

# **AQUARIUS CONDOMINIUM ASSOCIATION**

## **Construction Committee Minutes September 20, 2018. Meeting Started at 11: 00am.**

### Attendees:

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

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

AP Management: Adrian Paredes, Property Manager.

### Contractors:

- Hillman Engineering (Hillman): Kevin DuBrey.
- Structural Preservation Systems, LLC (Structural): Cale Delaney.
- Meeting was also attended by Unit Owners.

## **Agenda**

### Hillman Engineering and Structural Preservation

#### **1) Owner 2 week look ahead schedule. Master schedule update.**

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

##### **South tower:**

- Status on remaining work.

##### **North tower:**

- Balconies reconstruction status per stack.
- Status on fixing partial electrical power loss.

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

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

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

- Inspection of unit 1805S for water intrusion.
- Land phone service in unit 1103N.

### In-house issues: Management update

- North and south towers elevators.
- Service elevator modernization in south tower.
- Distribution of Notice on list for north tower list residents opting for balconies tiles.

-----  
**1)** Two weeks look ahead schedule dated September 20, 2018 was provided. Planned activities will be described in the sections below. Master schedule update will be provided for the next meeting.

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

##### **South tower:**

- Balconies in stacks 1, 4, 5: Hillman is process of reconciling their punch list with the Structural's punch list. Once reconciliation is completed (potentially tomorrow), the balconies will be turnover to owners for unrestricted access. The same reconciliation process applies to the balconies in stacks 6 and 7. The absence of access to some of the units in these stacks (owners' choice) should not prevent turnover of the balconies to the rest of

owners for at least the limited access. During the limited access no tiles or storm shutters could be installed. Punch list work for stack 8 will be completed by the end of next week. Notice from Structural to Hillman on unrestricted access to the balconies in this stack is scheduled to go on September 28. The exception is unit 1408 where the railing glass has to be replaced.

Work on EIFS is in progress and will continue for the next 3 weeks. Miscellaneous stucco repair work will be completed by September 24.

Owner of unit 1101S reported that the railings on his balconies are uneven and the exposed end of the railing is very sharp. His unit will be inspected after the meeting.

#### **North tower:**

- Shoring and formwork on stacks 1, 4, 5, and 8 floors 9-14 continues through September 22. Pour of 10 balconies floors 9-14 on stacks 1 and 4 is planned for September 24 and 25th. Pour of 12 balconies floors 8-14 on stack 6 and floors 9-15 on stack 7 is planned for the end of this week. Shoring and formwork on stacks 2 and 3 resumed after the last week of inactivity. Last week the construction crew from stacks 2 and 3 was moved to the stacks 6 and 7 to complete formwork and shoring in preparation for the concrete pour. On stacks 2 and 3 the plan is to pour 8 balconies per stack at the time.
- Work to fix partial electric power loss is in progress. Pipes' repairs on stacks 6 and 7 are done. Electrician will start repair work on stacks 1 and 4 on Monday. The conduit located directly under the balcony door was discovered in unit on stack 3. The intrusion probability is high.

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

- Pool water test started on September 17. As of today, there are some leaks since the pool shell has not been waterproofed yet. Test will run till the middle of next week.
- Installation of electrical conduits embedded in the planters is done. The concrete repairs in garage to be done by September 28. Concrete repairs to the seawall in the south tower storage room will be done by the end of next week. Installation of plumbing pipes in the garage is almost completed. Pavilion beam construction will start in first week of October.
- Status of staircase was not discussed. This item will remain on agenda until the decision is made.
- Tiles for east pool deck have been ordered. Committee requested Structural to place few tiles (once received) for owners' information in the room adjacent to the Cascade room.
- **3) Weekly information on any construction issues that may affect the owners.**
- Unit 1805S was inspected for water intrusion. The cause of intrusion is currently under investigation.
- Comcast provided temporary solution for restoration of phone service in unit 1103N.
- Owner of unit 1506S would like balcony's tile installed before the installation of storm shutters. Installation of shutter is the Association project coordinated by the property manager in accordance with the shutters' contractor availability and schedule. Installation of tiles is individual project scheduled by the owners. It is hard to organize these two activities; however the management will try to work with the owners and to assist on scheduling if possible.
- Cale Delaney of Structural indicated that some residents are ignoring the construction signs and entering the east pool deck area at their own risk. **No access to the construction zone is permitted to anybody but construction crews.**

**In-house issues:** Management update

- Elevators passed the inspection by the city inspector on September 18. Owners will be notified when elevators are open for public use.
- Start of work on south tower service elevator continues to be contingent on the completion of passengers' elevators in both towers.
- Notice on the October 1st cutoff date for the list of north tower residents selecting tiles option will be issued tomorrow.

Meeting adjourned at 11:50am.

Signed: Zina Bluband

