

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes September 13, 2018. Meeting Started at 11: 02am.

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, Daniel McGrady.
- Structural Preservation Systems, LLC (Structural): Maickel Zrihem, Andres Calvo.
- Meeting was also attended by Unit Owners.

Agenda

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule.

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

South tower:

- Status on remaining work.
- Restoration plan for balconies on units 301 and 302.

North tower:

- Balconies reconstruction status per stack.
- Status on fixing partial electrical power loss.

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 and south towers elevators.
- Service elevator modernization in south tower.
- New cutoff date for north tower list residents opting for balconies tiles.

1) Two weeks look ahead schedule dated September 13, 2018 was provided. Planned activities will be described in the sections below. Master schedule update is due next meeting.

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

South tower:

- Final inspection on punch list items for stack 1 was done last Friday. Unrestricted access to the balconies in this stack is planned for September 27. Punch list work on stacks 4 and 5 is

currently in progress. Punch list for the balconies in stack 8 will be created today. Final waterproofing around railing posts on stack 8 floors 14-PH is done. Balconies in stacks 6 and 7 are not released to the owners at this time. Some of the units in these stacks do not have punch list associated with the unit due to the lack of access to the apartments. Hillman will attempt to provide partial unrestricted access to the units in stacks 6 and 7 where the punch list work was completed.

- Location of the balconies for units 301 and 302 on the west deck requires different design and construction. 12" curb will be build around the balconies and the railings to be installed on the curb to avoid damage to the west deck waterproofing and Joist.
- Work on EIFS is in progress and schedule to be done by the end of September.

North tower:

- Shoring and formwork on stacks 1, 4, 5, and 8 floors 9-14 continues. Pour of balconies floors 9-14 on stacks 1 and 4 is planned for September 21st and 24th. Shoring and formwork on stacks 6 and 7 continues on floors 8-12. Pour of balconies floors 8-12 on stacks 6 and 7 is planned for September 20st and 21st. Shoring and formwork on stacks 2 and 3 is also in progress with formwork done up to the floor 9 and floor 6 respectively.
- Currently 38 balconies are poured back with 21 more to be poured in next two weeks.
- Permanent repairs for the units with partial power loss will be conducted by electrician using swing stages to access balconies.
- Cracks in some of the newly poured balconies associated with the mix delivered by the specific truck have been discussed yesterday between the Structural and the Supermix vendor. Vendor will monitor quality of the delivered Supermix to prevent future problems.
- Corner units with exposure to East, NE and SE are experiencing water intrusion coming through the building wall after the rain. With the completion of south tower, Structural will be able to utilize additional access equipment to accelerate stucco repairs to the East, NE and SE walls to stop water intrusion.
- During south tower construction Floors 14 -PH on stack 8 had an issue with the existing building columns tampering and causing railing gap in excess of one allowed by the code. Hillman and Structural will monitor preexisting imperfections in the north tower to assure railing compliance with the existing code.

Pool deck/pool

- Pool water test is still scheduled for week of September 17. It will take time to fill the pool with 60,000 gallons of water.
- CMU planters pour will be done today. Installation of electrical conduits embedded in the planters is done. The concrete repairs in garage continue. Concrete repairs to the seawall in the south tower storage room will be done by the end of next week. Landscape installation on the north side of lobby is in progress. Installation of plumbing pipes in the garage will be done by the end of this week. Pavilion beam construction will start on September 24. Preparation of slabs for balconies in units 204 and 205 is in progress.
- Meeting to discuss status of stairs to the beach was held on September 6 between the BOD and Hillman's representative. Before making final decision the BOD has requested from the Hillman additional information on the stairs design and the scope/costs of repairs for old stairs included in the project.

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

- Owner of unit 1805S reported water intrusion in his unit. Property manager and Kevin DuBrey of Hillman will inspect this unit after the meeting to determine the cause.
- Owner of unit 901S complained about storm shutters installation or rather the lack of one. This matter will be addressed by the property manager.