

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes June 14, 2018. Meeting Started at 11:00am.

Attendees:

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

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

AP Management: Adrian Paredes, Property Manager.

Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey.
- Structural Preservation Systems, LLC (Structural): Cale Delaney, Andres Calvo, Maickel Zrihem.
- Meeting was also attended by Unit Owners.

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule. 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:

- Status on concrete cracks repairs.
- Status on painting.
- Status on waterproofing.
- Status on railing.
- Schedule of balconies releases to the owners (if different from May 10 dates).

North tower:

- Demolition status corner units.
- Reconstruction status on corner units.
- Mobilization status on inside units.
- Start of demolition on inside units.
- Estimated completion date on the demolition phase.

Pool deck/pool

- Status on pool deck construction.
- Status on pool construction.
- Staircase to the beach.

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

- Distribution of balcony's photos completed with railings, glass and paint.
- Seawall cracks over the south tower storage room.

In-house issues: Management update

- North tower elevator A modernization status.
- South tower elevator B modernization status.
- Results of the "mold" tests conducted by Remediation Company on June 7.
- Request to post construction committee minutes in the respective folder of the Aquarius web site (residents' request).

1) Structural provided owners two weeks look ahead schedule dated June 14, 2018. Updated master schedule copies have been submitted to the construction committee. Based on this

schedule the current substantial completion dates for the south tower, north tower and the pool deck/pool are as follows:

South tower: The release of balconies by the Structural back to the south tower owners is scheduled as follows: Stack 2 - July 31, stack 3 - July 20; Stacks 6 and 7 - July 25; Stack 1- August 2nd; Stacks 4, 5, and 8 - August 10.

North Tower: The substantial completion date for all north tower corner balconies is April 14, 2019 which is approximately one month earlier than originally planned.

Pool deck/pool: The substantial completion date for the pool deck and pool remains as November 28, 2018.

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

South tower:

- Concrete cracks treatment on all stacks is completed. Resident of unit 1608S reported new cracks that will be inspected by Structural team after the meeting.
- Stacks 2,3,6,7 ceiling stucco and paint done. Ceiling stucco and paint work on stacks 1, 4, 5, and 8 started and is in progress.
- Waterproofing on stack 5 will start on June 25. After railings are installed on all stacks the second waterproofing around railing's post will be performed.
- Railings are installed on balconies in stacks 2 and 3. Railing on balconies in stacks 6 and 7 started this week and should be completed by the end of next week. Railing glass on stack 3 balconies is installed with stack 2 to follow.
- Schedule of balconies release to the owners is as described in the agenda 's item **1**

North tower:

- As of today 67 corner balconies are removed. Demolition on stacks 1, 5, and 8 is completed with stack 4 down to 204.
- Shoring and formwork on stacks 1, 5, and 8 started this week with the stack 4 scheduled for June 20. First pour for balconies 201N, 208 N, and 305N is planned for June 21st
- Access equipment setup on stacks 2 and 3 is done. Shutters removal and windows protection work on stacks 6 and 7 is almost completed with the same activity now in progress on stacks 2 and 3. Construction of debris chutes and netting on stacks 6 and 7 will continue through the end of June. Demolition start date for inside balconies TBD later. Utility pipes under the balconies of units 203 and 202 will be relocated to the new permanent location not to interfere with the construction work.
- Master schedule date for complete demolition of inside balconies is August 13, 2018.

Pool deck/pool

- Over pour on phases 1A and 1B was done last Friday. New beams over pool equipment room are installed. Columns for pavilion concrete structure will be finished by the end of week. Concrete repairs continue. There was no work done on planters' walls this week. All construction workers have been assigned to work on the pool.
- Electrical bonding on pool was installed. Light fittings and plumbing fittings installed. City inspector provided feedback for the additional work to be done and it was completed. Repair work on the sea wall continues. Pour of pool walls to start on June 15.
- No new information on the staircase to the beach.

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

- Photos of complete balcony will be distributed by the property manager today.
- Cale Delaney of Structural will inspect sea wall over the south tower storage room today after the meeting.

- Concerns were expressed about high moisture contains in the south tower storage room (due to the beach door opening). While the south tower storage room might experience the elevated moisture level due to the beach door, even without beach door it is common problem for all storage rooms in Aquarius. All storage rooms are open to the outside environmental conditions due to the large openings for the fans. BOD is looking into solution. Hillman is considering door design that will prevent water intrusion inside the storage room.

In-house issues: Management update

- Machine rooms in the north tower elevator A and south tower elevator B are replaced. Ropes are installed; new controllers and the duct work for wiring are in place. Estimated completion date for both elevators is August 1st, 2018.
- Last week Mold Remediation Company conducted mold tests in the north tower hallways. The tests results show presence of the mold. Property manager will meet with the Adjuster from Insurance Company tomorrow. Based on the Adjuster's conclusion the proper remediation plan will be selected. The possibility to remediate this problem by reconfiguring duct work is also discussed with the AC contractor. The remediation will be done first on floors 17, 12, and 10.
- Construction committee minutes will be posted on Aquarius web site.
- New protective panel in the north tower service elevator is already damaged. The only way to penalize the responsible party is to have a security camera. It will be installed.
- In the Gym's upper lobby the baseboard tile is off. Adrian will assign maintenance to repair the baseboard.
- Concerns were expressed about construction workers using Gym's bathrooms and bringing mud and construction dirt into the Gym. Adrian will discuss this matter with Cale Delaney.
- The issue on the shutters reinstallation policy was brought up again by the residents. While it is understood that it is not a construction committee matter anymore, residents use committee meetings as a venue to address issues with the manager and /or BOD. Adrian provided explanation of policy on the shutters. He will try to accommodate individual's request for the records on shutter's preexisting conditions.
- West pool is likely to be close till the end of construction on north tower to insure the safety of owners and to protect the pool's filtration system.

Meeting adjourned at 12:05am.

Signed: Zina Bluband

