

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes March 29, 2018. Meeting Started at 11:00am.

Attendees:

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

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

AP Management: Adrian Paredes, Property Manager

Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey.
- 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 removal of plywood.
- Status on painting.
- Distribution of photos on complete balcony 402S.
- Tentative start date on reinstallation of shutters and the owner's awareness on the shutters qualifications.

North tower: Mobilization status

- Access equipment rigging.
- Shutters removal.
- Plywood protection installation.
- Railing removal.

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

In-house issues: Management update

- Status on the cooling towers installation.
- North tower service elevator modernization status.
- South tower elevator modernization progress.
- Distribution of attachment identifying deck's phases 1a, 1b, 1c.
- Distribution of mock up for building paint and accent colors.

1) Structural provided owners two weeks look ahead schedule dated March 29, 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 March 29, 2018 the concrete pour is completed for 118 balconies. Next pour for 4 balconies on units 1704, 1705, 1708 and PH1 is scheduled for April 4 and 5. Four more balconies are scheduled to be poured in the second week of April. Stacks 6 and 7 balconies punch out preparation and stucco repairs will continue throughout two weeks in April. Railing frames have been installed on stacks 2 and 3. Glass panels will be installed later. Stack 3 balconies waterproofing started on March 28. Structural continue shoring and formwork on the remaining units and stucco/concrete repairs on wall drops.
- The method of restoration for the penthouses' inside balconies is still work in progress. Hillman and Structural met on Friday March 23. Hillman requested Structural to address the concerns about intrusions inside the units that may result from the proposed method of restoration. Hillman's goal is to avoid any intrusions if possible. Structural placed this matter on the priority list due to the timing issue.
- Concrete pour on the deck's phase 1b was completed. Preparation work for deck's phase 1a is proceeding with pour scheduled in the first week of April. Form removal from the deck phase 1b is scheduled for the first week in April.
- Pool form work erection will continue for 3 weeks. Pool steel installation is scheduled to start on April 9.
- Plywood is removed when concrete pour and waterproofing are completed.
- Mockup for the building paint color was approved and the painting is in progress. The mockup for the accent paint color and the ceiling paint are pending BOD approval.
- 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.
- Reinstallation of shutters is pending the BOD decision on the minor shutters' repairs.

North tower:

- Valet deck protection work will continue through the first week in April. Debris chute, netting and balcony protection installation on stacks 1 and 5 continues. Access equipment rigging on stock 4 is done (originally delayed due to the helicopter lift).
- Shutters are removed from stacks 1 and 5 with the exception of unit 401N. Removal of shutters on stacks 4 and 8 is scheduled to continue till the middle of April.
- Windows protection installation on stacks 1 and 5 is completed (with the exception of unit 401N). Window protection on stacks 4 and 8 scheduled to be installed in next two weeks.
- 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. Structural will start installing protection for kitchen doors in stack 5 on April 9.

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

- Balcony furniture from the balconies in stacks 1, 4, 5, and 8 needs to be removed.
- Residents caution not to open windows with the swing staged on the building.
- Residents should contact office if there are any Comcast cables running across the balcony.

Other items: Update by the Property Manager.

- Cooling towers were successfully lifted on March 26, 2018. Contractor is working on the installation of towers. AC service is expected to be restored by April 7.

- Electrical work on the elevator is completed. Tentative time frame for project completion is about 3 weeks from now including one week of operational testing.
- South tower elevator modernization is on time.
- Attachment identifying deck's phases 1a, 1b, and 1c will be included in the manager's update.
- Mockup for the building paint that includes accent paint color will be distributed pending approval by the BOD.

Meeting adjourned at 11:50am

Signed: Zina Bluband

