

AQUARIUS CONDOMINIUM ASSOCIATION

Construction Committee Minutes October 4, 2018. Meeting Started at 11: 10am.

Attendees:

Construction Committee: Zina Bluband, Alex Zoob.

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

AP Management: Absent.

Contractors:

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

Agenda

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule. Master schedule update for pool and deck.

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

South tower:

- Status on remaining work and turnover of balconies restricted and unrestricted.
- South tower storage room.
- Door paint on the south tower west wall, lobby level.
- Parapet, EIFS.

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

- Elevators modernization schedule (north and south towers).
- Security cameras in new elevators.
- Any remote plan for hallways painting and carpet and its contingency on the status of Irma Insurance claim.

1) Two weeks look ahead schedule dated October 4, 2018 was provided. Planned activities will be described in the sections below. Master schedule update for the pool and pool deck was also provided and will be discussed in the respective part of agenda.

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

South tower:

- Notice on the status of limited and unrestricted access for each balcony was submitted by Hillman yesterday to the property manager. Property manager is out of office until Wednesday. Hopefully, by the end of next week owners will be notified on the status of access to their balconies.
- The original October 4 completion date for concrete repairs in the storage area is changed and will be determined after expansion joint is installed and two columns are repaired.
- Structural has permission to paint the door in a middle of accent color strip on the south tower west with the same color paint as accent.
- Work on parapet and EIFS is on hold. Structural submitted to Hillman request to review and to approve methodology of mechanical fix for the panels. One panel fallen down and the rest are not in good condition due the environmental impact. Once this request is approved the new completion date TBD.

North tower:

- Shoring and formwork on stacks 1 & 4 balconies floors 15-PH continues with estimated finish date of December 26, 2018. Shoring and formwork on stacks 5 & 8 balconies floors 9-15 was finished yesterday with the concrete pour done today and tomorrow. With 12 balconies pour this week the total number of poured back balconies will be 73. Shoring and formwork on stacks 5 & 8 floors 15-PH to be completed on December 26 (one pour left). Shoring and formwork on stacks 6 & 7 floors 15-18 estimated to be done by December 17 and there will be only one pour left. Shoring and formwork on stacks 2 & 3 floors 2-9 should be done by October 30. The concrete pour on these stacks will be for floors 2-9 and 2-10 respectively. Balcony for unit 703 will not be poured at this time due to the intrusion and therefore the necessity to build the dust wall.
- Structural started moving access equipment from the south tower to the north tower windows' drops.
- Electrical repair on partial power loss in north tower continues. Temporary fix done now will be replaced with the permanent solution once balconies are poured and the electrician has balcony's access.
- Finishes and waterproofing on north tower balconies will begin in January. Immediately before this work Structural will start removing protective panels (and there will be light).

Pool deck/pool

- Pool waterproofing starts next and will continue through October 20.
- Planters waterproofing is done. CMU perimeter wall and NW planter wall are done. Deck waterproofing takes place now. Landscape installation continues (palm trees are planted). Construction of pavilion beam is in progress.
- Gym's lower lobby will be close starting next Wednesday for approximately two weeks for waterproofing. The only access to the Gym is going to be from the valet deck.
- Hillman submitted staircase design to the BOD. It appears that this design is liked by at least some of BOD members. BOD requested Hillman to work on the better cost numbers and will review it possibly by next Friday.
- Health department inspection of pool is scheduled for Monday, December 24, 2018. If pool will pass the inspection it could be open for public use by the Christmas.

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

- More than 50 units sign up for the option of tiled balcony. Structural is requested to monitor new balconies floor height to make certain that the kitchen door to the balcony will open after tiles are installed.
- During this week access equipment on the north tower was not anchored properly and ended up producing hammering loud metallic noise during the nights. Black netting covering north tower balconies was installed to prevent construction dust. Currently it is damaged and flying loose covering the only source of light - kitchen windows. In addition, during the night it makes flapping noise that is very annoying. While there is a complete understanding about construction noise that cannot be avoided, the residents are entitled to the absence of one and normal sleep after construction hours. Structural was requested to instruct construction crews about secure anchoring of access equipment and to secure loose black netting.
- Residents are encouraged to monitor any damages to the walls or ceiling occurring during the shoring and formwork. Make a photo of damage observed and email it to the property manager, who will communicate this information to the contractor. Gathering this data may help contractor to avoid some of the happenings and to ensure damage's inclusion in the eventual punch list.

In-house issues: Management update

Property manager is out of office until Wednesday. BOD president helped with information update.

- Two new passengers' elevators in south tower are operational. Service elevator and passenger elevator A in north tower are operational. Modernization of service elevator in south tower and elevator B in north tower started on October 1st and hopefully it will take only 16 weeks (positive view). Complain was made that new elevators in north tower are not reliable with random interruption of service. Buck Gupta explained that due to the north tower electrical power problems every time electrician is turning main switch off for repairs the elevator controls have to be reset and it takes time. In addition, the new elevators still are calibrated for precise runs. BOD instructed AP to search for uninterrupted power source to provide elevators with the power during electrical repairs.
- Security cameras will be installed in all elevators.
- Installation of new carpet and hallway painting will start after all elevators are modernized and working and after the construction of north tower is completed. **Strictly for example purpose:** if substantial completion of north tower, elevators and pool is over by March, the renovation of hallways may start in April. Anyway, while insurance claim payment would be most preferred option, uncertainty of the claim timing process should not delay renovation of hallways for unreasonably long time. Hopefully, when new 2019 budget is in place and the insurance premium deductible for Irma is paid there will be sufficient fund for the renovation of hallways and this would be the end of long and stressful construction project for Aquarius.

Meeting adjourned at 12:35pm.

Signed: Zina Bluband