

## PROGRESS MEETING MINUTES

**PROJECT:** Tower C, D, & Townhouses  
Restoration Project  
Brickell Place Phase II Condominium  
1925 Brickell Ave.D-201  
Miami, FL 33129  
Meeting #3  
Permit #: **BD22-028836-001-B001**

**MEETING DATE:** September 13, 2024

**PRESENT:** Representing the Association: Ms. Rebeca Font-Romero- Manager  
Ms. Laura Becerra- Assistant Manager

Representing the Contractor: Mr. Kirk Mohelnitzky- Chief Superintendent  
Mr. Lester Martinez- Supervisor  
Ms. Tarah Jeannet- Assist. Program Manager

Representing the Engineer: Mr. Bruce Bromley- Principal Consultant  
Mr. Peter Zelch - Inspector

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Item #1- This is the 3<sup>rd</sup> progress meeting which began at 11:30 to discuss the progress of the project. The next scheduled meeting is TBD.

Item #2- The Contractor has 14 men working on the D Building, 10 men working on the C Building, plus Lester equals 25 men on site for a typical day. There are 7 swing stages set in place on the D Building and there are 5 swing stages on Building D.  
Bengoa may be adding another swing stage to the C Building.

Item #3- Lester estimates that there is 40% completion of the D Building. It is estimated that there is 35% completion for the C Building.

Item #4- Pay App #10 was recently submitted and was moving forward to approval. Peter verifies the measurements and the quantities, then Lester provides those measurements to the Office, where the Pay App is generated.  
Pay Apps #8 & #9 have been paid.

Item #5- The shutter issue has been a source of contention with Bengoa. There was a decision yesterday on the discarding of shutters with Jose B. There will be no CO regarding this issue.  
To date there have been 27 shutter discards for the openings pertaining to Building D.  
To date there have been 10 shutter discards for the openings pertaining to Building C.

Item #6- There was a discussion regarding the pre-condition survey which is completed at the start of each drop. Lester provides the pre-condition survey for each drop to the Association.

Item #7- The Association wants to clarify when the water testing of the exterior windows for Units 1211 & 1111 will be taking place. Peter & Lester are working to set this up.

Item #8- There has been no issues with the waterproofing of the balconies. The small exterior foyer off the stair landings was added to the areas being waterproofed.

Item #9- Lester was asked if and how the rain has affected production. Lester stated that there have been a few days lost due to rain, but production continues. Tarah has been documented lost days due to rain and/or winds.

Item #10- There was a discussion regarding the painting of the exit fire doors. The Association will be making a decision on if they want Bengoa to paint the exit fire doors or if they would keep this painting for "In-House".

Item #11- There was a discussion regarding the parking decks and the existing waterproofing membrane. There are numerous cracks at various points around the drive lanes and parking areas, many of which are from the punching shear at the column locations. The leaking of the expansion joints was also discussed. It was recommended to the Contractor to portion off sections in the parking and drive areas that can be chipped and repaired, then the area coated with a traffic membrane. The expansion joints can be replaced in these affected areas as they move around. This would be a discussion for the Association on the traffic membrane and expansion joints.

## **PENDING ITEMS-**

Pending Item #1- The mobilization began on January 8<sup>th</sup>, 2024. The duration of the project is contracted to be 552 working days till Final completion. There will be a charge assigned as Liquidated Damages of \$500 per day for working days past the date.

Pending Item #2- The work time for the project will be from 8:00 am (7:30 arrival on the site) to 4:30 in the afternoon. The use of chipping hammers will begin at 8:30 am. The quitting time for the men is typically around 4:30 pm after cleanup.

Pending Item #3- The precondition survey videos & photos of the parking areas, the roof areas, balcony areas, and other locations have been submitted in the Project Manual, in notebook format. At this time there is an estimated 45% complete on the 4 drop for the D Building.

More of these precondition survey videos & photos must be added when the swing stages are put in place and as progress is made around the buildings.

Pending Item #4- The Bengoa Representatives are as follows:

- Lester Martinez is the Supervisor/Foreman- on site on a daily basis.
- Orlando Antigua is the Senior Superintendent- on site at various times.
- Kirk Mohelnitzky is the Chief Superintendent- on site at various times.
- Julian Grada will be completing the as-built drawings and layout drawings.
- Tara Jeannet is the Assistant Program Manager which will provide the paperwork for the CO (Change Orders) etc.
- Juan Ortega is the Senior Superintendent- on site a various times & for progress meeting.

Pending Item #5- The Contractor pointed out that the 4 corners of each building must have an added pigeonhole in the center of the V since a swing stage must have 3 motors to access this area. Juan stated that a mast climber will not work in these 4 areas.

Bruce and Julius were attempting to work out a permanent SS pigeonhole that will have a screw cap so it can sealed off and level with the interior floor tiles which can be used for future work and painting projects.

### **NEW BUSINESS-**

New Business Item #1- There was no new business.

Meeting adjourned at 1:30 pm