

BRIDGEPORT
WEEKLY UPDATE
01/05/24

HAPPY NEW YEAR from all of us at Design Build Associates!

This Week DBA:

- Held onsite weekly construction meeting with RayCo.
- Answered Board Member questions via email, and walked with Carolyn, Don and Bob.
- Walked uneven surface concerns with community member, and coordinated additional plywood be placed on 3rd floor walkways.
- Post Shortening: 100% complete on East side. West 2nd floor. 3rd floor will be completed after railing install complete, as the bottom rail is used as cut line.
- Railings: West side 2nd floor to be completed week of 1/8, 3rd floor will commence where beams will not be replaced. Installation of remaining railing components will proceed after beam replacement.
- Planking: Westside 2nd and 3rd Floor completed and verified by DBA.
- Beams:
 - KCE Matrix was onsite 12/19 to observe and consult on last remaining beams of concern.
 - KCE Matrix issued repair directives on 12/29.
 - DBA issued Request for Change Order (RCO) 19 to Rayco on 1/2. We are awaiting pricing for that change order to present to the Board.
- Painting update:
 - Follow-up on prep on Bldgs 4,5. Wood has been replaced at locations slated for wood replacement that were caulked in error.
 - Painting of Bldgs 1,2,3 resumed January 2nd.
 - Panit manufacturer's rep was onsite 1/3 to take mil-gauge readings of both first and second coats of topcoat to ensure warrantable install.
 - Coordinated paint out sample of railing color on beam and post-contacted manufacturer to supply sample material, communicated location to painting crew.
- Balcony Repair:
 - Bldg 1 Unit 4737 and Bldg 2 4741 started Monday 12/18. The walking surface has been removed at both locations to determine the size of the "soft spot" to be repaired and to inspect the condition of the edge pan flashing at the edges of the deck where the floor meets the wall. Repairs will continue.
 - Continuing: Rayco will inventory PER BLDG wood railing topper to be replaced, if necessary, at each unit to be verified by DBA for change order at unit pricing listed on Rayco Bid form.
 - Continued: Rayco will inventory any wrought iron metal replacement (if missing material) need to be performed at each unit and to be verified by DBA for change order.
- Waterproofing:
 - East side: now that railing posts have passed City inspection, plywood sheathing is being applied and will be inspected by City once complete.
 - After passing inspection, waterproofing system will start to be installed. Appropriate notifications will be posted.
 - Westside will follow same process.

- Walkway schedule and progress map will be communicated and posted at client site at Dbuild.com.
- Standing by for water test results for 4749/4719, 4735/4705 to further qualify the need for deck repair or other repair at these locations, to explore eliminating the deck repair cost if leak is found to be elsewhere at location.
- City Inspection:
 - Minor Corrections completed. Passed inspection scheduled Thursday 12/28.
- Photo-documented conditions in ongoing monitoring of water intrusion in upper garage.
 - Held meeting with Specialized to review photos.
 - Arranging to meet onsite Thursday, January 11th. (4th postponed due to OXO rep being ill.)

Next Week DBA will:

- Await Rayco response to RCO 19.
- Be onsite to for weekly construction meeting with RayCo.
- Follow-up with Specialized/OXO meeting.
- Monitor and Verify Railing, Paint, Deck Repair, Inspection Corrections, Project Progress.
- Upload Weekly Update to client site.
- Be available for questions, comments

Have a great weekend.