

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes March 22, 2018. Meeting Started at 11:05am.

Attendees:

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

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

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, Tim Crawford, Jean-Simon Berube, Maickel Zharim.
- 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 removal of plywood.
- Status on painting.

North tower:

- Mobilization status
- Shutters removal status.
- Plywood protection installation status.

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

In-house issues: Management update

- 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.
 - Beach chairs and service in absence of any pool.
 - Distribution of photos of complete balcony 402S.
 - Distribution of attachment identifying deck's phases 1a, 1b, 1c.
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1) Structural provided owners two weeks look ahead schedule dated March 22, 2018. No significant changes from the prior week schedule are reported.

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

South tower:

- As of Friday, March 23, 2018 the total of 118 balconies will be poured. Next pour for 4 balconies is scheduled for week after next, first week in April. Paint mockups for the building walls were approved and painting is in progress with stocks 2, 3, and area between stocks 3 and 4 completed. The mockup of the building walls that shows main and accent paint colors is located on the south side of south building. The access to this construction area is restricted. Structural will make photos of this mockup and provide these to the property manager for distribution to the owners.
- The method of restoration for the penthouses' inside balconies is still work in progress. Hillman and Structural will have meeting on Friday March 23. Structural will provide more details on the concrete restoration method using carbon fiber reinforced polymer that have been utilized by Structural previously on other projects. Hillman put this issue on the priority list.
- Concrete pour on the deck's phase 1b is completed. Preparation work for deck's phase 1a is proceeding with the goal to complete pour in the first week of April.
- Pool form work erection and steel installation under the pool is proceeding.
- Plywood is removed when concrete pours are completed.
- Mock up for complete balcony on unit 402S underwent some changes. It is contractor's goal to show owners the complete product. Once balcony is deemed to be completed, the Structural will provide photos to the property manager for distribution to the owners.

North tower:

- Access equipment rigging that was originally scheduled for March 14 and 15 on stack 8 started on March 20. Overhead protection for emergency exit door on the west side of north tower is completed.
- Shutters are removed from stacks 1 and 5 with the exception of few units (require subcontractor to inspect and remove shutters). Removal of shutters on stacks 4 and 8 to follow.
- Windows protection installation is in progress on stacks 1 and 5 and will continue with the stacks 4 and 8 to be next. Per Aquarius request, Structural postponed putting protection over the kitchen doors. 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.

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

- Furniture from the north tower corner balconies must be removed.
- Due to the helicopter lift of the cooling towers there will be no work by Structural on Monday March 26.

Other items: Update by the Property Manager.

- Permit for cooling towers is approved.

Plan for the installation of cooling towers (and the removal of old) was distributed by the Property Manager. FAA approved helicopter lift and it is planned for March 26. AC in both towers will be shut down today at 1:00pm. Information on rental of portable AC units has been distributed to the owners.

- Elevator contractor is working now on the electrical for north tower service elevator. It should take about one week, with the elevator operation testing that will follow for another week.
- South tower elevator cab is in.

- Electrical repairs continue.
- Currently blue umbrellas cannot be moved to the beach since they do not have sand grabbers. Retail type sand grabber was tried, but the diameter is not large enough for the pole of commercial type umbrella. Management is looking for other option. The pool attendant will provide assistance with the beach chairs and umbrellas once the west pool is closed.
- The distribution of photos for complete balcony on unit 402S was discussed under the south tower agenda item.
- Property manager is now in possession of attachment for the east deck construction phases and will distribute it to the owners by email.

Meeting adjourned at 12:00pm.

Signed: Zina Bluband

