

## **AQUARIUS CONDOMINIUM ASSOCIATION**

### **Construction Committee Minutes June 7, 2018. Meeting Started at 11:05am.**

#### Attendees:

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

Members of the Board of Directors: Buck Gupta, Cecilio Berndsen.

AP Management: Adrian Paredes, Property Manager.

#### Contractors:

- Hillman Engineering (Hillman): Jim Demirej, Scott Parmley.
- Structural Preservation Systems, LLC (Structural): Cale Delaney, Andres Calvo, Jean-Simon Berube, Maickel Zrihem.
- Meeting was also attended by Unit Owners.

#### Hillman Engineering and Structural Preservation

**1) Owner 2 week look ahead schedule. Status on approval of master schedule update. Hard copies of schedule to the construction committee.**

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

#### **South tower:**

- Status on concrete cracks repairs.
- Status on painting.
- Status on waterproofing.

#### **North tower:**

- Demolition status corner units.
- Mobilization status on inside units.

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

- Status on pool deck construction.
- Status on pool construction.
- Staircase to the beach.

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

- Distribution of balcony's photos completed with railings, glass and paint.
- Consequences of not being able to install balcony tiles in 90 days from the date of balcony's release to the owner.

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

- North tower elevator A modernization status.
- South tower elevator B modernization status.
- Gym: Drinking water fountain in the men's bathroom.
- Mildew (mold?) near trash room on floors 10 and 17 (as currently reported).

-----  
**1)** Structural provided owners two weeks look ahead schedule dated June 7, 2018. Updated master schedule will be available on June 14. Construction committee will be provided with the copies of this schedule on June 14.

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

### **South tower:**

- Cracks treatment on stacks 4, 5, and 8 is almost completed. By the next week cracks repairs will be done on all stacks
- Stack 1 stucco and paint will start on June 12. Stack 2 ceiling stucco and paint schedule to start on June 11. Stacks 3 and 4 ceiling stucco and paint will be done today. Stack 5 ceiling stucco and paint will continue for the next two weeks. Stacks 6 and 7 ceiling stucco and paint will be done today. Painting and ceiling stucco on stack 8 is to start on June 11.
- Waterproofing membrane is in process to be installed on stacks 4, 5 and 8 with stacks 1, 2, 3, 6, and 7 to follow. Waterproofing on stack 2 rail pockets will take place in the third week of June. Railings will be installed only after all work on cracks repairs, waterproofing, painting and ceiling stucco is completed (with the obvious exception of stacks 2 and 3 where railing is already in place).

### **North tower:**

- As of today 62 corner balconies are removed. Demolition on stacks 1, 5, and 8 is completed with stack 4 down to the 5th floor. Shoring and formwork on stacks 1 and 5 started this week. Shoring and formwork on stack 8 should start today. First pour for 201N and 301N is scheduled in two weeks.
- Mobilization work for inside balconies stacks 6 and 7 started on May 29 with the stacks 2 and 3 to continue next week with the access equipment. Shutters removal and window protection is in progress on stacks 6 and 7 with the construction of debris chute and netting to follow. In general, it takes one week for each phase to be completed (shutters removal, window protection, debris chute...).

### **Pool deck/pool**

- Waterproofing on deck phases 1A and 1B will happen in the 3rd week of June. Preparation for over pour on phases 1A and 1B is complete with the over pour placement schedule for tomorrow. Electrical pipe installation on planters is in progress. New beams over pool equipment room are installed. City inspection is scheduled for tomorrow. Repair work on the sea wall is in progress.
- Pool steel installation on walls will be done by the end of this week. Pour of pool walls is to start on June 11.
- No new information on the staircase to the beach.

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

- Photos of complete balcony 308S are ready and Cale Delaney will email these to Adrian for distribution to the owners.
- Balcony tiles: 90 days window requirement for balconies tiles could be deviated from providing two conditions are met: 1) rough sandy finish on the balcony floor is preserved and has no damage and scratches, since this finish is specifically designed to ensure that tiles will adhere to the surface, and 2) floor surface has been cleaned before tiles are installed. The detailed response have been forwarded by Cale to the construction committee after the meeting, but due to the importance of this issue to the owners it is included in the minutes. See below responses from the balcony coating manufacturer (Sika) in regards to the questions recently raised by the board and residents:

**Question:** "What happens with the small strip that may be left exposed on some balconies behind the shutters that tile can't be applied on?"

**Response:** " I would advise against leaving it permanently exposed. If they can't get tile over it, then it should be (1) carefully cleaned, (2) coated with Sikalastic Recoat Primer, and then (3) get a 14 wet mil coat of Sikalastic 715 or 735 applied over top of the sand coat. "

**Question:** "What happens if they don't apply tile within 90 days of the balcony being turned over?"

**Response:** "The Sikalastic 715 top coat and sand are UV resistant, so 90 days is not a hard deadline. The most important considerations are:

1. That the surface is washed thoroughly to remove salt spray and other contaminants that could affect the adhesion of the tile.
  2. That there is a very rough, sandy surface for the tile guy. If the tile guy has any reservations about the quality of adhesion of the tile to this waterproofing surface, then they should conduct a test to ensure they are happy with the results."
- Aquarius Resident returning from the beach during the rain around 8pm on Wednesday reported rain water running into south tower storage room thru what appears to be a crack in the seawall. Structural will inspect area of concern and seal the crack.
  - Safety Issue: Some owners of the south tower accessed balcony after installation of new windows and doors. It is absolutely imperative for the residents to understand that under no circumstance they can access the balcony while the construction is in progress and the balcony has not been released to the owners.

**In-house issues:** Management update

- Modernization for elevator A in north tower started on June 4 with the anticipated completion of the project in 14-16 weeks.
- South tower elevator B modernization is proceeding as planned with the elevator running already but only for the elevator's crew purposes.
- Drinking water fountain in the gym is working again.
- Mold Remediation Company was on the Aquarius premises today. All floors have been inspected and the testing was performed. It takes about 5 days to get tests results back.
- Adrian will keep us inform on the result of the testing and on any measures necessary to remediate the problem if one exist. Residents should not open the laundry room doors into the hallways during the Landry cycle. Air from the dryers creates excessive moisture contributing to the mildew/mold buildup in the hallways area.

Meeting adjourned at 11:50am.

Signed: Zina Bluband

