



# UNITED ENGINEERING CONSULTANTS, INC.

- Building Condition Surveys
- Contract Administration
- Corrosion Control Design
- Structural Inspection & Design
- Project Planning & Management

## **PROGRESS MEETING MINUTES #11**

DATE PREPARED: May 19, 2023

REFERENCE: Oceans West One Condominium, Restoration and Waterproofing Project No. 20-1153

DATE OF MEETING: May 16, 2023                      TIME: 1:30 P.M.

LOCATION: On-site Community Room

FROM: Christopher Longman                      Copies: All Participants

OWNER: Todd Angel, Condominium Board President  
Sue Ladd, Condominium Board Member  
Mui Chong, Property Manager

CONTRACTOR: Ray Reynolds, Project Manager, SPEC

ENGINEER: Christopher Longman, Project Engineer

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The following subjects were discussed:

1. Schedule: Mr. Reynolds said he is almost finished with the concrete repair work at the AC closets of the 03/04 stack. He will reinstall the louvers after the concrete is complete and start the restoration work on the balconies at the 03/04 stacks. After the 03/04 balcony stacks are complete, the last two remaining window walls will be painted.

Mr. Reynolds said the post tensioning work at the pool deck slab continues at column line 9A. Once they complete that area he will move to the first floor of Tower A to repair the slab edge and post tension cables.

2. Budget Update: Mr. Longman provided an updated budget and reviewed the status of the project. Mr. Reynolds provided forecasted costs for completing the post tensioning work.
3. Post Tensioned Cable Repair Scope: It was discussed that SPEC will perform exploratory work at the remaining column lines in the garage to determine the number of cables that are broken. Once that is understood, a plan for shoring and timing future work can be established.
4. Neogard Pool Deck and Ramp Coating: Mr. Longman said he has not received a response from Structural and suggested Mr. Angel call Kelsey Ramao at Structural.

It was discussed that SPEC will replace the parking ramp coating this fall. Mr. Reynolds said they will perform the work at one half of the ramp at a time and anticipates a few weeks total to complete the project.

5. Expansion Joint Tape Order: Mr. Reynolds said he is unsure if the Dow Corning tape has been received. He will check and respond.
6. Window Caulking: Mr. Longman said the sealants at the 06 and 01 stack windows at Tower A were in good condition and he will evaluate the sealants at the last two window drops when the staging is installed. It was discussed that if failing sealants are discovered, Todd from General Caulking will be notified and provided an opportunity to use the swing stage to inspect the caulking.
7. Planter Waterproofing: Mr. Reynolds said he will discuss options with the Manufacturer for repairing the waterproofing in the planter, where removed for post tensioned cable work.
8. June Workshop: The objectives of the June workshop were discussed.
9. Next Meeting: The next progress meeting date is to be determined.

The above represents United Engineering's remembrance and understanding of the matters discussed and conclusions reached during the meeting. If any of the participants has any additions or corrections to include in the meeting minutes, please notify the Engineer in writing.

**END OF MEETING MEMORANDUM**

Oceans One West Condominium Meeting Minutes #11