

## **PROGRESS MEETING MINUTES**

**PROJECT:** Tower C, D, & Townhouses  
Restoration Project  
Brickell Place Phase II Condominium  
1925 Brickell Ave.D-201  
Miami, FL 33129  
Meeting #6  
Permit #: **BD22-028836-001-B001**

**MEETING DATE:** January 31, 2025

**PRESENT:** Representing the Association: Ms. Eleonora Gabaldon- President  
Ms. Amanda Hand- Board  
Mr. Alvaro Aranguren- Board  
Mr. Robert Jaffe- Board  
Mr. Gilberto Alvarez- Board  
Ms. Rebeca Font-Romero- Manager  
Ms. Laura Becerra- Assistant Manager  
Mr. Il Young Choi- Association's Attorney

Representing the Contractor: 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

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Item #1- This is the 6<sup>th</sup> 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 February 28, 2025.

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 5 swing stages set in place on the D Building and there are 7 swing stages on Building D.

Bengoa's Employees were off starting on Christmas- December 25<sup>th</sup>, then returned on Monday, January 6<sup>th</sup> for the Holiday break.

Item #3- Lester estimates that there is 71% completion of the D Building. It is estimated that there is 64% completion for the C Building.

Item #4- Pay App #13 has been paid to the Contractor. Pay App #14 has been submitted for review.

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 was 1 electrical shutter in the way of the cable for the swing stage that has been removed.

There is 1 shutter that has been removed and discarded per the Owner's request - D1710. The Association has found no permit information for D2002. The shutter on D1501 has been discarded.

Item #6- The pre-condition survey "process" continues working well. It is completed at the start of each drop, then Lester provides the pre-condition survey to the Association and uploads it to Procore.

Item #7- 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 #8- 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 and these approximate locations were drawn and ultimately sent to the Building Dept as part of the necessary repairs.

The leaking of the expansion joints was discussed as also an item to be repaired.

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, was submitted.

Item #9- The Contractor has worked the last two Saturdays but is not planning to work this upcoming Saturday.

Item #10- There was a discussion on the necessity of the meeting, set up for March 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.

Item #11- There was a request from the Association for the possibility of painting all of the existing window frames around the 3 buildings. After discussions, this work will not be added to the scope.

Item #12- The Association is in need of having Bruce (NV5) to 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.

A signed and sealed report was issued. The Association is seeking the calculations for this, to back up the report, which is being worked on.

Item #13- There was a vehicle that was reportedly damaged. The Association has received a check from Bengoa in the amount of \$825.

Item #14- The Contractor had opened the pool and Rec Deck area on Christmas Eve.

### **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, in notebook format.

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.

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.

### **NEW BUSINESS-**

New Business Item #1-.

New Business Item #2- .

Meeting adjourned at 12:20 pm