

## BRIDGEPORT UPDATE 02/16/24

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

### This Week DBA:

- Held weekly construction meeting with RayCo.
- Held initial meeting with OXO National Team to discuss garage waterproofing performance and conditions documented.
  - I have requested OXO present directly to the Bridgeport Board when OXO's response is ready.
- Continued: Unit 4613: issued RCO 22 to Rayco to replace deck-to-wall flashing at podium slab. Rayco response still pending.
  - I requested Rayco drape plastic at deck to wall at 4613 and 4643 prior to the pending weather.
- Post Shortening (continued): West side 3<sup>rd</sup> floor will be completed after railing install complete, as the bottom rail is used as cut line.
- Railings Continued): West side 2<sup>nd</sup> floor install completed (a few lower rail elbows remain to be installed), 3<sup>rd</sup> floor will commence where beams will not be replaced. Installation of remaining railing components will proceed after beam replacement. 3<sup>rd</sup> floor railings were receiving paint over the primer on 2/2 in preparation for installation immediately after beam replacement.
- Beams:
  - West Side:
    - installation of temporary shoring completed
    - beam *replacement* scope is complete. Beam *repair* at two locations per engineer's details will finish Monday.
      - City Inspection requested for mid-week next week; upon approval, shoring will be removed.
- Painting update:
  - East: Bldg 1- 100%, Bldg 2 100%, Bldg 3 100%, Bldg 4 99% (touch-ups)
  - West: Powerwashing and prep Buildings 5, 8. (continued)
    - I placed request with PM Chris Church to have landscaper cut back vegetation against west side walls to give painters clearance.
- Issued RCO 20 to Rayco for pricing: the smooth the stucco around window at 4731 above garage entrance. Still pending response.
- Balcony Repair:
  - Life Deck approved install Units 4737, 4741, 4743 4751, 4731 Completed.
  - 4637 80%. Additional damage found, and subject to RCO 21
  - 4673 80% . Additional damage found, and subject to RCO 21
  - 4655: 30%, Additional damage found, and subject to RCO 21
  - 4749, 4735: water tests are complete, work will be scheduled upon receipt of water test reports.
    - Met with Don and Ridgeline to review findings.
  - 4661: and subject to RCO 21 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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- Received RCO 21 for above listed additional damage found at balconies. To be sent to Board on separate email.
- Waterproofing:
  - East side: plywood sheathing passed floor and nailing inspection. 100%
    - LifeDeck (waterproofing manufacturer) was requested to perform “2<sup>nd</sup> Opinion” site visit 2/9 to survey the amount of Deck-to-Wall flashing needs to be replaced in order to ensure successful and warrantable install. I walked and verified the new take-off and here is the update:
      - the addition of flashing that is missing at entry *doors is only at 11 2<sup>nd</sup> floor doors and the garbage chute door the East Side.*
      - Compiled the LF at each unit and issued Request for Change Order 23 to Rayco.
        - Verified 274 Linear feet including the missing flashing at East side entry doors.
  - Westside Sheathing: 28%
    - 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:
  - 3<sup>rd</sup> floor Railing connections pending install after beam replacement.
  - Westside beams to be inspected mid-week next week.

### Next Week DBA will:

- Be onsite to for weekly construction meeting with RayCo.
- Receive and review RCO 22 for 4613 wall repair, and RCO 20 for stucco smoothing at 4743, RCO 23 for Walkway Flashing.
- Monitor and Verify Railing, Paint, Deck Repair, Project Progress.
- Upload Weekly Update to client site.
- Be available for questions, comments

Have a great weekend.