

## BRIDGEPORT UPDATE 01/12/24

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### This Week DBA:

- Held onsite weekly construction meeting with RayCo.
- Answered Board Member and community member questions via email, and walked with Carolyn regarding paint overspray due to painter's plastic installed at the garage louvers to protect cars had been compromised by the recent wind events.
- Post Shortening: 100% complete on East side. West 2<sup>nd</sup> floor is complete. 3<sup>rd</sup> floor will be completed after railing install complete, as the bottom rail is used as cut line.
- Railings: West side 2<sup>nd</sup> floor to be completed, 3<sup>rd</sup> floor will commence where beams will not be replaced. Installation of remaining railing components will proceed after beam replacement.
- Planking: Westside 2<sup>nd</sup> and 3<sup>rd</sup> Floor completed and verified by DBA.
  - Planks have been kept uninstalled in areas where there is pending repair to the top surfaces of beams, namely at unit 4669.
- Beams:
  - DBA received finalized Request for Change Order (RCO) 19 from Rayco on 1/11 to present to the Board (on separate email)
- Painting update:
  - Follow-up on prep on Bldg's 3,4,5 continued this week.
  - Coordinated painting and prep around unit 4743's termite treatment. Brought found termite damage to Painter's attention for additional preparation/replacement.
  - Painting: coordinated requested paint out of Zen Retreat on fencing and balcony railing for consideration. Received signed color approval that adds Zen Retreat on Walkway Beams, Posts, Wrought Iron Fencing, Balcony Railings and communicated the change in palette to Painting foreman.
    - Bldg 1-100% (except for change of balcony railing color to recently approved color: Zen Retreat (walkway railing color)
    - Bldg 2-75%; Bldgs 3&4 have final prep complete and will commence painting next week.
    - Panit manufacturer's rep was onsite 1/11 to take mil-gauge readings of both first and second coats of topcoat to ensure warrantable install.
- Balcony Repair:
  - Units 4737, 4741,4743, 4751, 4731 are ready for manufacturer inspection sign-off (for warranty purposes) and receive top coats to be finished. DBA has called for Life Deck to walk these decks Monday 1/15.
  - Units 4637 (life safety issue) was started this week.
  - Walked 4673, and upon request of BOD, moved the scheduled repairs to next in the deck repair queue; crew will start next Wed or Thursday depending on 4673 status.
  - Walked 4655, upon request of BOD, and recent leak issues due to negative sloping. Added the repair to the scope. Start date TBD.
  - 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.

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- Waterproofing:
  - East side: now that railing posts have passed City inspection, plywood sheathing is being applied and will be inspected by City once complete.
    - After passing inspection, waterproofing system will start to be installed. Appropriate notifications will be posted.
      - Westside will follow same process.
      - Walkway schedule and progress map will be communicated and posted at client site at Dbuild.com.
- Standing by for water test results for 4749/4719, 4735/4705 to further qualify the need for deck repair or other repair at these locations, to explore eliminating the deck repair cost if leak is found to be elsewhere at location.
- City Inspections:
  - Passed inspection scheduled Thursday 1/11 for East side plywood sheathing nail-down and West Side Railings base connections. Rayco will be scheduling waterproofing of east side and install of plywood sheathing on 2<sup>nd</sup> floor west side.
- Photo-documented conditions in ongoing monitoring of water intrusion in upper garage.
  - Held meeting with Specialized to review photos.
  - Arranging to meet onsite Thursday, January 18<sup>th</sup>. (11<sup>th</sup> postponed due to OXO rep still being ill.)

### Next Week DBA will:

- Await Board response to RCO 19.
- Be onsite to for weekly construction meeting with RayCo.
- Follow-up with Specialized/OXO meeting.
- Monitor and Verify Railing, Paint, Deck Repair, Inspection Corrections, Project Progress.
- Upload Weekly Update to client site.
- Be available for questions, comments

Have a great weekend.