

## **AQUARIUS CONDOMINIUM ASSOCIATION**

### **Construction Committee Minutes August 30, 2018. Meeting Started at 11:10am.**

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

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**1)** Structural provided owners two weeks look ahead schedule dated August 30, 2018. Planned activities will be described in the sections below. Master schedule update is not due till September 15.

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

#### **South tower:**

- Stacks 2 and 3 balconies have been turnover to the residents for full access. Notice from Structural to Hillman on substantial completion and full access to the balconies in stacks 4, 5, 6, and 7 (including PH in stacks 6 and 7) will be issued by the end of this week. Property manager will notify residents once completion status is inspected and confirmed about date of unrestricted access. Punch list work on sack 1 is in progress till September 5. Notice from Structural to Hillman on substantial completion and full access to the balconies in stack 1 is planned to be issued by the end of first week in September. Similar to other stacks, the residents in stack 1 will receive notice on the date of unrestricted access. Installation work of railings and final waterproofing in stack 8 floors 14-PH will resume on Friday to continue though the middle of September.

#### **North tower:**

- Shoring and formwork on stacks 1, 4, 5, and 8 floors 9-14 is in progress. 38 balconies are poured back on the north tower: up to floor 8 on stacks 1, 4, and 8; up to 9 floor on stack 5; up to floor 7 on stacks 6 and 7. There are cracks in some of the newly poured balconies. It appears cracks are limited to the concrete mix delivered by the specific truck. Structural is discussing this matter with the concrete mix vendor.
- Demolition of balconies in stack 2 is done, with the stack 3 down to 4th floor. There was some delay in demolition of balconies in stacks 2 and 3 due to the electrical conduit repairs.
- Temporary conduit fix for all units with full power loss is done. Permanent repairs are in progress with the floor 8 to be done today using temporary platform. The priority is completion of permanent repairs for all units with the full power outage. Permanent fix of the conduit for units with partial power loss will follow.

#### **Pool deck/pool**

- Pool wall stripping and rubbing continues with the pour of pool' south side wall.
- Construction of CMU planter walls continues including installation of electrical conduits embedded in the planters. The concrete repairs in garage will continue after the Labor Day. Planters and partial deck area waterproofing in progress. Removal of form work on phase 1C will be done by the end of this week. Blasting of the seawall in the south tower storage room will start September 4. Structural will be installing dust protection around the storage areas

to ensure safe passage to the beach. However there will be noise. Landscape installation on the deck started. Installation of plumbing pipes in the garage is approximately 80% completed. Preparation of slab for balconies in units 204 and 205 planned to start September 4.

- No decision has been made on the matter of beach stairs. The final design will be presented to the owners once approved by BOD. The new stairs are not now or ever have been included in the scope of work for 40-year certification. Only the repair work for existing stairs was included in the scope of work. Therefore, the new stairs leading to the beach are not only the design issue, but budgetary issue for the BOD to consider.

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

- Unit 1101S was inspected last Thursday for the punch list issues. As a result of inspection, Items were added to the punch list. Punch list work is not completed yet in stack 1.
- Partial power loss in the unit 404N will be fixed in the order of priorities discussed previously.
- When construction vehicle is curb parked on the east side of south ocean drive and blocks cars entry to the valet area, the flag person should be placed at the top of ramp to regulate two way traffic on only one lane to prevent potential accidents. Driver of the vehicle entering wrong way lane (because right lane is blocked) on the ramp cannot see incoming traffic.

#### **In-house issues:** Management update

- The contractor lost the technician to the competition, and while the work continues, the completion date currently TBD. The owners will be notified.
- The start of work on the south tower service elevator is contingent on the completion of passengers' elevators in both towers. South tower residents planning windows and doors replacement should contact management office to confirm availability of service elevator.
- September 1st cutoff date of the north tower residents selecting tiles option on the balcony is extended. **New date will be provided by the management office.**
- Property manager indicated that office is receiving complaints from the south tower residents about quality of work on painted surfaces of the balcony's walls. The scope of 40-year certification construction project includes repairs of any structural damages to the walls. However it does not include fixing preexisting stucco finish imperfections of 40-year old building.

Meeting adjourned at 12:00pm.

Signed: Zina Bluband