

BRIDGEPORT UPDATE 05/03/24

Ray Echlin, Construction Manager 818-889-0402 Ext 124 RayEchlin@DBuild.com

This Week DBA:

- Held onsite Construction Meeting with Rayco foreman, superintendent, and project manager.
 - Walked project status, followed up on 3 reimbursable resident concerns and communicated Rayco's forthcoming issuance of gift cards.
- Post Shortening 100%
 - Post supporting canopy at East side elevator will be cut as flush as structurally possible at no charge pushed to week of 5/6 due to other carpentry critical path items being performed.
- Railings West side 2nd floor 100%, 3rd floor 100%.
 - Rayco welders completed installation of confirmed 7 banister posts at west side. RCO 26 (reviewed by DBA for reasonableness) sent on separate email to Board. This work was outside of contract scope, and Rayco performed this on east side free of charge as favor to HOA.
- Beams: Complete.
- Painting update:
 - East: 100%
 - West: 100%
 - Continued: Rayco "detail" crew performing touch-ups and clean-ups has begun West Side.
 - Entry Doors needing painting have been identified and will be painted when door is ajar for door pan install appointments.
 -
- Balcony Repair:
 - Work at balconies 4743,4661,4655,4637,4735,4749,4645 began on 4/16 with 4645. Each deck will take approximately 1 week +/- 2 days.
 - Finalized schedule: 1-4645, 2-4661, 3-4655, 4-4637, 5-4735, 6-4749, 7-4743.
 - A standard water test will be performed to test the deck to wall juncture and scupper functioning at all repairs. A standard water test above the deck to wall juncture will be performed where new flashing was installed.
 - 4645- Complete. **Water test on deck to wall will be coordinated and awareness of to 4615 will be coordinated by DBA.
 - 4661 -70% complete.
 - 4655- starts 5/7-5/8 of next week. Notice to be posted 5/3.
 - Continued: Rayco will inventory PER BLDG wood railing topper to be replaced and take replacement material recycled from railing demolition.
 - Continued: I walked Rayco's inventory of wrought iron metal replacement (if missing material) need to be performed at each unit and to be verified by DBA for change order.
- Waterproofing: Waterproofing Contractor commenced east side production on 4/29.
 - East side 2nd floor: Walkway flashing edge metal work continues. Lathe install subject to city inspection called for Tuesday of next week.

BRIDGEPORT UPDATE 05/03/24

Ray Echlin, Construction Manager 818-889-0402 Ext 124 RayEchlin@DBuild.com

- Westside 2nd floor: 5/17 production starts, beginning with Walkway flashing edge metal.
- Westside 3rd Floor: 6/3 production starts, beginning with Walkway flashing edge metal
- It has been identified by the waterproofing installer the need to install door pans at *all* 2nd and 3rd floor doors, as well as replace 100% of the edge-flashing metal. I have submitted to Rayco a request for change order 27 for these qtys. *We will only be charged for the remaining Linear feet not covered by the 274 included in Change Order 13, and will receive a credit of \$200/door towards the \$450/door pan install for each of the 11 door pans on the east side already covered by the 3 feet of L flashing install per door credit in CO13.
- It has been identified that 16 entry doors will need the security door or screen door removed and re-mounted during the door pan install. I have attached a detail of a door pan for reference:
- *The process is as follows: The bottom 12" of trim on either side of the door and the threshold will be removed and remounted to install door pan flashing to connect to the new waterproofing system on the walkways. The cut trim pieces will be repainted.*
- City Inspections:
 - Continued: 3rd floor Railing connections pending install after beam replacement.
 - Continued: Westside beam inspection postponed until Beam Q and Post R are completed.
- CO15: Railing Repair at 4613: Work commences week of 5/6.

Next Week DBA will:

- Be onsite to for weekly construction meeting with RayCo. and to verify critical path items of waterproofing, railing completion, initial paint completion, deck repairs.
- Due to many critical path items to attend to: Continuing: Draft letter to OXO expressing Board's response to recommendations
- Upload Weekly Update to client site.
- Be available for questions, comments

Have a great weekend.

