



# Construction Committee

November 10, 2016

## Attendees: Organization

1. Roy Di Maria, Chairman
2. Tom Laubenthal, LAC
3. Andrew Di Cesare, Hillman Engineering
4. Alex Zorb Committee Members
5. Zina Bluband
6. Arcady Chase
7. Buck Gupta Board President
8. Cecilio A. Berndsen Board Members
9. Judith Ort
10. Linda Satz
11. Victor Rocha
12. Leonard Finkelberg Unit Owners
13. Robert Falus
14. Robert Satz
15. Mike Alpert
16. Laszlo Stern
17. Andre & Nicole St. Amour
18. Yan & Nelly Krasnopolsky
19. Joel Cohen
20. Caroline Buteva
21. Constance Goldmeer

## Discussions

1. Andrew di Cesare, Hillman Engineering, explained that 20 additional concrete core samples taken at selected balconies were sent to the lab for analysis. Expect a lab report by end of November. General Contractor bids are due next week for the concrete restoration effort on the 40 year Re-Cert.
2. David Slavin, Prop. Manager, several updates:
  - a. Gym Baths: Expected completion before Christmas, 2016. There are added needs for plumbing and electrical corrections

discovered during demolition and specified by the City of Hollywood Inspector.

- b. Lights on the front Lawn are expected by Nov. 17, 2016.
  - c. Any rework needed on to the Gym Roof can be required only after the water puddling remained beyond 24 hours according to the Code. Mortar missing in the frame to be addressed.
  - d. The survey for the 40 year contract is needed by Hillman for their work and a contract has been signed with Apogee. This is not the first surveyor to be engaged.
  - f. The A/C Chiller fix has reached an impasse. David is working on a second opinion.
  - g. ACG/CSI will fix pavers at Valet Deck this month. They will also rework the valet fountain. Problems with the fountain were not clear. Some exhaust fans in the top of the North tower are being replaced.
  - h. Acquisition of new Elevators need to be budgeted. David is working this important cost estimate. A consultant - Carey – has been hired for a complete technical assessment and work specification.
3. Tom L., LAC gave another review of the Landscaping Architectural Plan for East Pool Deck. He explained that the new pool may cost approximately 20% more than what it would cost to just restore the old pool in a new location. This increase is due to the fact that the new "T" shaped pool is larger and the pipes will need to be replaced. The pumps and most of the equipment from the old pool will be reusable.
- a. Tom gave the audience a thorough explanation of why the old pool needs to be replaced. The old pool is too deteriorated for any rework. The chlorine room is in total disrepair and must be replaced. The years of chemical use and storage caused serious deterioration.
  - b. Tom gave the Committee a conception design of the landscaping. He stressed changes could be adopted. No selection has been made regarding colors for the East Pool Deck tiles, but is advisable to use colors and patterns similar to those used in the West Pool Deck to give the building elegant uniformity. A complete set of sample tiles will be made available for the Committee to evaluate.
4. "Buck" gave the audience a thorough explanation for the plumbing and electrical Change Orders at the Gym Baths. These Change Orders are due to Code lack of compliance in areas revealed by demolition. These additional requirements were not in the initial approved cost of the T&T bid.

Meeting adjourned at approximately 12PM.

***Roy Di Maria, Construction Committee Chairperson***