

PROGRESS MEETING MINUTES

PROJECT: Tower C, D, & Townhouses
Restoration Project
Brickell Place Phase II Condominium
1925 Brickell Ave.D-201
Miami, FL 33129
Meeting #11
Permit #: **BD22-028836-001-B001**

MEETING DATE: June 13, 2025

PRESENT: Representing the Association:	Ms. Amanda Hand- Board Mr. Alvaro Aranguren- Board – ZOOM Ms. Laura Becerra – Assistant Manager - ZOOM
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

Item #1- This is the 11th 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 July 11, 2025.

Item #2- The Contractor has 6 men working on the D Building, 6 men working on the C Building, 4 man working on the Townhouses, 4 men working in the garage, plus Lester equals 21 men on site for a typical day. There are 2 swing stages set in place on the C Building and there are 2 swing stages on Building D for a total of 4 swing stages. A boom lift is in use on the Townhouses.

Item #3- Lester estimates that there is 95% completion of the D Building. It is estimated that there is 95% completion for the C Building. Repairs are complete on the north half of the Townhouses and estimated completion for the Townhouses is 60%. Both tower buildings are scheduled to be completed by July 31, and the Townhouses are scheduled to be completed by August 19, weather permitting.

Item #4- Pay App #18 has been paid. Pay App #19 was submitted for review this week.

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 shutter invoice has been approved. The maintenance is complete and reinstallation is pending an available swing stage. Bengoa will provide a list of all other pending shutters to the project team.

Item #6- Pre-conditions are complete and have been uploaded.

Item #7- The repairs and additional work on the parking deck will be moving forward. The following items will be completed in the next three weeks:

- NV5 will complete structural calculations of the cracking slab and provide to the Association for review
- Bengoa will reach out to a Sika representative to discuss materials that will be suitable for the parking deck, planters, and tennis courts.
- NV5 will provide Bengoa with a scope of work which will include options for the proposed concrete repair and crack injection. After the scope of work is finalized, one option will be removed/revised.
- BP11 will tell Bengoa how many parking spaces can be emptied at one time so that a phasing plan can be made.

Item #8- The meeting with the Unsafe Structures Board will be in November.

Item #9- The Contractor has provided an updated schedule with an estimated completion date of August 19.

Item #10- The change order for the painting of the Townhouses has been signed and the work is in progress.

Item #11- Personal items are still on the balcony of the Townhouse Units including furniture, potted plants, lights, wall art, etc.

Item #12- Half of the glass and plexiglass covers that have been installed in the garage ceiling openings at the Townhouses have been removed. Bengoa will notify the Association at least one week prior to removal of the second half.

Item #13- TH13 reported dust from the construction in the unit. Bengoa has been to the unit and has verbally agreed to split the cost of cleaning with the owner.

Item #14- 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. Amanda stated that this item has been resolved. The resolution will be followed up on.

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, Procure.

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 \$4.3M. 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- Landscaping has been observed around the townhouses. The Association will cut back all landscaping at least one foot from the walls to accommodate the painting.

New Business Item #2- Bengoa will not be on site July 4th for the Independence Day holiday.

Meeting adjourned at 1:00 pm – Observations of the cracking areas on the tennis courts and in the garage followed meeting adjournment.