

## PRE-CONSTUCTION MEETING MINUTES

**PROJECT:** Tower C, D, & Townhouses      **MEETING DATE:** March 22, 2024  
Restoration Project  
Brickell Place Phase II Condominium  
1925 Brickell Ave.D-201  
Miami, FL 33129  
Meeting #1  
Permit #: **BD22-028836-001-B001**

**PRESENT:** Representing the Association: Mr. Rick Russi- Manager  
Mr. Alvaro Aranguren- Board  
Mr. Carlos Grammer- President  
Ms. Laura Becerra- Assistant Project Manager  
Mr. Il Young Choi-Association Attorney

Representing the Contractor: Mr. Jose Bengochea- Principal  
Mr. Juan Ortega- Chief Superintendent  
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- Structural Inspector  
Mr. Eddie Arrazcaeta - Inspector/Manager

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Item #1- This meeting began at 11:00 to discuss the upcoming project. The next scheduled meeting is set for Friday, April 19<sup>th</sup>, 2024 at 11:30 am.

Item #2- There is a signed contract between the Association and Bengoa for the project. Bruce has a copy of this contract.

Item #3- There was a discussion on the roles of the Bengoa Representatives.

Lester Martinez is the Supervisor which will be on site on a daily basis running this project.

Orlando Antigua is the Senior Superintendent which will be on site at various times during the typical work week. His job is to assist Lester.

Kirk Mohelnitzky is the Chief Superintendent and will be on site at various times during the week and will attend the Progress Meetings.

Julian Grada will be completing the as-built drawings and layout drawings as required by the Contractor for this project.

Tara Jeannet is the Assistant Program Manager which will provide the paperwork for the CO (Change Orders) etc.

Item #4- The mobilization began on January 8<sup>th</sup>, 2024. The project started off with the implementation of 2 swing stages. There will be 6 men working on the project at this time. More swings are being added to the D Building, to build it up to 4 swings with 8 men.

The plan is to add 2 more swing stages to the C Building in the upcoming weeks. At that time there will be a minimum of 13 men on site on a typical day.

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

Item #5- Kirk pointed out that there are pigeonholes, at the roof level, which must be opened to allow the cables to be fitted thru for the swing stages.

The Contractor is likely going to be using parapet clamps for the areas out in front of the balcony drops.

Item #6- There was a discussion regarding the shutter issue. The Contractor's complaint was that the decision making to remove the shutters was way too long. That approach took 30 days or more in some instances.

The new approach must be no greater than 7-10 days. Lester stated that the shutters that are removed cannot be stored on the balconies. Jose stated that these shutters will be wrapped, tagged, and stored in the garage at some location. Shutters that are in poor condition will be discarded. Unit Owners that cannot prove they have a permit for these shutters, that have been removed for restoration purposes, will be discarded.

This process must be streamlined, for the sake of the project.

Item #7- There was a discussion regarding the installation of a mast climber in a section of the D building. The mast climber would be connected to the building at 30' intervals, up the walls of the building.

Item #8- 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. Choi asked if there should be a Board meeting for this decision. However, there is such a slight difference that this was considered to be not necessary.

The Association submitted the formula.

After the meeting, all the Attendees went to the south wall and the color choices were made for the paint and for the caulk. The paint color and caulking color has been approved.

It was noted that when the railings are being painted, and the SGD's had to be opened to accomplish this, Lester must coordinate with Ricardo to make this happen.

Item #9- Lester pointed out that they are adding stirrup bands, as best as possible, to the columns that are being repaired for spalling concrete.

Lester also pointed out that he is finding that there are post pockets that have never been fully poured, and they have to reset a number of these railing posts.

Item #10- There was a discussion regarding the New Schedule that was produced for the project. It was described as very generic. The Association is seeking to have a more detailed

project schedule now that there is more movement forward with the project. This should be provided in the next 30 days.

Item #11- There seems to be no problem with parking. The Port-O-Lets have been placed on the portion of the parking area located at the south portion of the property, near the south gate, where the Contractor has enclosed this area for staging.

Item #12- 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 ITEMS-**

Pending Item #1- 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 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.

Meeting adjourned at 12:50