

BRIDGEPORT
WEEKLY UPDATE
12/22/23

This Week DBA:

- Held onsite weekly construction meeting with RayCo.
- RAYCO HOLIDAY SCHEDULE:
 - Dec 25,26 OFF
 - Dec 27,28,29 ON
 - JAN 1 OFF
 - JAN 2 ON as Usual.
- Answered Board Member questions via email.
- Post Shortening: 10% complete. To be completed week of January 2nd.
- Railings: Installation of railing components for Westside continues.
- Planking: Westside 2nd and 3rd Floor completed and verified by DBA.
- Beams:
 - KCE Matrix was on site 12/19 to observe and consult on last remaining beams of concern.
 - Two short beams
- Painting update:
 - Walked prep on Bldgs 4, 5. Pointed out locations slated for wood replacement that were caulked in error. (Thanks Bob for the follow-up!) Locations will be replaced.
 - Satellite Dish removal by others: Rayco will inspect and ensure fastener holes from removed satellite dishes are prepped to paint specifications.
 - Priming of Bldgs 1,2,3 begin was to begin Monday, 12/18.- was held off due to weather. Will resume January 2nd. New Notifications will be posted
 - 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.
- Continuing: Ridgeline report for 4615,4657,4667 stack, and submitted repair scope to Rayco for pricing. Response to Request for Change Order 17 not received yet.
- Installed plastic curtain/tarping at offending 4667 slider door to limit amount of water entering know point of entry (per Ridgeline Report).
- 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. Follow-up inspection scheduled for Thursday 12/28.
- Was onsite for Life Deck waterproofing consult to verify sheathing at railing bases.
- 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 4th.

Next Week DBA will:

- Await KCE MATRIX direction per Beam walk 12/19,
 - Issue Request for Change Order based on KCE Matrix input.
- Be onsite to for weekly construction meeting with RayCo.
- Monitor and Verify Railing, Paint, Deck Repair, Inspection Corrections, Project Progress.
- Upload Weekly Update to client site.
- Be available for questions, comments
- Be full of Holiday Spirit

Have a wonderful Holiday.