



UNITED ENGINEERING CONSULTANTS, INC.

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

PHASE II PROGRESS MEETING MINUTES #2

DATE PREPARED: September 24, 2021

REFERENCE: Sea Coast Gardens II: Restoration, Paint and Waterproofing Project
Sea Coast Gardens III: Restoration, Paint and Waterproofing Project

DATE OF MEETING: September 24, 2021 TIME: 9:00 A.M.

LOCATION: On-site

FROM: Chris Longman, P.E. Copies: All Participants

OWNER: Kat Setzer, Project Administrator
Dominic Persampiere, SCG III President (Via video)

CONTRACTOR: Rick Douglass, AAT Restoration Group

FOR ENGINEER: Chris Longman, P.E.

A work-in-progress meeting was held on the above referenced date with the above attendees. The following items were discussed:

1. Deck Coating: Mr. Persampiere requested the Contractor inspect the color difference between the balcony and walkway coatings to determine if there is a significant variance. It was also discussed that the new coating will have high sheen for a short period of time and once the coating weathers over a few weeks it will become more dull in appearance.
2. Project Schedule: Mr. Douglass provided updated project schedules and reviewed the general status of the project for each Association.
3. Budget: Mr. Longman said he updated the project budget and believes that the SCG 2 project will likely go over budget due to the amount of concrete damage on the walls. He said that the SCG 3 project will likely come-in within the original budget.
4. Man Power: Mr. Douglass said he still plans to bring an additional 2 men to the project to assist with painting and deck coating at SCG 3.
5. Walkway Closure: Mr. Douglass said the next walkway closure is scheduled for SCG 2 center building which is scheduled for Oct. 4 – 15.
6. Window Removal: Mr. Douglass said he is waiting for the change order to be signed to remove the windows at Units 209 and 309 at SCG 2.
7. North Wall 01 stack SCG 2: Mr. Longman said he inspected the North wall at the 01 stack at SCG 2 and there is extensive concrete damage. Mr. Douglass said SPEC intends to wait until the walkway work is complete before starting the repair work at the North wall.

8. 06 Stack Exploratory: Mr. Douglass said he is still planning on removing drywall at Units 106 and 206 at SCG 2 to determine the condition of the block walls before work starts on that stack. Ms. Setzer will notify owners.
9. North Tower tucco: Mr. Douglass said that AAT Restoration will replace the stucco at the North stair tower at SCG 2. Because the texture is non-conventional with the rock finish, Mr. Douglass proposed performing the work on at time and material basis.

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