach with the plan to go to 20. Currently blue umbrellas cannot be moved to the beach since they do not have sand grabbers. We will try to provide retail type sand grabber for the Maintenance to check if it will accommodate the diameter of umbrella's pole.
- The payments of special assessment for the association deductible premium related to Irma will not start till June of 2018. Property management will provide schedule with the option of 12 monthly payments.

Meeting adjourned at 12:25pm.

Signed: Zina Bluband

