



# **UNITED ENGINEERING CONSULTANTS, INC.**

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

## **PROGRESS MEETING MINUTES #3**

**DATE PREPARED:** August 11, 2022

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

**DATE OF MEETING:** August 10, 2022      **TIME:** 1:30 P.M.

**LOCATION:** On-site Community Room

**FROM:** Christopher Longman      **Copies:** All Participants

**OWNER:** Blaine Winn, Condominium Board President  
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

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The following subjects were discussed:

1. **Schedule:** Mr. Reynolds and Mr. Winne created a new project schedule format based on the number of swing stage drops around each tower. Mr. Reynolds will prepare a project schedule based on the new format. He reviewed the current status of the project and said that the post tension work is in-progress and they are beginning to put the louvers back on at the 06/01 balcony stack. The 06/01 stack should be completed in about 4 weeks. The swing stage at the 01/02 is being moved to the 02 window wall. After the punchout is completed at the 05/06 stack, the stage will be moved to the 05 window wall. A swing stage was recently added to the 03/04 stack and concrete repairs are in-progress. The 04/05 balcony stack is anticipated to be staged within the next month. It was discussed that the work at Tower A could begin prior to the completion of Tower B. Mr. Reynolds mentioned to the board that they should anticipate a closure in the drive lane when installing the stage at Tower A.
2. **Budget Update:** Mr. Longman provided an updated budget projection and said the concrete repair work appears to be within the original budget. Mr. Reynolds provided an update on the time and materials work completed. He said SPEC has completed \$10,098 and the post tension contractor has completed 18,912.00.
3. **Post Tension Repair Update:** Mr. Longman said UEC is scheduled to oversee the re-stressing of 5 cables at the 01/06 stack. He said all other cables on that stack were successfully repaired with the cable remaining stressed. Mr. Reynold said he does not believe there are any cable repairs at the 03/04 stacks. Mr. Reynolds asked if UEC could

access the A/C closets on the next balcony stacks to determine the amount of damage at the slab edge for post tension work. UEC is scheduled for Thursday, August 18 at 9 AM.

4. Neogard Parking Deck Coating: Mr. Longman said he met with the manufacturer on-site and they acknowledge there is an issue with the fading coating at the pool deck. The manufacturer applied a sample of coating over a faded area to see how it performs and appears after a period of time. Mr. Longman said he was notified that Neogard will be replacing the coating on the ramp and they are working internally to determine what Contractor will be performing the work. It was discussed that SPEC will provide a cost to repair damaged coating from the landscape company, based on completing the work in conjunction with the ramp replacement.
5. Balcony Drainage: Ms. Ladd asked if there was a way to deflect water from the balcony slab edges. Mr. Longman said he believes it would require a pipe or deflector that would be installed to the exterior of the wall at the drains. Ms. Ladd asked about how to fix ponding water on the balcony slabs. Mr. Longman said that the best way would be to profile the balconies with concrete mortar to properly pitch the slab. He said the profiling work would require the deck coating to be replaced and therefore it would be most efficient to complete the work at the next restoration cycle while the deck coating is removed. He did mention that UEC has been directing the Contractor to clear out obstructed drains at the knee walls.
6. Balcony Deck Coating: Mr. Longman followed back up with Mr. Winn about the Board's decision for acting on the balconies with an existing re-coat system in-place. Mr. Winn acknowledged the condition and said the Board would prefer to handle any issues in the future if they arise rather than removing the coating during this project.

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 #3