

BRIDGEPORT
WEEKLY UPDATE
02/2/24

This Week DBA:

Held weekly construction meeting with RayCo.

Was Onsite 2/1 to continue monitoring of garage waterproofing performance. OXO rep is back in the office after a health setback and is requested to visit next week during a rain event.

Was onsite 1/31 to walk interior water leak at unit 4613. Though not related to current scope, I will issue RCO to Rayco to replace deck-to-wall flashing at podium slab and 4613 exterior wall.

Post Shortening (continued): West side 3rd floor will be completed after railing install complete, as the bottom rail is used as cut line.

Railings Continued): West side 2nd floor install completed (a few lower rail elbows remain to be installed), 3rd floor will commence where beams will not be replaced. Installation of remaining railing components will proceed after beam replacement. 3rd floor railings were receiving paint over the primer on 2/2 in preparation for installation immediately after beam replacement.

Beams:

Received Approved RCO19, issued CO12 via Docusign.

Beams are ordered, installation of temporary shoring started today, 2/2.

Painting update:

Bldg 1- 100%, Bldg 2 100%, Bldg 3 90%, Bldg 4 30%

Paint manufacturer's rep was onsite again 2/2 to take mil-gauge readings of both first and second coats of topcoat to ensure warrantable install.

Painters are utilizing primer tinted to topcoat color, thus the appearance of color from the 1st coat. I have requested the primer, if tinted, to be tinted to ½ the tint load, making it lighter in tone to the topcoats, for tracking purposes.

Issued RCO 18 to Rayco for pricing: the smooth the stucco around window at 4731 above garage entrance.

Issued RCO 20 Rayco for pricing: the 11 LF of deck to wall repair at 4613

Balcony Repair:

Life Deck approved install Units 4737, 4741, 4743 (Additional damage found, and subject to additional charges.) 4751, 4731 Completed.

4637 80%. Additional damage found, and subject to additional charges.

4673 80% . Additional damage found, and subject to additional charges.

4655: 30%, Additional damage found, and subject to additional charges.

4749, 4735: water tests are complete, work will be scheduled upon receipt of water test reports.

4661: work has commenced, and will be barricaded due to additional damage found, and subject to additional charges.

To define additional damage found: these decks were flagged for removal of old waterproofing, patch soft spot in plywood and install new waterproofing system.

Upon opening the soft spots, the damage to the wood was discovered in adjacent beams and joists, and the pan flashing was found to be missing under the slider doors and damaged beyond viability in other areas of the deck. Thus the additional damages- all of which have been documented and verified by DBA.

Continued: Rayco will inventory PER BLDG wood railing topper to be replaced and take replacement material recycled from railing demolition.

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.

Issued RCO 21 for above listed additional damage found at balconies.

Waterproofing:

East side: plywood sheathing passed floor and nailing inspection. 100%

LifeDeck (waterproofing manufacturer) performed site visit 2/2 to survey the amount of Deck-to-Wall flashing needs to be replaced in order to ensure successful and warrantable install. They concluded that 100% of deck-to-wall flashing will need to be replaced, as well as the addition of flashing that is missing at all entry doors to ensure a continuous waterproofing system and to apply a 10-year warranty. 5 years is automatic, and then an additional 5 years with a manufacturer's inspection. (The existing flashing was kept in place to determine the need for replacement. There are some runs that are in ok shape, but these areas are not contiguous and are missing corners, etc.)

What is involved @75.00/SF per Rayco bid form line item.

Where stucco meets walkway: removal of first 8" of stucco at wall base, remove and replace deck-to-wall flashing. Re-stucco to match, prime and paint to match.

Where siding meets walkway: removal of first 3 courses of siding and adjacent trim at wall base, remove and replace deck-to-wall flashing. Remount siding and trim, prime and paint to match.

DBA will verify all LF measurements.

I have advocated for the HOA and applied pressure on Rayco to employ an economy of scale to possibly lower the per LF pricing.

Westside Sheathing: 12%

Waterproofing Contractor will commence in phases once all walkways are ready and sheathing installed.

Walkway schedule and progress map will be communicated and posted at client site at Dbuild.com.

City Inspections:

3rd floor Railing connections pending install after beam replacement.

Next Week DBA will:

Be onsite to for weekly construction meeting with RayCo.

Host Specialized/OXO meeting Monday 2/5 in upper garage to have manufacturer involved in monitoring and remedy.

Monitor and Verify Railing, Paint, Deck Repair, Project Progress.

Upload Weekly Update to client site.

Be available for questions, comments

Have a great weekend.