

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes May 17, 2018. Meeting Started at 11:05am.

Attendees:

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

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

AP Management: Adrian Paredes, Property Manager.

Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey, Scott Parmley, Jim Demirej.
- 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. Status on master schedule update. (Time schedule for owners planning tile installation on the balcony).

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

South tower:

- Concrete cracks.
- Status on restoration of inside balconies on PH level.
- Status on painting.
- Master schedule completion date.

North tower:

- Demolition status.
- Start of demolition on inside balconies (master schedule date).
- Master schedule completion date.

Pool deck/pool

- Status on pool deck construction.
- Status on pool construction.
- Any news on the staircase to the beach.
- Exit door to the beach (possibility of glass opening to see people on the other side of the door).
- Master schedule completion date.

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

- Distribution of photos of balcony complete with railings, glass and paint.

In-house issues: Management update

- North tower elevator A modernization status.
- South tower elevator B modernization status.
- Hooks and padding for north tower service elevator.

1) Structural provided owners two weeks look ahead schedule dated May 17, 2018. Updated master schedule containing substantial completion dates for each phase of the construction was discussed. While is not yet approved by the Hillman and BOD (schedule was submitted to Hillman for review last week) the schedule dates will be accepted for now and provided to the owners in the respective parts of the meeting minutes.

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

South tower:

- On April 26 and in the days that followed Hillman conducted a series of visual and water testing inspection on new poured concrete balconies on stack 1 and 5. The inspection was conducted with the assistance of Structural technical staff. The decision was made to inspect a wide range of south tower balconies in order to perform a conditional assessment of the new balconies slabs, to determine the cause of the problem, and provide recommendations for repairs. The cracks were minimal from floor 10 to 17. The inspection shows that cracks were perpendicular with the length of balconies and do not undermine the structural integrity of the balconies. The report with results of inspection and the recommendations addressing balconies cracks was submitted by Hillman to the BOD on May 14, 2018. On May 14, Hillman approved submittal by Structural on the method of repairs using Advanced very low viscosity moisture tolerant epoxy injection adhesive with high compression strength. The highly technical details of this method have not been discussed during the meeting, but Hillman has offered to conduct a special meeting on this issue for the owners interested in the technical aspects of proposed methodology. In regards to the water test after the injection of epoxy, the Hillman's opinion is that it is not necessary for this method of repairs.
- Structural technology team proposed improved method of strengthening PH balconies that prevents intrusion inside the units. Approval from Hillman is possible by the end of week.
- Painting was on hold due to the rainy weather this week.
- Based on the current master schedule the release of balconies by the Structural back to the south tower owners is scheduled as follows: Stacks 2 and 3 - July 16; Stacks 6 and 7 - July 25; Stack 1- August 2nd; Stacks 4, 5, and 8 - August 6.
- Other items: Repairs of damages on the units inferior (cracks and concrete splutters resulted from the construction activities). This issue is outside of the scope of the construction committee agenda and will be discussed and decided by Hillman, Structural, Management and the BOD.

North tower:

- As of today 25 balconies are removed. Stack 1 down to 8 floor; stack 4 down to 18 floor, stack 5 down to 10 floor, and stack 8 down to 12 floor.
- The demolition of inside balconies will start in the middle of July.
- Based on the current master schedule the substantial completion date for the north tower corner balconies is April 5, 2019 and for the inside balconies is April 15, 2019.

Pool deck/pool

- Planters trail waterproofing and over pour is pushed back due to the rainy weather. Repairs of cracks in the garage are done. Electrical installation will be completed subject to the approval by the Hillman and city inspector.
- No new information on the staircase to the beach.
- Building code will not allow the door with glass window. However the solution could be to install cameras with screen display for the outgoing traffic to indicate the presence of people on the other side of the door.
- Based on the current master schedule the substantial completion date for the pool deck and pool is November 28, 2018.

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

- Distribution of photos for complete balcony 308S will take place in about two weeks due to the pending approval from BOD on ceiling finish.
- West pool potentially could be reopening after demolition phase on the north tower is completed.

In-house issues: Update by the Property Manager.

- Start of North tower elevator A required building the wall to prevent water leaks. Wall is completed and Adrian will provide information on the starting date. Will take 14-16 weeks to complete.
- South tower elevator B modernization is in progress and will take 14-16 weeks to complete. Start was on May 3rd.
- Hooks for protective padding in the north tower service elevator are installed.

Meeting adjourned at 12:00.

Signed: Zina Bluband

