

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes August 16, 2018. Meeting Started at 11:05am.

Attendees:

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

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

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. Master schedule update due now.

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

South tower:

- Status /per stack on remaining final inspections and punch lists.
- Status on substantial completion.

North tower:

- Corner balconies reconstruction status per stack.
- Stacks 6 and 7 reconstruction status per stack.
- Inside balconies demolition status per stack.
- Status on electrical power outage for each stack.

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.

In-house issues: Management update

- North tower and south tower elevators completion date.

1) Structural provided owners two weeks look ahead schedule dated August 16, 2018. Planned activities will be described in the sections below. Master schedule update due on August 15 is work in progress and will be available for review and discussion for the meeting on August 23rd.

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

South tower:

- Punch list work is in progress on all stacks with the exception of stack 8 and PH6 and PH7. Stacks 2 and 3 final inspection was completed with work addressing issues on the punch lists to be done by the end of next week. Full turnover of balconies in stacks 2 and 3 is scheduled for August 20 including PH balconies. Notice issued today by the Structural to Hillman on substantial completion of balconies in stacks 1, 4, 5 with limited turnover to the residents on August 18, once Hillman and BOD will approve substantial completion conditions. After the approval the property manager will notify affected owners. Unrestricted access to the

balconies will happen in about two weeks, after all punch lists are fulfilled. Full access to stacks 6 and 7 will be granted by September 1 without intermediate status of limited access. Final inspection and punch list for stack 8 is scheduled for next week for floors 2 to 12. Limited turnover of balconies in stack 8 is pending solution to the railings on top 6 floors. Stack 8 railings are installed up to floor 12. Floors 14 -PH on this stack have an issue with the existing building columns tampering and causing railing gap in excess of one allowed by the code. Structural and Hillman are working on the solution. Restricted access to the balconies 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.

- Substantial completion dates for each stack have been discussed above. Hopefully, the substantial total completion date of South tower construction will be available in the updated master schedule for the next meeting.

North tower:

- Shoring and formwork on stacks 1, 4, 5, and 8 continues with the concrete pour today for 11 balconies in stacks 1 and 4. Concrete pour for 10 balconies in stacks 5 and 8 is scheduled for next week. Shoring and formwork on first 5 levels in stacks 6 and 7 is in progress.
- Demolition of balconies in stack 2 and 3 is in progress with temporary stop due to the conduit feeders found in the balconies slabs and either full or partial power outage for some of the units. Demolition of balconies in stacks 2 and 3 was resumed today.
- Power is restored to all floors experiencing full power outage. It was a temporary fix pending permanent repairs. There will be another temporary power interruption during completion of the permanent repairs to the feeder conduit (including units with partial power loss). Management will notify owners with advance notice. If the power outage is for less than 1 hour the announcement will be made on PA system, if the power outage is for more than 1 hour the notice will go by email. Structural will conduct inspection on electrical power status for all units prior to the concrete pour.

Pool deck/pool

- Pool wall stripping and rubbing will continue with pool shell to be done by August 27.
- Construction of CMU planter walls is in progress with electrical conduit installation on planters to start on Monday, August 20. Planters and partial deck area waterproofing continues. Form work on phase 1C is in process of being removed. Garage pipe installation work will continue till September 17. Seawall repairs inside the south tower storage room will be completed next week. Seawall repairs on the ocean side and the construction of new beach stairs cannot start till November 1st- end of the turtle nesting season.
- Estimate for the wooden beach access stairs have been provided to the BOD. Cale of Structural requested estimate for the beach stairs from composite material, but does not have response at this time.

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

- Owner of unit 1501S complained about quality of work on painted surfaces of the balcony's walls. Structural's position on this issue is as follows: while any structural damages to the walls will be repaired as part of 40-year certification, fixing the preexisting stucco finish imperfections is not included in the Structural's scope of work. On the other hand, scratched window or door frame should not be repaired using the building's wall paint. New windows and doors frames are finished with the coating that has different texture than wall paint, and it is understandable that after investing significant amount of money in new windows and doors the owners would like this appearance to be preserved.
- There are loose cables/wires hanging on the west wall of south tower from unit 1101S and 602S. Structural supposed to remove these if they are inactive.

- Request was made to notify south tower owners about changes in the scheduled work on punch list.

In-house issues: Management update

- There was some delay in modernization of elevators in both towers. Inspection could not be scheduled with the city inspector being on vacation. Current completion date that includes inspection is August 27, 2018 for both towers.

Meeting adjourned at 12:25pm.

Signed: Zina Bluband

