

BRIDGEPORT
WEEKLY UPDATE
6/07/24

This Week DBA:

- Was onsite Tues, Thursday to monitor, verify and photo-document the various critical path items.
- Held onsite Construction Meeting with Rayco foreman, superintendent, and project manager, as well as water proofer foreman.
 - Walked project status.
- Change Orders:
 - Continuing: CO15: Railing Repair at 4613: Completed 99.99%. 1 footing still needs concrete patch. Followed up with Rayco- they have concrete crew arriving next week to finish.
- Post Shortening: Complete.
- 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:
 - *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- 100% Complete.
 - 4661 -100% complete.
 - 4637- 100% complete.
 - 4655- 100% complete. Paint Topcoat applied 5/31.
 - 4735 -100% Complete. Vertical water test complete. Paint Topcoat applied 5/31.
 - 4749- 80% Complete.
 - (4673, 4655-vertical and horizontal water test re-performed 6/6, no water intrusion observed at 4625)
- Railing Topper replacement: (CONTINUING)
 - Qtys to be included in forthcoming request for change order 28.
- Wrought Iron Repair: (CONTINUING)
 - Qtys to be included in forthcoming request for change order 28.
- Change Orders:
 - RCO 28: Railing topper, wrought iron repair, incidental wood replacement:
 - Reviewed initial RCO 28 submitted 6/3; walked every line item to verify qtys and labor rates are in accordance to unit pricing on contract bid form.
 - Found a few discrepancies, and provided LF of NOS railing topper in west garage to apply to RCO, lowering materials costs.
 - Revised RCO to be submitted to DBA Tuesday 6/11.



- Waterproofing: Waterproofing Contractor continues east side production.
 - East side 2nd floor: Walkway lathe and corner flashing edge metal complete. Aforementioned door pans install complete, followed by walkway to wall flashing installation and application of first layer of texture coat brought up to meet door pan.
 - 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.
 - 4 Locations for application of additional base coat at low spots to decrease ponding/increase drainage were photo-verified 5/31.
 - Westside 2nd floor: Walkway lathe and corner flashing edge metal complete. 100%.
 - 2nd floor Door Pan Install schedule of 14 doors finalized 5/30. Schedule to start 6/10, after lathe inspections.
 - Ahead of impersonal notifications, I personally knocked on doors at 2nd floor and secured 14 of the 14 door pan appointments after explaining the process. Door knocks continued this week, as well as phone calls. Standard notifications posted 6/6.
 - Westside 3rd Floor: production continues with sheathing and fascia installation, and walkway flashing edge metal. (15%)
 - 3rd floor Door Pan Install schedule to be determined 5/29, notifications to follow.
- City Inspections:
 - Continued: 2nd floor walkway lathe passed for 6/6, 3rd floor lathe inspection 6/13.
- Customer Satisfaction:
 - Thank you for sending the Bridgeport punchlist door hanger to open source the punch list items.
- Unit owner input:
 - I am holding committed daily extra cleanup time verified, clean sweep every Friday.
 - Requested Rayco furnish temporary covering (Ram board/similar) over exposed lathe for safe pet transit to nearby stairwell on behalf of unit 4653.

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, door pan installs.
- Continuing: monitor OXO response to Board letter.
- Upload Weekly Update to client site.
- Be available for questions, comments

Have a great Weekend in the LBC.