

## **PROGRESS MEETING MINUTES**

**PROJECT:** Tower C, D, & Townhouses  
Restoration Project  
Brickell Place Phase II Condominium  
1925 Brickell Ave.D-201  
Miami, FL 33129  
Meeting #10  
Permit #: **BD22-028836-001-B001**

**MEETING DATE:** April 25, 2025

<b>PRESENT:</b> Representing the Association:	Ms. Amanda Hand- Board Mr. Alvaro Aranguren- Board Mr. Robert Jaffe- Board Ms. Rebeca Font-Romero- Manager Ms. Martha Bonilla
Representing the Contractor:	Mr. Juan Ortega – VP of Construction Ms. Tarah Jeannot – Assis. Project Manager 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 10<sup>th</sup> progress meeting which began at 11:38 to discuss the progress of the project. The next scheduled meeting is set for 11:30 am on May 30, 2025.

Item #2- The Contractor has 8 men working on the D Building, 7 men working on the C Building, 1 man working on the Townhouses, 5 men working in the garage, plus Lester equals 21 men on site for a typical day. There are 5 swing stages set in place on the D Building and there are 3 swing stages on Building D for a total of 8 swing stages. A boom lift is in use on the Townhouses. 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 89% completion of the D Building. It is estimated that there is 86% completion for the C Building. Mobilization for the Townhouses started earlier this month and the estimated completion of the current scope of work on the Townhouses is 20%.

Item #4- Pay App #15 has been paid. Pay App #16 will be paid today. Pay App #17 was approved yesterday.

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 C404 shutters have a permit for these shutters, but these shutters are in poor condition and the shutters are recommended to be discarded. Rebeca followed up with the Unit Owner after the last progress meeting and they would like to keep the shutters. Bengoa has sent an invoice for the reinstallation and will move a swing stage back to perform maintenance and installation after the invoice is approved.

Item #6- The pre-condition survey “process” continues working well. Lester provides the pre-condition survey to the Association and uploads it to Procore. Pre-conditions for the Townhouses are complete and have been uploaded.

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 has inspected the planters to find signs of leaking and BPPII has provided 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 which is in progress. Additionally, a mockup of the proposed deck repair has been started by Bengoa to provide more information about the construction of the deck. Approximately 7 inches of the deck was removed in a cracked area inside Bengoa’s staging area. In the demoed area, reinforcing was observed to be approximately 5.5 inches from the top of the slab. NV5 will revise the previously provided recommendations to add the information gathered from the deck exploration. Robert has suggested that there are 6 planters on the deck that are in poor locations that he recommends being removed. The Association will discuss and advise NV5 on whether planters will be removed from the deck.

Item #8- The Contractor worked last Saturday. Lester has 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. BPPII has reached out to the recertification engineer to make sure that the recertification being listed under the 1915 address and the building permit being listed under the 1925 address is acceptable. The recertification engineer has not responded.

Item #10- The Contractor provided an updated schedule with Pay App 17 with a projected finish date in January 2026. However, Bengoa has stated that the current scope should be completed

sooner than that. NV5 has requested that a revised schedule be provided with a better estimated completion date.

Item #11- 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 using an articulating boom lift and Robert has stated that he is happy with the work progressing without damaging the landscaping so far.

Item #12- 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. Bengoa has provided a change order for the additional painting. NV5 has reviewed and approved the change order and it is now in review with BPPII.

### **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, 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.
- Tarah 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 at 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 \$3.8M. 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- Personal items are still on the balcony of the Townhouse Units. Rebeca will send a reminder email to the Owners telling them to remove everything from the balconies.

New Business Item #2- The glass and plexiglass covers that have been installed in the garage ceiling openings at the Townhouses have been observed to have repairs behind the frames in some areas and are making access difficult. NV5 will provide a list of units and pictures for BPPII review.

New Business Item #3- TH13 reported dust from the construction in the unit. Bengoa has been to the unit and is in the process of preparing a report.

New Business Item #4- A discussion regarding replacing the lighting on the parking deck was started. BPPII will continue the conversation and notify NV5 if it should be added to the scope of work for the parking deck.

New Business Item #5- TH21 has removed the railing on the balcony to accommodate the glass enclosure installation. The railing was removed by cutting off the railing posts above the slab. Rebeca will follow up with the owner to ask for their plan to replace the railing.

Meeting adjourned at 1:10 pm – Observations of the cracking areas on the tennis courts and in the garage followed meeting adjournment.