

**PROGRESS MEETING MINUTES**

**PROJECT:** Tower C, D, & Townhouses  
Restoration Project  
Brickell Place Phase II Condominium  
1925 Brickell Ave.D-201  
Miami, FL 33129  
Meeting #9  
Permit #: **BD22-028836-001-B001**

**MEETING DATE:** March 21, 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\  
Ms. Martha Bonilla

Representing the Contractor: Mr. Kirk Mohelnitzky – VP of Field Operations  
Mr. Lester Martinez- Supervisor

Representing the Engineer: Mr. Bruce Bromley- Principal Consultant  
Ms. Bailey Morris - Project Manager  
Mr. Peter Zelch- Inspector

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Item #1- This is the 9<sup>th</sup> 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 April 25, 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. Next month, the number of swing stages will reduce to 3 on each building for a total of 6.

Item #3- Lester estimates that there is 83% completion of the D Building. It is estimated that there is 83% completion for the C Building. Mobilization for the townhouses will begin next week.

Item #4- Pay App #15 has been approved by the Engineer. Pay App #16 in in review.

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

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

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. Rebeca will call the unit owner today to follow up. The swing stage has been moved to a different drop without reinstalling the shutter.

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 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 and repair of cracked areas above garage columns
- the replacement of the expansion joints since these all leak.
- the waterproofing of the planters in areas affected by expansion joint replacement and that show signs of leaking. This would require the removal of all soils & landscaping, prepping and waterproofing. NV5 will inspect the planters to find signs of leaking and BPP II will provide a list of planters that have been waterproofed in the past.
- Replacement of all existing affected drains

The Association verbally authorized moving forward with the details of this proposed work.

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 will likely not be until the summer as the City is backed up. 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 provided a time “projection” of the project now that the Contractor estimates that he is 83% complete with the D Building and 83% complete with the C Building, with no work yet on the Townhouses. The current schedule projected a December finish date but Bengoa has stated that it should be sooner. A revised schedule will be provided.

Item #11- Peter stated that he is still finding as much damage on the north side of the D building as the south side. PH4 which was previously thought to require a weather wall, did not.

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. Bengoa is planning to use an articulating boom lift on the east side and a scissor lift on the west.

## **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, Procure.

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 \$3.5M. 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- PH3 and PH4 balcony lights need to be replaced or covered. Bengoa will assist the association with this task.

New Business Item #2- The 40-year recertification is open in iBuild for the 1915 address but the 1925 address has the permits for the construction open. BPll will follow up with the recertification engineer to make sure that the 1915 recertification that is showing covers both buildings.

New Business Item #3- Completion of the punch list will be documented by NV5 and provided to BPll for all current and future drops.

New Business Item #4- Alvaro had sent comments to NV5 regarding the balcony enclosure calculations. NV5 will follow up on the comments.

New Business Item #5- Painting of the townhouses was excluded from the original scope of work as the Association had planned to paint the areas with their maintenance crew. A list of all areas excluded from the scope will be provided by NV5 and Bengoa will provide a change order for the areas requested by BPll.

Meeting adjourned at 12:45 pm