



# **UNITED ENGINEERING CONSULTANTS, INC.**

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

## **PROGRESS MEETING MINUTES #8**

DATE PREPARED: January 16, 2023

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

DATE OF MEETING: January 16, 2023 TIME: 11:00 A.M.

LOCATION: On-site Community Room

FROM: Christopher Longman Copies: All Participants

OWNER: Todd Angel, Condominium Board President  
Sue Ladd, Condominium Board Member  
Joey, Condominium Maintenance Personnel  
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: The status of the project was reviewed by Mr. Reynolds. He said the last window drop at Tower B will be completed today and the stage will be moved to the 01/02 stack at Tower A next week. The swing stage at the 01/06 stack is anticipated to be complete around January 25 and the stage will move to the 02/03 stack the first week of February. The swing stage at the 04/05 stack is anticipated to be complete the first week of February and the stage will move to the 02 stack window wall. The swing stage at the 05/06 stack is anticipated to be complete the end of February.
2. Budget Update: Mr. Longman provided an budget update and said the repair work at the Towers has been well within the original budget; however, the post tension repairs at the parking deck have caused the overall project budget to increase. He said the project will likely exceed the original budget because of the post tension repairs.
3. Window Sealant: Mr. Angel said the window sealant Contractor visited the property and agreed there was an issue with the sealants. The Contractor will be having the sealant manufacturer evaluate the material. Mr. Longman said UEC will document the condition of the sealants at Tower A when SPEC has the swing stage at each window drop.
4. Post Tension Repairs: Mr. Reynolds said there are three primary areas of repair at the parking deck. He said the Southernmost band set, that runs over the electrical room, will start to be repaired on Monday and will require the floor at the lobby to be excavated. It was discussed that a broken cable was exposed at the balcony of Unit 7A6.

5. Paint Repair: It was discussed that Joey will coordinate with SPEC to return through some units at Tower B and repair paint blisters.
6. Neogard Pool Deck and Ramp Coating: Mr. Longman said SPEC is negotiating the cost to replace the parking deck ramp coating. It was discussed that the Condo should plan for a 3 day shut down of the parking deck to complete the coating work.

Mr. Longman said he is waiting on Neogard to provide information in writing about the findings at the pool deck.

7. Expansion Joint Waterproofing: Joey indicated the expansion joint at the base of Tower B is leaking. SPEC was requested to provide a price to remove and replace the waterproofing with Dow 123 tape. The planter leaking was also discussed and it was agreed that Joey will remove soil from a section of the planter against the building walls to allow for inspection by UEC.
8. 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 #8