

BRIDGEPORT
WEEKLY UPDATE
2/9/24

This Week DBA:

- Held weekly construction meeting with RayCo.
- Was Onsite 2/5 to continue monitoring of garage waterproofing performance with OXO rep. Conditions were documented and OXO is preparing a response.
 - I have requested OXO present directly to the Bridgeport Board when OXO's response is ready.
- Water leak at unit 4613: issued RCO 22 to Rayco to replace deck-to-wall flashing at podium slab. Rayco response still pending.
- 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:
 - West Side:
 - installation of temporary shoring completed
 - beam replacement is underway.
- Painting update:
 - East: Bldg 1- 100%, Bldg 2 100%, Bldg 3 100%, Bldg 4 99% (touch-ups)
 - West: Powerwashing and prep Buildings 5, 8.
- Issued RCO 20 to Rayco for pricing: the smooth the stucco around window at 4731 above garage entrance. Still pending response.
- 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.
- Received RCO 21 for above listed additional damage found at balconies. To be sent to Board on separate email.
- Waterproofing:
 - East side: plywood sheathing passed floor and nailing inspection. 100%
 - LifeDeck (waterproofing manufacturer) was requested to perform “2nd Opinion” site visit 2/9 to survey the amount of Deck-to-Wall flashing needs to be replaced in order to ensure successful and warrantable install. I walked and verified the new take-off and here is the update:
 - the addition of flashing that is missing at entry *doors is only on 11 2nd floor doors and the garbage chute door the East Side.*
 - *The majority of the flashing was found to be viable.* I am compiling the LF at each unit per my notes for a Request for Change Order, forthcoming next week.
 - 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.
 - Westside Sheathing: 28%
 - 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.
- Receive and review RCO 22 for 4613 wall repair, and RCO 20 for stucco smoothing at 4743.
- Verify deck-to-wall flashing LF and communicate Request for Change Order to Rayco.
- Monitor and Verify Railing, Paint, Deck Repair, Project Progress.
- Upload Weekly Update to client site.
- Be available for questions, comments

Have a great weekend.