



UNITED ENGINEERING CONSULTANTS, INC.

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

PROGRESS MEETING MINUTES #2

DATE PREPARED: June 23, 2022

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

DATE OF MEETING: June 22, 2022 TIME: 10:00 A.M.

LOCATION: On-site Community Room

FROM: Christopher Longman Copies: All Participants

OWNER: Blaine Winn, Condominium Board President (Via Phone)
Sue Ladd, Condominium Board Secretary
Joey, Condominium Maintenance Personnel
Property Manager

CONTRACTOR: Ray Reynolds, Project Manager, SPEC
Alberto, Project Foreman, SPEC

ENGINEER: Christopher Longman, Project Engineer

The following subjects were discussed:

1. Schedule: Mr. Reynolds said that the 05/06 stack will be pressure washed starting tomorrow in-preparation for painting. He said concrete repair is in-progress at the 06/01 balcony stack, which completing is contingent on the post tension repairs. Mr. Reynolds said paint priming is in-progress at the 01/02 stack and that stack should be complete in about 3-4 weeks.
2. Post Tension Repairs: Mr. Longman explained that he met with the post-tension cable repair subcontractor and discuss the proposed repair methods. He said that the subcontractor felt many of the spall repairs could be made without de-tensioning the cables, which would save on time and costs. Mr. Longman said that it was discussed that each repair will be handled differently and some cables will likely require temporary de-tensioning. Mr. Reynolds is going to provide a cost break down for each type of cable repair.
3. Deck Coating: Mr. Longman explained that the deck coating manufacturer, Neogard, performed an adhesion test for the new coating applied to the existing balcony deck coating. He said three locations were tested and two of the tests were successful. He said the third test resulted in a failure of the existing coating at a somewhat low psi force. Mr. Longman said it appeared the balcony had a second coating application applied during the last project and that coating pulled away from the original coating. Based on the results, he said the options were strip the existing coating off or understand that the coating could pull away if subject to a harsh force in the future. Mr. Winn said he would discuss the situation with the Board.

4. Neogard Parking Deck: Mr. Longman said he is scheduling for Neogard to visit the property next week to inspect the fading coating at the column heads and the cracked coating on the ramp.
5. Guardrails: Mr. Reynolds said that several guardrails on the balconies have broken after the wall connections were removed for concrete repair. He said the post to horizontal connections were severely oxidized. It was discussed that the Association will have a welder evaluate and make repairs. It was also discussed that the Association should monitor the condition of the rails and be budgeting to replace the rails.
6. Budget: Mr. Longman provided a budget projection. He said the concrete repair work at the first 2 of 12 stacks was completed and the amount of work is generally in-line with the budgeted amounts. He said the budgeted allowance for post tension repair work will be exceeded due to the current amount of post tension work anticipated.

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

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