

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes January 10, 2019. Meeting Started at 11:15am.**

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

### **Agenda:**

#### Hillman Engineering and Structural Preservation

**1) Owner 2 week look ahead schedule. Master schedule update. Any changes to the previous substantial completion dates?**

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

#### **South tower:**

- Overview of remaining work for south tower (EIFS panels, east and west pool decks units).

#### **North tower:**

- Status on corner balconies:
  - Stack 1 (unit 301N has no railings)
  - Stack 4
  - Stack 5
  - Stack 8
- Status on interior balconies:
  - Stack 2
  - Stack 3
  - Stack 6
  - Stack 7
- Status on wall/window drops stucco repairs and painting

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

- Status on pool construction.
- Status on pool deck construction.
- Status on bollards.
- Garage repairs.
- Seawall repairs.
- Status on drawings and permit for staircase to the beach.

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

- Inspection of north tower balconies for tiles installation.
- Status on Hillman's inspection report for north tower units (electrical repairs and interior damages).

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

- Update on towers elevators modernization.
  - Update on Comcast progress.
  - Update on Irma Insurance claim.
  - Notice on use of service elevator when returning from beach or pool. (A lots of sand in passenger elevator A in north tower. Once floor protection is removed new marble floors will be damaged.)
  - Additional beach furniture.
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**1)** Two weeks look ahead schedule dated January 10, 2019 has been provided. Planned activities will be described below. Master schedule update is not due at this time; however substantial completion dates of each project's phase have been discussed and are as follows: south tower EIFS - February 15, 2019 (no change); north tower corner balconies - February 27, 2019, PH balconies - February 21, 2019, interior balconies - March 15, 2019 (no change). Substantial completion date for east pool and deck TBD contingent on delays related to the pending removal of bollards.

### **2) Progress report on weekly construction activities.**

#### **South tower: Phase 1** Remaining work

- Replacement of EIFS panels and concrete repairs continues. Status on deck units is discussed in the pool/deck agenda's category.

#### **North tower: Phase 2**

- **Status on corner balconies:**

Stack 1 - Pre-punch work floors 2-12 started in December. Waterproofing floors 14-PH is in progress. Ceiling/wall stucco/concrete repairs and painting floors 14-PH are completed. Railing installation on balcony of unit 301N will be completed today (was delayed due to the additional repairs).

Stack 4 - Ceiling/wall stucco/concrete repairs and painting on floors 2-12 completed. Railing installation floors 2-12 started on January 9, 2019. Ceiling/wall stucco work on floors 14-PH is done, waterproofing and painting in progress.

Stack 5 - Waterproofing and wall concrete/stucco repairs floors 2-PH should be completed this week with the painting to start next week.

Stack 8 - Waterproofing and wall concrete/stucco repairs on all floors in progress.

- **Status on interior balconies:**

Stack 6 - Waterproofing and ceiling/wall stucco repairs floors 2-18 will be done by the end of next week with the painting to follow.

Stack 7 - Railings are installed on all floors with the secondary waterproofing around railing post in progress.

Stacks 2 and 3 - Ceiling/wall stucco repairs and painting on all floors in progress.

- **Status on wall/window drops stucco repairs and painting:**

Window drop 2/3 - Punch-out completion and moving Rig by January 15, 2019. Window drop 8A have additional repair work done this week, Rig will be moved next week. Window drop 7A punch-out completed and access equipment to be moved to PH7. Window drop 1A/2A undergoes PH2 work. Stucco repairs and painting in progress on Window drops 3A/4A and 6A. Stucco repairs are in progress on Window drops 3B, 2B, 4B, and 5A.

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

- **Pool:** Installation of pool tiles is in progress. It was delayed because of the backorder for selected tiles. Installation of pool equipment is in progress.

- **Deck:** Pavers' are on punch list status. Installation of deck's electrical fixture is done. Waterproofing for deck level units is completed. Railing installation for these units and deck is scheduled for next week. Tiles installation for units 204S and 205S is scheduled for the last week in January of 2019. Installation of aluminum louvers is on hold. There is nothing to install- louvers manufacturer will not meet contractual obligations. Structural is pursuing option B - finding another manufacturer for louvers. We might have more information on this matter by the next meeting. Absence of louvers structure should not impact the completion date for pool openings, since it does not create a safety issue.
- **Bollards** issue: Structural was given directions by the BOD today to remove all bollards. Light test performed this week indicated sufficient lighting of the deck and pool without the bollards. Removal of bollards will have effect on the completion of pool and pool deck. As of today it is uncertain what a delay will be. Hillman will provide Structural with the directions on the bollard's removal procedure. Structural will use it in mockup for one bollard to determine time required to remove all bollards. Hopefully, by the next meeting we will know more about delays in the completion of pool and pool deck.
- **Garage phase** 1A and 1B completed. Parking spaces will be turnover to owners once logistic of the traffic pattern from north tower to the garage exit/entry is determined. Current driveway (north to south) is going to be under repairs and the alternative route should be provided.
- **Seawall** repairs are done in sections to preserve structural integrity of the wall. Storage room painting is scheduled to start on January 21, 2019 to be completed by January 25. Storage room will not be accessible during this time.
- **Staircase:** Hillman is expecting to have all drawings for upper landing by next Wednesday. Upper landing will be used in temporary beach access through the existing staircase and later in the new staircase once it is build. Old staircase will be then demolished. Hillman will provide to the BOD today a commitment date for the complete set of new staircase drawings and required permit information.

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

- Inspection of north tower balconies for tiles installation is completed for all stacks except stacks 6 and 7. Only one unit in stack 3 may have potential tile installation problem. Stacks 6 and 7 will be inspected next week.
- Completed portions of Hillman's report provided to Adrian who is addressing repairs issue with the owners. Electrical outage repair is completed for stack 1 with 46 units in other stacks remaining. These are units that either have an outage or just have not been checked yet. There is no access to four units on this list. Owner of unit 1203N requested to expedite repairs of the power outage in the unit, since they are in unit for a short time. Adrian will try to address this issue with the owner.
- Owner of unit 1006S complained that repairs to his unit have not being completed. Structural and Adrian will address this complain.

**In-house issues:** Management update by property manager.

- Modernization proceeds as planned. Completion dates remain as before: service elevator in south tower **February 15, 2019** plus one week for inspection, elevator B in north tower **January 25, 2019** plus one week for inspection.
- Comcast started on south tower lock box replacement and main plant upgrade on December 26, 2018. Lock boxes are moved and the work proceeds as planned. Interior rerouting will be addressed for each unit individually. Town hall meeting will be held to explain to the membership new service and hopefully timing for start of this service. Date for this meeting TBD.

- Deposition scheduled for December 30, 2018 was cancelled by the Insurance company, new date is not available. Insurance company conducted inspection of the north tower units from the random list. It appears that this work now stopped. During inspection of unit 902N insurance inspector broke ballast on the new window panel in a kitchen. It was recorded and should be fixed by insurance company.
- Adrian will place notice in the passengers elevators about "must" use of the service elevator by the residents returning from the beach or pool.
- Request was made for additional beach furniture to accommodate increased number of beach goers during the season. Property manager explained that because not all beach goers follow the rules about bringing lounges and chairs back to the seawall, security personnel is spending long time to collect furniture from the beach (some chairs are left as far as the Residents or Trump condos). With added furniture more time will be taken from the security's main function. Once the deck and pool are open, Association will have full time pool person and the furniture issue will be addressed at that time.

Meeting adjourned at 12:30pm.

Signed: Zina Bluband