



UNITED ENGINEERING CONSULTANTS, INC.

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

PROGRESS MEETING MINUTES #6

DATE PREPARED: November 8, 2022

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

DATE OF MEETING: November 8, 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 Chong, Property Manager

CONTRACTOR: Ray Reynolds, Project Manager, SPEC

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

The following subjects were discussed:

1. **Schedule:** Mr. Reynolds reviewed an updated schedule for the in-progress scope of work at Tower B and the transition of work to Tower A. He stated that no SPEC employees will be on-site Wednesday, Thursday or Friday due to the upcoming storm event.

Tower B: The balcony restoration is complete at all of the balconies except the 04/05 stack where the painting application is in-progress. The scope of work at the 01-window stack is complete and the stage will be moved to the 06-window stack followed by the 04-window stack. The painting should be complete in a couple of weeks and the entire scope of work at Tower B will be completed by the end of November.

Tower A: The 05-window wall has been staged, the primer application is complete and the painting is in-progress. A punchout inspection is anticipated for next week following the completion of the painting application at the 05-window wall. The stage will then be split and moved to the 05/04 balcony stack and the 06/01 balcony stack.

2. **Budget Update:** Mr. Longman provided and reviewed an updated budget projection. He stated that we have used 30% of the total budget at Tower B and that we should be within the budget after the completion of Tower A. Mr. Reynolds reviewed the current costs for the completed post tension repairs in the garage and also provided an estimated cost for the repairs that are in-progress. It was discussed that the post tension repairs in the garage were not originally in the scope of work and could make the project appear over budget.

3. Paint Repair: It was discussed that there haven't been any more complaints about paint issues. Mr. Reynolds stated that SPEC would be scheduling a day to address the miscellaneous paint issues at Tower B.
4. Post Tension Repairs: The post tension repair at the balcony of 2B5/2B4 is still in-progress. Mr. Reynolds reported the repair mortar fractured during stressing. The mortar must be excavated and the cables will be re-stressed at a later date. The preliminary excavations have been mostly completed for the parking garage repairs. It was determined that there is 1 broken cable and 2 cables that are not in full tension. It was discussed that there is no feasible way to have access into the electrical room to excavate the ceiling for repairing the cables and that SPEC must gain access from the topside of the slab. The lobby area is located directly above the repair so that is where the excavations will begin. Joey stated that he will be the one to remove the tile in the lobby. Mr. Reynolds stated that they would install a dust barrier and try their best to mitigate the dust and debris while excavating in the lobby. Mr. Winn asked if they would still have access through the lobby and Mr. Reynolds said that they would.
5. Neogard Pool Deck and Ramp Coating: Mr. Longman spoke with Neogard and they said the lab testing for the pool deck material is in-progress and it should be completed this week. Mr. Reynolds said that he is requesting a written scope of work from Neogard for pricing to complete the ramp coating.
6. Preliminary Inspection: UEC is scheduled to access the A/C closets at Tower A on November 18th to perform a preliminary inspection to identify possible post tension repairs at the first two balcony stacks to be staged.
7. A/C Closet Covers: Joey mentioned that the paint surrounding the A/C closet covers is getting peeled off when the A/C subcontractor removes the panel. It was discussed that the association will notify owners of the issue so that they can prevent the subcontractor from damaging the paint going forward.
8. Next Meeting: The next progress meeting is scheduled for December 6 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 #6