

THE RIVERVIEW ASSOCIATION

MEETING WITH ALI MUSTAFA, THE ENGINEER FROM UNIVERSAL ENGINEERING SCIENCES

FEBRUARY 15, 2023

Present:

Mike Palladino, Ken Altergott, Charles Zajackowski, Griff Griffiths, Dilip Kondepudi and unit Owner Brian Casey and Jone Flanders via phone and Margaret Kennedy from All Florida Services Management

Mike Palladino started with a brief introduction and asking for an explanation of the scope of work that needs to be done.

Ali Mustafa explained the following:

The scope of work is that the building needs to be enveloped what he means by this is painting, sealant, dec coating. In Florida painting should be done every 7-8-years, the sealant should be done every other painting cycle.

There are issues along the windows that don't have caulk or caulk is poorly done.

The work will also include an stucco that needs repair (repair is usually a 3 square foot and above anything less is not feasible)

Everything will also need to be pressure washed.

Regarding the balconies the tile will have to be ripped off, grind down and a membrane applied (if there is no membrane this allows water to get in)

Question was asked if we do one project at a time is this feasible? The explanation is yes, however, it is more money and they will have to have the scaffolding anchored on the roof each time.

Windows will need to be caulked, loose stucco repaired and painted, Ali will have the bids broke out, if there are new windows, so if they are under warranty this will not be voided.

Will also have a breakdown of each item, paint, sealant, etc.

Stucco repair will be billed on square footage which will be provided in the bids.

Removal of balcony tiles will be broke out for pricing

Dec coating and grinding will be broke out for pricing

With reference to the balconies there will be a price for fixing any drainage issue, they do this by fixing the sloping on the balcony and fixing the drainage holes as well. This will be a unit price per balcony per square foot.

With reference to the balconies will have 3 coats, the base(membrane), the acrylic and then the sand finish to prevent slipping, if anyone would like tiles this will be broken out with separate pricing.

If there are any types of covering on the balconies after this process the warranties will be voided.

On the milestone structural engineering report, in the report document it specifically asks if the building has a membrane or not on the balconies.

The pitch is changed on the balcony by re-slopping it with epoxy or cement materials before putting the membrane down.

Question was asked about the drainage holes on the balcony and how to handle these, Ali will put in the bidding process that these should be enlarged.

Progress meeting every other week until project is completed.

Contractor will water test balcony to check on slope.

The steps to get started are:

Ali will put together a project manual with the specifications and scope of work

The committee will review, ask questions, and approve or ask for changes.

Once the project manual is completed, Ali will put the project out to general contractors to bid on

The bidding process is he will have a meeting on site with the general contractors and walk-thru the process to ensure everything is coordinated between contractors to bid

Once this is done, usually takes 3-4 weeks to get bids back and for Ali to review them, there will be contingencies in place for repair work.

Once bids are final, Ali will present them for review and approval.

From the preparation of the manual to the mobilization date of the project is 4-6 months, hopefully more like 4 months.

Ali will do site visits once a week at \$185.00 per hour, and have a progress meeting every 2 weeks with the committee.

Warranties usually are:

Paint (10Yrs)

Sealant/caulk (10-14 yrs)

Membrane (3 yr on workmanship)

Contractor (2 yr on workmanship)

Manufacturing (5 yrs can extend by applying top coat)

Mike Palladino stated to Ali, that Margaret will be main contact and any emails Mike and Ken should be copied in.

Project manual should be done before the 30th of March, the bidding will take 3-4 weeks then a few weeks for Ali to review and then will submitted for review.

The hurricane shutters should be taken off if anyone wants to keep them, otherwise contractor will remove and get rid of.

If there is impact glass don't need hurricane shutters, Ali is checking code on how high up and don't need hurricane shutters and will get back to us.