



# **UNITED ENGINEERING CONSULTANTS, INC.**

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

## **PROGRESS MEETING MINUTES #7**

DATE PREPARED: December 6, 2022

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

DATE OF MEETING: December 6, 2022      TIME: 1:30 P.M.

LOCATION: On-site Community Room

FROM: Christopher Longman      Copies: All Participants

OWNER: Sue Ladd, Condominium Board Secretary  
Joey, Condominium Maintenance Personnel  
Mui Chong, Property Manager  
Terry, Board Member

CONTRACTOR: Ray Reynolds, Project Manager, SPEC

ENGINEER: Christopher Longman, Project Engineer  
Andrew Holland, Field Technician

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The following subjects were discussed:

1. **Schedule:** Mr. Reynolds reviewed an updated schedule for the in-progress scope of work at Tower B and Tower A.  
  
Tower B: The stucco work at the 03 window wall will be completed and the stack will be ready for a punch-out inspection this week. The swing stage will then be moved to the 04 window wall next Monday to begin the scope of work. Deck coating application is in-progress at the 04/05 balcony stack and is anticipated to conclude this week and that stage will be moved to the 05/06 balcony stack at Tower A.  
  
Tower A: Concrete repair is in-progress at the 01/06 and 04/05 balcony stacks. Mr. Reynolds stated that there is no post tension repair work required at the 01/06 stack and the slab edge repairs in the A/C closets of the 04/05 stack only required the anchor heads to be cleaned so far. The scope of work at the 05 window wall has been completed. There will be a total of 4 stages installed at the A Tower next week.
2. **Budget Update:** Mr. Longman stated that there has not been much change to the budget due to the Contractor mostly completing painting and waterproofing over the past few weeks.
3. **Paint Repair:** It was requested for the board to compile a list of areas for repair.
4. **Post Tension Repairs:** The post tension repair at the balcony of 2B5/2B4 is complete. Preliminary excavations to identify broken cables in the garage are complete and the

Contractor is waiting to receive the new cables before excavating the slab at the lobby or pool deck.

5. Neogard Pool Deck and Ramp Coating: Mr. Longman said he has been in contact with Neogard regarding the ramp coating replacement and the pool deck fading issue. He said SPEC has requested a written scope from Neogard to price the ramp replacement but verbally the ramp replacement has been authorized by Neogard and will be paid for by the manufacturer. Mr. Longman said the Neogard laboratory tested the pool deck coatings and determined a foreign material was introduced to the system, such as a solvent during the application. Mr. Longman requested a written document that can be provided to the Contractor.
6. Roof Mansard: Joey mentioned that the ceilings at Units 22A1, 22A3, 22A4 and 22A6 have severe ceiling leaks. It was discussed that the exterior sealants will need to be replaced and the interior of the mansard needs to be inspected. Joey stated that the roofing company must remove the vents to gain access to the interior of the mansard and it was discussed that UEC and SPEC could access the interior next Wednesday to assess where the leaks are coming from and if waterproofing inside the mansard is viable.
7. Next Meeting: The next progress meeting is scheduled for January 10 at 1:30 P.M.

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 #7