

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes March 21, 2019. Meeting Started at 11:00am.**

### Attendees:

Construction Committee: Zina Bluband, Sharon Smith, Alex Zoob, Leonard Finkelberg.

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

AP Management: Adrian Paredes, Property Manager.

### Contractors:

- Hillman Engineering (Hillman): Daniel McGrady
- Structural Preservation Systems, LLC (Structural): 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 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:
  - 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 (field permit status)
- Status on aluminum louvers
- Status on drawings for new staircase
- Substantial completion date

##### **Garage**

- Substantial completion date

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

- Power outage status
- Status on repairs of interior damages resulting from the electrical outages.

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

- Any changes on elevators modernization completion date.
- Update on Comcast progress
- Any updates on Irma Insurance claim

**1)** Two weeks look ahead schedule dated March 21, 2019 has been provided for towers, pool, deck and garage. Planned activities will be described below. Master schedule update on substantial completion of construction phases for the towers has been provided and will be discussed respectively for each phase on the agenda.

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

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

- Replacement of EIFS panels and concrete repairs on south tower continues. Substantial completion date is April 30, 2019.

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

- Balconies wall stucco repairs completed on all stacks.
- Painting is completed on all stacks except PH3 and PH6 and upper floors (14 to PH) on stack 5.
- Railing frames are installed on all stacks except stack 2 which will be completed this week.
- Waterproofing details work around railing posts is completed on all stacks except stacks 2 and 3. This work is schedule to start next week.
- Railing glass is installed on all stacks except PH3, PH 6, PH7, and stacks 2 and 3.
- Wall/window drops stucco repair on drops 1B has been approved and the painting will start this week. Painting on window drop 5A is completed. Repairs marked by the blue tape on window drop in stack 2 will be taken care of as swing stage is moving down from the top floors.
- Final punch list is completed on stack 8 and the balconies are released to the owners for unrestricted access. Final punch list for stack 1 based on Structural's items is completed with subcontractors items remaining. Stack 1 balconies could be released to owners probably next week. Owners will be informed by the property manager. Internal pre-punch list on stack 4 will be completed this week with stack 5 done on Monday, March 25. Final punch list work for stacks 4 and 5 is schedule for next week. Internal punch list for stack 6 to be done next week, with final punch list scheduled to start on April 1st. Internal punch work on stack 7 to be done next week with the final punch list to follow. Current substantial completion dates are as follows: corner balconies - March 26, 2019 with final inspection scheduled on April 9, 2019; interior balconies - April 12, 2019 with final inspection on April 24, 2019. Typically it takes few dated after the final inspection to release balconies to the owners.

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

- **Pool:** Health Department inspection of pool is rescheduled between March 22 and 26. Pending health department approval the pool will be operational, but not open for the residents use due to the number of contingencies.
- **Deck:** Pavilion's roof will be completed next week with wood ceiling installation to start on March 28, 2019. Inspection for electrical work (**GFCI** installation) and glass rail gates work on units 204S and 205 S is planned for March 28.
- **Seawall-** FDEP permit was issued to continue work on seawall coating that was resumed on March 20.
- **Aluminum louvers:** Arrangements to be made for the meeting between the BOD and the new contractor for aluminum louvers. BOD wants to make sure that aluminum louvers will be fabricated according to the original product specification. More information could be available for the next Thursday; however it will take between 13 and 16 weeks for any contractor to manufacture the structure. Currently, the pool opening is contingent on the status on aluminum louvers.
- **Staircase:** Structural cannot proceed with the upper landing work due to some of the changes made by Hillman. No design changes, only elimination of waterproofing layer and stucco finish. Waterproofing and stucco finish will be accomplished during the construction of

new staircase. No information was made available on the ready (or rather not ready) status for new staircase drawings and the permit.

- Due to the number of contingency discussed above, the substantial completion date for pool and deck is not available at this time. BOD and Property manager are exploring different options for the pool and deck opening.

#### **Garage**

- Substantial completion date of garage work is April 8, 2019. Owners will be notified on the availability of their parking spaces.

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

- Repair work on the power outages in north tower was temporarily stopped till contractors and association will reconcile differences in required repair work.
- Hillman completed inspection of 12 units in need of interior repairs of damages resulting from the electrical work. Adrian is forwarding to the affected owners schedule of repairs.
- Owner of unit 1203N reported that holes from the shutter's track removed by the Structural have not been repaired. Structural will have to correct this matter.
- Owner of unit 1804N reported storm shutters tracks not being removed. Structural will have to correct this matter too.
- At the end of construction the Structural will provide to the property management specifications on the paints used for the exterior walls of the buildings, for the balconies railings and on the paint requirements for the balconies floor finish (with no tiles). This information will be available to the owners willing to do touch ups.

#### **In-house issues:** Management update by the property manager

- Modernization of elevators in north tower is completed. Punch list (from consultant inspection) work continues. South tower service elevator expected completion is still by the end of March, 2019.
- Comcast completed exterior rewiring on south tower stack 2, and stack 1. With the distribution point being on the west side of north tower Comcast cannot continue work on connecting south towers to the central distribution box during the construction on north tower. Property manager and the BOD are attempting to make Comcast to do work during weekend when Structural is not working.
- No new information on Irma Insurance claim.
- Bids for ceiling work in towers' hallways will be addressed during the next meeting of BOD Thursday, April 4, 2019.

Meeting adjourned at 12: 20pm.

Signed: Zina Bluband