

PROGRESS MEETING MINUTES

PROJECT: Tower C, D, & Townhouses
Restoration Project
Brickell Place Phase II Condominium
1925 Brickell Ave.D-201
Miami, FL 33129
Meeting #7
Permit #: **BD22-028836-001-B001**

MEETING DATE: January 31, 2025

PRESENT:	Representing the Association:	Ms. Eleonora Gabaldon- President Ms. Amanda Hand- Board Mr. Alvaro Aranguren- Board Mr. Robert Jaffe- Board Mr. Gilberto Alvarez- Board Ms. Rebeca Font-Romero- Manager Ms. Laura Becerra- Assistant Manager Mr. Il Young Choi- Association's Attorney
	Representing the Contractor:	Mr. Juan Ortega- Chief Superintendent Mr. Kirk Mohelnitzky- Chief Super. via ZOOM Mr. Lester Martinez- Supervisor Ms. Tarah Jeannet- Assist. Program Manager
	Representing the Engineer:	Mr. Bruce Bromley- Principal Consultant Mr. Peter Zelch- Inspector

Item #1- This is the 7th 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 February 28, 2025.

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 5 swing stages set in place on the D Building and there are 7 swing stages on Building D for a total of 12 swing stages.

Item #3- Lester estimates that there is 71% completion of the D Building. It is estimated that there is 64% completion for the C Building.

Item #4- Pay App #13 has been paid to the Contractor. Pay App #14 has been submitted for review.

Item #5- All of the previous shutter issues have disappeared and 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 Association has found no permit information for D2002. The Contractor has done work around this shutter and this is a problem with the Owner.

Item #6- The pre-condition survey “process” continues working well. It is completed at the start of each drop, then Lester provides the pre-condition survey to the Association and uploads it to Procore.

Item #7- There was a discussion regarding the parking decks and the existing waterproofing membrane. There are areas that are indicative to what was initially described by Bruce as punching shear. These are the areas on the drive lanes & parking areas which are heavily cracked and are above the column locations below.

These approximate locations were drawn and ultimately sent to the Building Dept as part of the necessary repairs. A detail of the repairs has been issued to Bengoa which is to chip these areas-partial depth, and pour new concrete in an area of approximately 40-50 SF- per area.

Alvaro pointed out that “punching shear” is not the definition he would use but this can be discussed further between Bruce & Alvaro.

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.

Item #8- 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 above listed Item #7- parking and drive lane deck project and expanding it from just concrete repairs, which were an original part of the contract. The Association authorized NV5 to move forward with this project to allow Bengoa to provide pricing for this aspect.

Item #9- The Contractor worked last Saturdays but is not planning to work this upcoming Saturday.

Item #10- There was a discussion on the necessity of the meeting, set up for March 11, 2025, with the Unsafe Structures Board on the progress of the project. 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 #11- There was a request from the Association for the possibility of painting all of the existing window frames around the 3 buildings. It was noted by Gil, that at the beginning of this project, he was a proponent of painting all of the window frames so the building would be aesthetically pleasing. This was failed to be implemented, so at this time, the painting of the existing window frames around all of the buildings is tabled “indefinitely”.

Item #12- NV5 has provided the report which determined that the placement of new impact windows can be safely installed on the balconies, based on the submitted “original” drawings.

A signed and sealed report was issued. The Association was issued the calculations to back up the report.

Item #13- There was a vehicle that was damaged and subsequently Bengoa submitted a check in the amount of \$825 to the Association. This issue is closed.

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.

NEW BUSINESS-

New Business Item #1- The Association is in need of the extension report for the Unsafe Structures Board.

New Business Item #2- The Association Rep stated that he is pleased with all Parties stating- Good work by all.

New Business Item #3- The Contractor was asked to provide a time “projection” of the project now that the Contractor estimates that he is 71% complete with the D Building and 64% complete with the C Building, with no work yet on the Townhouses.

New Business Item #4- 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.

New Business Item #5- 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.

Meeting adjourned at 1:00 pm