

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes May 24, 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: Buck Gupta for Property Manager.

Contractors:

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

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule. Status on approval of master schedule update. Hard copies of schedule to the construction committee.

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

South tower:

- Concrete cracks.
- Status on painting.

North tower:

- Demolition status.

Pool deck/pool

- Status on pool deck construction.
- Status on pool construction.
- Any news on the staircase to the beach.

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

- Standing water in the garage and source (during the rain).
- Distribution of balcony's photos completed with railings, glass and paint.

In-house issues: Management update

- North tower elevator A modernization status.
- South tower elevator B modernization status.
- Water leakage and damage to the carpet and marble in the Aquarius room. (Source? - rain related or not).

1) Structural provided owners two weeks look ahead schedule dated May 24, 2018. Master schedule will be updated again to incorporate earlier than previously anticipated start of the construction on the north tower inside balconies. Hillman and Structural met yesterday to discuss procurement of the access equipment for these balconies.

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

South tower:

- Waterproofing and cracks treatment is in progress on stacks 1, 4, 5 and will continue for the next two weeks. Stack 1 is mostly done. Waterproofing and cracks treatment on stack 8 is scheduled to start on May 29. Stucco/concrete repairs on wall drops is in progress and will continue for the next 2 weeks.
- Stacks 2, 3, 6, and 7 ceiling stucco and painting will continue till the first week in June. Accent paint was applied to the east wall of south tower. The remaining sequence of restoration work is as follows: painting, waterproofing , railings installation

North tower:

- As of today 38 balconies are removed. Stack 1 down to 5 floor; stack 4 down to 15 floor, stack 5 down to 9 floor, and stack 8 down to 10 floor.
- Mobilization work on demolition of inside balconies will start on May 29. Structural is procuring additional access equipment and adding construction crew for earlier start on the inside balconies (good news). Instructions for the owners to prepare for demolition work will be provided by the management office.
- **Pool deck/pool**
 - Planters trail waterproofing is in progress with the planters' block wall construction to start on May 29. Prepping over pours on deck's phases 1A and 1B and over pour placement will happen in next two weeks. Electrical installation will be completed in first week in June subject to the approval by city inspector (tentatively scheduled for first week in June).
 - Pool floor was poured on Monday, May 21st. Next is pool wall pour.
 - No new information on the staircase to the beach.

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

- The source of standing water in the north tower garage is debris shute on stack 5. Structural will attempt to seal shute structure on the bottom to prevent future flood.
- Distribution of photos for complete balcony 308S will probably happen next week.

In-house issues: Update by BOD President Buck Gupta (for property manager).

- Reference point for the start of modernization for elevator A in north tower is needed for anticipated completion of the project that currently estimated to take 14-16 weeks. Information could be available for the next meeting.
- South tower elevator B modernization started on May 3rd and proceeding as planned.
- Water leakage in Aquarius room id due to the cracks in cast iron pipes. Cast iron pipes will continue to rust, have cracks and the BOD is looking for the solution (including replacement of damaged pipe's segments with PVC).
- Other items: Owners' responsibility to have licensed contractors and to ensure preservation of Aquarius property from the damages and construction debris during construction projects in their units. Need for procedure to inspect condition of elevators and hallways after construction work inside the units is done and before the contractor leaves premises.

Meeting adjourned at 12:05.

Signed: Zina Bluband

