

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes August 2nd, 2018. Meeting Started at 11:03am.

Attendees:

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

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

AP Management: Adrian Paredes, Property Manager.

Contractors:

- Hillman Engineering (Hillman): Jim Demiraj.
- 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 (due about August 15).

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

South tower:

- Status on limited turnover of balconies.
- Status on remaining painting (walls).
- Status on remaining railing and glass.
- Results of the final inspection using unit's access (started on July 24).

North tower:

- Corner balconies reconstruction status per stack.
- Inside balconies demolition status per stack.
- Electrical power problems during demolition of inside balconies:
How many units in each stack have power loss?
Solution?

Pool deck/pool

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

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

- Letter to the north tower residents on balconies tiles.

In-house issues: Management update

- North tower and south tower elevators modernization status.

1) Structural provided owners two weeks look ahead schedule dated August 2nd, 2018. Planned activities will be described in the sections below.

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

South tower:

- Limited turnover for access to the balconies in stacks 2 and 3 will be in effect till PH balconies are completed. To repeat again, the access is limited to the after construction work hours and to the weekends. Third party Contractors (tiles contractors or shutters installers) are not allowed to access balconies at this time. Limited turnover for access to the balconies in stacks 6 and 7 is planned for next week, August 11. Missing glass panels in stack 7 railings to be delivered today and installed with additional inspection on August 10. Access equipment removal from stacks 6 and 7 is scheduled for next week and will take longer due to the manner of its attachment to the building. Limited turnover for access to the corner balconies scheduled as follows: stack 1- August 9, stacks 4 and 5 - August 15, stack 8 - August 17. PH balconies in stacks 2 and 3 expected to be done on August 13, and in stacks 6 and 7 on August 19. Reconstruction of units 204S, 205S, 301S and 302S employs different technology due to their location on the east pool deck and west pool deck.
- The painting remains to be done on the wall between the stack 1 and the accent paint on the west wall.
- Remaining railings:
Railings and glass are installed on stacks 1 and 5. Installation of railings in stacks 4 and 8 is in progress with the Installation of glass to follow.
- The final inspection for stacks 2 and 3 from the inside of the units using additional punch list was completed. Structural has not started yet work on the items in punch list. This work could start next week. The inspection for stacks 6 and 7 is done. The final inspection for all other stacks will be performed before balconies' turnover to the owners.

North tower:

- Shoring and formwork for at least 5 balconies on each corner stacks continues with the concrete pour anticipated in the first week of September.
- Demolition of balconies in stacks 6 and 7 is done. Shoring and formwork started on the lower units. Demolition of balconies in stack 2 and 3 is in progress with stack 2 down to floor 9 and stack 3 down to floor 15.
- During the demolition work on stacks 2 and 3 it was discovered that the electrical conduit feeder has been embedded in the balcony's slab (in south tower these feeders are in the slab under the units). Conduits are encased in the metal pipes (about 2" in diameter) that run in the middle of a balcony, parallel to the building's wall. Pipes have been exposed to the same environmental conditions as rebars and therefore are subject to some corrosion. Some pipes are corroded and others have holes. The damaged section has to be replaced. New section of pipe will be connected to the old one by the coupling that has to be machined for customized fit to slide over the existing pipe. The condition of feeders distributing electrical power horizontally to the units resulted in the full power outage in some units and the partial power loss in others. As of today, floors with full power outage are 15, 16, and 17. Full power outage has been reported for 4 units. Units with power loss in the wall receptacles are considered having partial power loss. Current focus is on the restoration of power for units with full power outage. Structural's electrical subcontractor is working everyday on power restoration and will work on Saturday if needed. Power was restored to 2 of 4 units. Restoration of power to the remaining units is complicated by the fact that these units have no balconies and therefore, the electrician has no access to the pipes. Structural built temporary platforms that will provide electrician with the access to the units without balconies.

Pool deck/pool

- No work was done on the pool this week. All manpower was transferred to work on the deck. Pool wall stripping and rubbing will continue next week.
- Construction of CMU planter wall is scheduled for August 9. Planters and partial deck area waterproofing will start on Monday August 6. Forming of pool deck phase 1C is in progress and expected to be done on Tuesday August 7. Concrete pour on deck phase 1C is scheduled for 3 days starting Monday August 6. Few joists on the deck phase 1C are under repairs. If repairs are not done by Monday, the Structural will fenced this area and proceeds with the pour on the remaining area of the deck.
- Structural has one estimate for the construction of wooden stairs. It will be submitted to the Hillman and BOD. Hillman is also considering stairs design using composite material that requires no painting or staining and requires low maintenance.

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

- As mention before, the cutoff date for the commitment on balconies' tiles installation is September 1st.
- Issue of communications with the owners was discussed. Any contractor performing work that may result in the power outage, or water shut off, or Comcast service interruption for multiple residences must inform the office and the Security staff who will communicate the potential effect and its duration to the owners through the PA system.

In-house issues: Management update

- There was some delay in modernization of elevators in both towers with tentative completion as of now in about two weeks. Adrian will confirm with the elevators contractor on the date of completion.
- Question was asked on the Irma claim status. Scheduled set up deposition was cancelled by the other party. Time of new deposition is currently unknown.
- Comcast contract is under review by the Attorney. New contract has to be signed by the both parties. The new contract is expected to be in effect in about 6 months.

Meeting adjourned at 12:32pm.

Signed: Zina Bluband

