

PROGRESS MEETING MINUTES

PROJECT: Tower C, D, & Townhouses
Restoration Project
Brickell Place Phase II Condominium
1925 Brickell Ave.D-201
Miami, FL 33129
Meeting #4
Permit #: **BD22-028836-001-B001**

MEETING DATE: October 25, 2024

PRESENT: Representing the Association: Mr. Alvaro Aranguren- Board
Mr. Robert Jaffe- Board
Mr. Gilberto Alvarez- Board
Ms. Rebeca Font-Romero- Manager
Ms. Laura Becerra- Assistant Manager

Representing the Contractor: Mr. Jose Bengochea- Principal
Mr. Juan Ortega- Chief Superintendent
Mr. Kirk Mohelnitzky- Chief Super. via ZOOM
Mr. Lester Martinez- Supervisor
Ms. Tarah Jeannet- Assist. Program Manager

Representing the Engineer: Mr. Bruce Bromley- Principal Consultant
Mr. Peter Zelch - Inspector

Item #1- This is the 4th 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 December 13th.

Item #2- The Contractor has 14 men working on the D Building, 10 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.
Bengochea may be adding another swing stage to the C Building.

Item #3- Lester estimates that there is 50% completion of the D Building. It is estimated that there is 45% completion for the C Building.

Item #4- Pay App #11 was recently submitted and was moving forward to approval. Pay Apps #10 has been paid.

Item #5- All of the previous shutter issues have disappeared and there are no problems lately with the shutter process. The Owners are being notified of shutter removals, or if necessary, shutter disposal.

There are 2 shutters that are in violation and there is 1 shutter where the Owner wants the shutter removed and discarded.

There is a Board Member that lives in the Townhouses that went thru Hurricane Andrew, that mentioned something regarding his shutters.

Item #6- The pre-condition survey process is working good. It is completed at the start of each drop, then Lester provides the pre-condition survey to the Association.

Item #7- 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.

Item #8- Lester stated that there have been a few days lost due to rain, but production continues. Tarah has been documented lost days due to rain and/or winds.

Item #9- The Association made the decision that the painting of the exit fire doors will be done "In-House", with the Association's Employees.

Item #10- There was a discussion regarding the parking decks and the existing waterproofing membrane. There are areas that are indicative to punching shear at the column locations. These areas were sent to the Building Dept as part of the necessary repairs.

There is also leaking of the expansion joints was also discussed.

It was recommended to the Contractor to portion off sections in the parking and drive areas that can be chipped and repaired, then the area coated with a traffic membrane. The expansion joints can be replaced in these affected areas as they move around.

A plan view of the locations of the punching areas, on the drawing submittal, will be supplied.

Item #11- The Contractor had previously submitted a CO for access to the 4 corners of both the C & D Buildings. The Association has rejected this CO and stated that there should be no additional costs for providing access to the balconies in these corners.

The Contractor, who worked on this building in the past, utilized "pigeon-holes" in these areas, but these pigeon holes have been either eliminated or obscured to use. The CO was to place permanent SS pigeon holes for future work and painting projects. The cost break-down is \$4K per corner.

At this time the Contractor is searching for an alternative for access to these areas in the corners of the building. Juan stated that this is not holding up any work on the project. They should have an answer in the next few weeks on the alternative plan- Plan B.

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, 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 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.

NEW BUSINESS-

New Business Item #1- There was a discussion on the necessity of the meeting, set up for May of 2025, with the Unsafe Structures Board on the progress of the project. 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.

New Business Item #2- There was a request from the Association for the possibility of painting all of the existing window frames around the 3 buildings. This sparked a discussion on the issues this would create, but Bengoa will explore pricing, swing stage access, time, and not being responsible for causing any damages to the windows which are owned by the Unit Owners.

New Business Item #3- The Association is in need of having Bruce (NV5) review the Architectural and structural drawings, the structural reinforcing of the balconies, and determining if the placement of new impact windows can be safely installed on the balconies, based on the submitted "original" drawings.

Meeting adjourned at 1:20 pm