



UNITED ENGINEERING CONSULTANTS, INC.

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

PROGRESS MEETING MINUTES #4

DATE PREPARED: September 15, 2022

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

DATE OF MEETING: September 13, 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
Mui, Property Manager

CONTRACTOR: Ray Reynolds, Project Manager, SPEC

ENGINEER: Christopher Longman, Project Engineer

The following subjects were discussed:

1. Schedule: Mr. Reynolds provided a hard copy of an updated schedule and reviewed the key items. He said the 01/06 stack should be complete by September 27 and that stage will move to the adjacent window wall drops. He said the 02/03 stack and the 04/05 stack will be complete around October 12 and will move to Tower A. The stage at the 03/04 stack will be complete at the end of September and will move to the adjacent window wall drops.
2. Budget Update: Mr. Longman provided an updated budget projection. He said the concrete repair costs continue to fall within budget. He explained that 42 percent of the balconies are complete with concrete repair and 24% of the allocated budget for concrete repair has been used. He added that although the concrete repair is within the budgeted amount, the Board should be mindful that it is known that there is likely to be more damage on Tower A than Tower B.
3. Site Usage: Mr. Reynolds said he would like to mobilize equipment and storage trailers at the base of Tower A to make the job more efficient. He said he would like to use the parking spots on the top parking deck adjacent to the pool and he would like to place a storage shed on the pool deck at the far South end. Mr. Winn said he understood and accepted Mr. Reynold to submit the type of shed he proposes to use on the pool deck.
4. Neogard Parking Deck Coating: Mr. Longman said it is his understanding that Neogard is negotiating a price with SPEC to replace the deck coating on the parking deck ramp. Mr. Longman said he spoke with Neogard about the faded areas on the pool deck and the Manufacturer said they has coating samples in the laboratory for testing. Mr. Reynolds was

requested to provide a price to repair coating damage on the top of the parking deck and it was discussed that the price should be based on completing the repair work in conjunction with the ramp coating.

5. Garage Repairs: It was confirmed by Mr. Reynolds that SPEC will not be performing the concrete repairs in the garage "at cost". Mr. Longman said the garage repairs will be paid using the contracted costs per cubic foot and he estimated around \$4,000 in repair work.
6. Next Meeting: The next progress meeting is scheduled for October 11 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 #4