

PROGRESS MEETING MINUTES

PROJECT: Tower C, D, & Townhouses
Restoration Project
Brickell Place Phase II Condominium
1925 Brickell Ave.D-201
Miami, FL 33129
Meeting #8
Permit #: **BD22-028836-001-B001**

MEETING DATE: February 28, 2025

PRESENT: Representing the Association:	Ms. Linda Hein- Board Ms. Amanda Hand- Board Mr. Alvaro Aranguren- Board Mr. Robert Jaffe- Board Ms. Rebeca Font-Romero- Manager Ms. Laura Becerra- Assistant Manager
Representing the Contractor:	Mr. Juan Ortega- Chief Superintendent Mr. Lester Martinez- Supervisor Ms. Tarah Jeannet- Assist. Program Manager
Representing the Engineer:	Mr. Bruce Bromley- Principal Consultant Ms. Bailey Morris PE Mr. Peter Zelch- Inspector

Item #1- This is the 8th progress meeting which began at 11:30 to discuss the progress of the project. The next scheduled meeting is set for 11:30 am on March 21, 2025.

Item #2- The Contractor has 12 men working on the D Building, 12 men working on the C Building, plus Lester equals 25 men on site for a typical day. There are 6 swing stages set in place on the D Building and there are 6 swing stages on Building D for a total of 12 swing stages.

Item #3- Lester estimates that there is 78% completion of the D Building. It is estimated that there is 71% completion for the C Building.

Item #4- Pay App #14 has been paid to the Contractor. Pay App #15 is under review by the Engineer.

Item #5- There are no problems lately with the shutter process. The Owners are being notified of shutter removals, or if necessary, shutter disposal.

There was 1 electrical shutter in the way of the cable for the swing stage that has been removed.

The Unit Owner for D2002 approved that the shutters that were removed can be discarded by the Contractor.

Lester is in need of the reply from the Unit Owner of C404 regarding the shutters. There is a permit for these shutters, but these shutters are in poor condition and the shutters are recommended to be discarded. Lester does not want this issue holding up the completion of this stack and needs an answer ASAP.

Item #6- The pre-condition survey “process” continues working well. Lester provides the pre-condition survey to the Association and uploads it to Procore.

Item #7- There was an in-depth discussion regarding the parking decks and the existing waterproofing membrane.

The Association is interested in the reworking of the entire parking deck which would include:

- the removal of the existing waterproofing membrane
- the prep of the concrete drive lanes & parking areas- which includes the prep of all of the cracks
- the replacement of the expansion joints since these all leak.
- the waterproofing of the planters which would require the removal of all soils & landscaping, prepping and waterproofing.
- Replacement of all existing drains

The Association verbally authorized moving forward with the details of this proposed work. Bailey and Alvaro have planned to have a meeting on site next week to discuss the variables.

Item #8- The Contractor did not work last Saturday. Lester stated that they are able to add 1 hr per day during the week, so they are not planning on working on Saturdays unless a rain out.

Item #9- The meeting with the Unsafe Structures Board is not in March, but rather in May. The percentage of completion would have to be put in writing and a likely attendance before the Board Members would also be a likely scenario.

Item #10- The Contractor was asked to provide a time “projection” of the project now that the Contractor estimates that he is 78% complete with the D Building and 71% complete with the C Building, with no work yet on the Townhouses.

Item #11- Peter stated that he is still finding as much damage on the north side of the D building as the south side. He referred to the PH14 that the chipping is likely to require a weather wall.

Item #12- Robert stated that he is concerned about the landscaping and bushes around the Townhouses and recommended a snorkel lift instead of a swing stage to avoid damaging the landscaping. Juan and Lester stated that they will look into different possibilities for this issue.

PENDING ITEMS-

Pending Item #1- The mobilization began on January 8th, 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, Procore.

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.
- Jose Bengochea is the Principal of this Company.

Pending Item #5- There was a Hose-Nozzle water test for the exterior windows for Units 1213 & 1113. It was discovered that there were large gaps behind the shutters of Unit #1213. These shutters have been removed, discarded, and the gaps sealed and caulked. The water test has been performed and there were no leaks down and into Unit #1113. will be taking place. Peter & Lester completed this test. A report must be issued by NV5 for documentation purposes, which Bruce must complete.

Pending Item #6- The original cost of the project was estimated to be \$6.9M, and at this time, the billing is at \$3.1M. The cost of the project appears to be under-budget so the Association is reviewing the parking and drive lane deck project and expanding it from just concrete repairs, which were an original part of the contract and adding a waterproofing membrane.

NEW BUSINESS-

New Business Item #1- Linda brought up items that she felt had been by-passed. Lester stated that all items regarding the scope of work, presently under contract, are being taken care of.

New Business Item #2- A question was posed to Lester on when he believes that the men will start shifting over to the Townhouses for mobilization. Lester was stating that this work will start shifting at the start of April.

New Business Item #3- The Contractor was asked about the raised corner, near the north exit gate, located below the building. Lester stated that this area should be coated with a urethane waterproofing membrane which they are applying on balcony slabs.

Meeting adjourned at 1:00 pm