

## **PROGRESS MEETING MINUTES**

**PROJECT:** Tower C, D, & Townhouses  
Restoration Project  
Brickell Place Phase II Condominium  
1925 Brickell Ave.D-201  
Miami, FL 33129  
Meeting #2  
Permit #: **BD22-028836-001-B001**

**MEETING DATE:** April 02, 2024

**PRESENT:** Representing the Association: Mr. Rick Russi- Manager  
Mr. Alvaro Aranguren- Board  
Mr. Carlos Grammer- President  
Ms. Laura Becerra- Assistant Project 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  
Mr. Eddie Arrazcaeta - Inspector/Manager

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Item #1- This is the 2<sup>nd</sup> progress meeting which began at 11:00 to discuss the upcoming project. The next scheduled meeting is set for Friday, May 10<sup>th</sup>, 2024 at 11:00 am.

Item #2- The Contractor has 9 men working on the D Building, 6 men working on the C Building, plus Lester equals 17 men on site for a typical day. There are 2 swing stages set in place on the C Building and there are 4 swing stages on Building D.

Bengoa's goal is to have 5 swing stages per building.

Item #3- The drop numbers, or the designation drops are the same for both buildings. Stack #32 covers the #10 balcony drop.

Item #4- The Contractor pointed out that the 4 corners of each building must have an added pigeon hole 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 was attempting to work out a permanent SS pigeon hole that will have a screw cap so it can sealed off and somewhat level with the interior floor tiles.

Item #5- The shutter issue seems to be moving forward in a quicker response time. The new approach is down to 7-10 days. The shutters that are removed cannot be stored on the balconies but will be wrapped, tagged, and stored in the garage. Shutters that are in poor condition will be discarded.

Bengoa sent out a shutter service Company; All Miami Shutters, that has the ability to service the shutters for the individual Unit Owners.

Owners that cannot prove they have a permit for these shutters, that have been removed for restoration purposes, will be discarded.

The shutters for the C Building have not yet been dealt with at this time.

Item #6- There was a discussion regarding the choice of the colors for the painting of the building, and accent colors, if any, and the color of the caulk. The paint color and caulking color has been approved.

The Contractor is seeking to have the color of the urethane waterproofing membrane confirmed in writing.

Item #7- Juan reviewed the New Schedule that was recently produced. He stated that this must be reworked but he should be able to provide the revised schedule in the next 30 days.

Item #8- There has been no problems with the staging area, the dumpster area, or the Port-O-Lets. The Contractor has requested to have a few more parking spaces since more men are now working on the C Building.

## **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.

The goal is to have 5 swing stages working on both towers with the necessary manpower till completion.

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 for Building C, and as progress is made around the building.

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.

### **NEW BUSINESS-**

New Business Item #1- Tarah stated that Bruce has Pay App #4 and would like for his review and signoff.

New Business Item #2- Lester stated that he will be working on adding a 5<sup>th</sup> swing stage in early May. He also stated that a pedestrian tunnel would be added to the south side of the D building.

New Business Item #3- The Association was informed that a new 50 KVA, for Building C be installed which will power the additional swing stages which Bengoa requires for this project. The cost for this is \$7918.02. Building D does not require this as Building D has enough power to operate the 5 swing stages.

New Business Item #4- The Association will be seeking a “percentage-of-completion” estimate with each Pay App submittal. This will be on a building by building basis.

New Business Item #5- There are 2 CO's submitted, which are CO's #2 & #3.

New Business Item #6- The Contractor has run into a condition in the field that requires a sealant repair. The stucco was removed adjacent to a window and this exposed a double buck.

New Business Item #7- There was a discussion regarding the bottom tracks of the SGD, which the Contractor has no access to. The suggestion is to have Julian document this condition.

Meeting adjourned at 1:05