

BRIDGEPORT
WEEKLY UPDATE
5/17/24

This Week DBA:

- Was onsite Tues, Thursday and Friday to monitor, verify and photo-document the various critical path items.
- Today: 5/17: Accompanied Slider Door Company technician for final window repair at 4665. We found the issue and it was corrected. Unit owner is very happy. The Tech and I both got a high five from unit owner. I also presented Rayco with the New Ranch invoice for the related cleanup/board-up from initial window replacement that blew in during a weekend storm.
- Held onsite Construction Meeting with Rayco foreman, superintendent, and project manager, as well as water proofer foreman.
 - Walked project status.
- Change Orders:
 - CO15: Railing Repair at 4613: Completed 99.99%. 1 footing still needs concrete patch. Followed up with Rayco to complete asap
 - Received signed CO16, edge metal flashing and door pan install as part of the waterproofing.
 - Drafted action plan with Rayco and water proofer to commence door pan install 5/20 on the east side.
 - Notifications to be posted 5/17 (today) for affected units on eastside.
 - Coordinated with Carolyn (THANK YOU) to have 16 security/screen/secondary doors removed for door pan install.
- Post Shortening 100%
- Railings: Complete.
- Beams: Complete.
- Painting update:
 - East: Complete.
 - West: Complete.
 - Continued: Rayco “detail” crew performing touch-ups and clean-ups has begun West Side. 90%
 - Entry Doors needing painting have been identified and will be painted when door is ajar for door pan install appointments.
- Balcony Repair:
 - - Finalized schedule: 1-4645, 2-4661, 3-4655, 4-4637, 5-4735, 6-4749.
 - 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 completed 5/16. 4615 confirmed no water intrusion after 18 minutes of water being introduced to deck-to-wall at 4645.
 - 4661 -100% complete.
 - 4637- 100% complete.

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- 4655- 100% complete. Communicated photo document for Board.
- 4735 – Demo complete. New slider door pan to be installed Mon/Tuesday.
- 4749- will be given 7-day notice once 4735 is in final stages. Carolyn to provide access.
- Railing Topper replacement:
 - Continued: Rayco will inventory PER BLDG wood railing topper to be replaced and take replacement material recycled from railing demolition.
- Wrought Iron Repair:
 - Continued: DBA verified Rayco's inventory of wrought iron metal replacement (if missing material) for forthcoming change order per unit cost provided in bid form.
- Waterproofing: Waterproofing Contractor continues east side production.
 - East side 2nd floor: Walkway lathe and corner flashing edge metal complete. Aforementioned door pans install commences, followed by walkway to wall flashing installation.
 - Application of first cementitious coat was applied at areas where edge metal does not need to be installed. All areas are walkable after 2 hours' dry time.
 - Waterproofing manufacturer walked on 5/14 to inspect install progress for warranty.
 - Westside 2nd floor: Walkway lathe and corner flashing edge metal continued. City inspection of Lathe requested for 5/23.
 - Westside 3rd Floor: production starts end of next week, following sheathing and fascia installation, beginning with Walkway flashing edge metal.
- City Inspections:
 - Continued: 2nd floor walkway lath requested for 5/23.
- Customer Satisfaction:
 - 4653: paint on clothing: Delivered Rayco gift card
 - 4713: Paint on Car: Have Rayco Gift Card to deliver. was not home Thurs or Friday. Will try next week.
 - 4619: umbrella was remedied.
 - New: 4703: paint droplets on car hood: Rayco will have mobile detailer when convenient for owner. Owner has been notified.
 - *** Rayco's extra cleanup time has resulted in a cleaner work zone. This was pointed out and reinforced with positive comments.

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.
- 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.