



Brickell Place Phase II Association, Inc.

To: Board of Directors
Construction Committee
Membership

Date: April 5, 2024

From: Ricardo Russi, General Manager

Re: 40-year Recertification Structural Project Update

This past week Bengoa Construction (“Bengoa”) commenced work on the southeast corner of the C building. In the coming weeks, Bengoa will add one swing stage on the D building, for a total of five, and three additional swing stages on the C building, also totaling five. Based on the experiences with the 08 and 09 lines in the D building, the following has been compiled to answer any concerns and will be updated as needed:

Process

The work in both buildings commenced in the southeast corner, specifically on the 08 line, of the southern facade. The work will progress westward to the 09, 10, 11... lines and wrap around the building to the northern façade and then progress east. It is projected that there will be five swing stages per building. A swing station will not be removed until all of the work is performed on that line from A to Z. It is planned that each line will take approximately one month to complete. The stages of work on each line are as follows:

- Bengoa conducts a Pre-Condition Inspection.
- Engineer (“NV5”) conducts a survey and marks areas that will be addressed, such as edge, beam, wall, overhead and floor spalls, and ceiling and floor cracks.
- NV5 conducts shutter evaluations to determine the shutters that need to be removed, and of the shutters that are to be removed, which ones can be re-installed and which ones should be discarded.
- Bengoa places clear plastic on windows where work is being performed.
- Bengoa commences saw-cutting and chipping of the areas that were marked by NV5 until 3-4 inches of clean rebar is visible.
- NV5 conducts an inspection of the exposed rebar.
- Bengoa then applies anti-corrosion to the exposed rebar or adds rebar as needed.
- Bengoa then creates the formwork that will contain and shape the new concrete.
- NV5 surveys work performed and collects measurements before new concrete is poured.
- Bengoa begins the pouring of the new concrete with NV5 supervision.



Brickell Place Phase II Association, Inc.

- Bengoa prepares surface and applies waterproofing to the repaired areas.
- Bengoa begins metalwork preparation consisting of sanding, wiping and pressure cleaning and cleaning and caulking around balcony railing posts.
- Bengoa pressure cleans all surfaces.
- Bengoa removes delaminated stucco at marked locations and applies stucco replacement.
- Bengoa applies primer to the metalwork surfaces, walls and ceilings and silicone around windows.
- NV5 conducts a survey of the primer applied to the metalwork surfaces, walls and ceilings and silicone around the windows.
- Bengoa commences painting of the surfaces and metalwork.
- Benjamin Moore conducts inspections approximately one every two weeks.
- Bengoa reinstalls shutters that were deemed to be in good condition that have copies of the original City of Miami permits.
- NV5 conducts a punch-out inspection after all painting is complete and creates a punch list of items requiring correction, if any.
- Bengoa has windows cleaned.
- NV5 conducts final inspection and gains authorization to remove swing stages.

Shutters

As outlined above, when NV5 conducts an inspection and marks the areas that will require concrete work, they will determine if shutters on the balconies and/or windows need to be removed. As soon as the survey is received from NV5, management will inform the affected unit owners that their shutters need to be removed to allow the work to be performed, and then Bengoa will proceed with the removal of the shutters. Additionally, NV5 will also evaluate the condition of the shutters to determine whether the window and/or balcony shutters may be reinstalled after the concrete restoration work is completed or whether they cannot be reinstalled after the concrete restoration work is completed and must be discarded.

If NV5 determines that your shutters can be re-installed after the concrete work is completed, Bengoa will remove the shutters, tag, wrap, and place them in your storage, or return them to you or place them in the Association's designated storage area within Brickell Place Phase II.

If you choose to have your shutters reinstalled, Bengoa will reinstall them, but you must provide a copy of the City of Miami permit for the original installation of the shutters within approximately a month of the shutters being removed. If you are unable to provide a copy of the City of Miami permit by this date, your shutters cannot be reinstalled, and you will need to make arrangements for their storage or authorize Brickell Place Phase II Association, Inc. to discard them for you.



Brickell Place Phase II Association, Inc.

Additionally, if the engineer determines that your shutters require repairs prior to being reinstalled, you will receive a detailed invoice for the shutter repairs.

If NV5 has determined that your shutters are in poor condition and cannot be reinstalled, you will need to decide whether you want the removed shutters to be returned to you or to be discarded by the Association.

Balconies

Prior to Bengoa conducting a Pre-Condition inspection and NV5 conducting a survey to mark areas to be addressed, all furniture and/or decorations must be removed. You will receive a notification at least one week prior to the inspection dates. However, if you have many items or you need assistance in removing items from your balcony, it would be beneficial that you start removal before receiving the notification from the Association. Once the inspections are conducted, your balconies will be closed from the outside to impede its use during the duration of the work on your line and your neighboring lines.

If your balcony is enclosed, you will not be required to remove furniture and/or decorations. If NV5 determines that work needs to be performed on your enclosed balcony, measures will be taken to avoid having to remove the balcony enclosures.

Windows

Some owners have inquired about installing impact resistant windows once the concrete work has been performed on your line. Any installation of impact-resistant windows cannot be installed until Bengoa removes their swing stage from your line. Unfortunately, contractors cannot use Bengoa's swing stages for reasons of liability. Currently, the Association is obtaining bulk pricing for those owners interested in purchasing impact-resistant windows. More details to come.

Amenities

The 40-year recertification structural project has been planned and staged to minimize disruption and nuisance to our residents and guests. The following addresses the necessary minimal accommodations to our amenities.



Brickell Place Phase II Association, Inc.

Meeting Rooms

To accommodate residents who work or study at home, both meeting rooms in buildings C and D have WiFi access and are open Monday thru Friday from 8:00 AM to 5:00 PM. To access the public WiFi, the username is bp_public and the password is Public2020!

Parking

So far, there has been minimal disruption to the parking and traffic patterns. However, as we progress along the southern and northern facades of building C and D, it will be necessary to temporarily move parking assignments for those parking spaces situated at the foot of the buildings.

In order to minimize loss of guest spaces, we will maintain the staging area located at the southwest corner of the community, while working on the C building and throughout the project.

Playground

Once the swing stages have been removed from the 08 line on the D building, the playground will be re-opened. Please keep in mind, the work on the townhouse roof will begin in the upcoming weeks, which will necessitate closure of the playground on weekdays until 5 pm. The playground will remain open after 5 pm on weekdays and on weekends.

Pool Area

It is not expected that the work on the southern and northern façades of the C and D building will disrupt the use of the pool area.

As we progress with the project, similar updates will be disseminated periodically, along with alerts via email, website and WhatsApp. Thank you for your patience, cooperation and support.