

Tentative agenda for the construction committee meeting on February 28, 2019

Minutes of the February 22, 2019 MEETING

Hillman Engineering and Structural Preservation

1) Owner 2 week look ahead schedule.

Master schedule update on substantial completion of construction phases

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

South tower:

- Overview of remaining work for south tower
- Substantial completion date

North tower: Status on:

- Preparation for waterproofing
- Waterproofing
- Balconies ceiling stucco application
- Balconies wall stucco repairs
- Painting
- Railing installation
- Waterproofing details around railing posts
- Railing glass installation
- Status on wall/window drops stucco repairs and painting
- Status on punch lists
- Substantial completion date

Pool deck/pool

- Status on pool construction
- Status on pool deck construction
- Seawall repairs
- Status on bollards
- Status on aluminum louvers
- Status on drawings for new staircase
- Substantial completion date

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

- Power outage status

In-house issues: Management update

- Towers elevators modernization new completion date
- Update on Comcast progress
- Any updates on Irma Insurance claim

1) Two weeks look ahead schedule dated February 28, 2019 has been provided. Planned activities will be described below.

2) Progress report on weekly construction activities.

South tower: Phase 1 Remaining work

- Replacement of EIFS panels and concrete repairs continues, Completion date is still March 15, 2019. 1 additional panel to be replaced has been identified, Hillman to perform a inspection to determine if any others are anticipated to be removed.

North tower: Phase 2 - **Status on:**

Summary of what key items were completed this past week:

- Stacks 1 & 8 internal punch out started
- Stack 6 rail frame installs
- Stack 2 & 3 floor prep complete
- Stack 3 paint
- Stack 7 waterproofing started
- PH2 & PH7 paint

- Wall/Ceiling stucco complete:
 - All stacks (except PH3 & PH6 units)
- Waterproofing complete (not including detailing and topcoat after rails):
 - Stack 1, 4, 5, 8 all floors
 - Stack 6 up to 18th floor
 - Stack 7 up to 18th floor to be completed next week
 - PH2 & PH7
- Paint complete:
 - Stack 1, 4, 5, 8 all floors
 - Stack 2 up to 18th floor to be completed next week
 - PH2
 - Stack 3 up to the 18th floor
 - Stack 6 up to 18th floor
 - Stack 7 all floors
 - PH7
- Railing frame install complete:
 - Stack 1, 4, & 8 all floors
 - Stack 5 lower (upper to be completed this week)
 - Stack 6 up to 18th floor
 - Stack 7 all floors
- Railing glass install complete:
 - Stack 1, 4, 8 all floors

Pool deck/pool:

- **Pool:**
 - Pool tile installation on final stages, doing touchups and coating inside gutter
 - Pool signs, ladders, lanes to be installed next week
 - Pool Equipment is operational, not circulating water yet, will commence next week
 - Leaks in electrical conduits
- **Deck:**
 - Pavilion roof pending inspection

- Pavilion interior ceiling materials have been approved and will be ordered Monday March 4, 2019
- **Seawall**
 - will be complete March 1, 2019, final coating to take place week of March 4, 2019
- **Bollards** issue:
 - Removal has commenced, scheduled to be complete week of March 4, 2019, warranty issue was approved by manufacturer, pavers size 16X16 are in stock, pavers 24X24 small lead time.
- **Aluminum**
 - New Contractor specs being reviewed by Hillman to insure association gets same or better product than what was originally purchased.
- **Staircase:**
 - Landing drawing received with new value engineering design

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

- Power outage
 - 3 units left

In-house issues: Management update by the property manager

- Completion of modernization for elevators
 - Cab B in North Tower is complete
- Service Car in South Tower currently has cab being installed, mid-March completion dates
- Comcast completed exterior rewiring on south tower schedule distributed to owners via email
- No new information on Irma Insurance claim.

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