

BRIDGEPORT UPDATE 01/19/24

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

This Week DBA:

- Held onsite weekly construction meeting with RayCo.
- Answered Board Member and community member questions via email, and walked with Don regarding RCO 19.
- Post Shortening: 100% complete on East side. West 2nd floor is complete. 3rd floor will be completed after railing install complete, as the bottom rail is used as cut line.
- Railings: 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.
- Planking: Westside 2nd and 3rd 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:
 - Bldg 1- 100%, Bldg 2 95%, Bldg 3 40%
 - Bldg 1-100% (except for change of balcony railing color to recently approved color: Zen Retreat (walkway railing color)
 - Bldg 2-95%; Bldgs 3&4 have final prep complete and will commence painting next week.
 - Bldg 3-40%
 - Panit manufacturer's rep was onsite 1/18 to take mil-gauge readings of both first and second coats of topcoat to ensure warrantable install.
- Balcony Repair:
 - Life Deck approved install Units 4737, 4741,4743, 4751, 4731 (for warranty purposes) and receive top coats to be finished.
 - 4637 (life safety issue) is 40% complete.
 - 4673 commenced
 - 4655: Start date after 4673 is complete.
 - 4749, 4735: water tests are complete, work will be scheduled upon receipt of water test reports.
 - 4645: inspected at Frank's request. No issues found.
 - 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.
- Waterproofing:
 - East side: plywood sheathing passed inspection. 100%
 - Westside Sheathing: 10%
 - 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:

- Await Board response to RCO 19.
- Issue RCO 18: the smooth the stucco around window at 4731 above garage entrance.
- Be onsite to for weekly construction meeting with RayCo.
- Follow-up with still pending Specialized/OXO meeting.
- Monitor and Verify Railing, Paint, Deck Repair, Project Progress.
- Upload Weekly Update to client site.
- Be available for questions, comments

Have a great weekend.