

## BRIDGEPORT UPDATE 03/01/24

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

### This Week DBA:

- Held weekly construction meeting with RayCo.
- Continued: Unit 4613: issued RCO 22 to Board for review.
- 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 MONDAY 3/4. (reschedule from 2/26 due to imminent weather)
- Beams:
  - West Side:
    - beam *replacement* scope is complete. Beam *repair* at two locations per engineer's details will finish today due to rain delay.
      - City Inspection requested for M,Tu,W of last week postponed due to field discovered condition of Beam "Q" during repair work, and Post "R".
      - RFI with documentation was created sent to KCE Matrix for repair direction. **See Attached.**
        - Due to extent of damage discovered within the beam Q, the beam has already been determined to now be replaced. This will involve Beam Q to be divided into two separate beams, one 18' and one 23'. KCE Matrix' response to Post R is forthcoming.
- Painting update:
  - East: Bldg 1- 100%, Bldg 2 100%, Bldg 3 100%, Bldg 4 100% (touch-ups)
    - Units can enjoy their balconies once again. \*\*\*4749, 4735 will be notified when deck repair is scheduled.
    - Entry Doors were painted open if owner was home. Doors needing painting will be verified and appointments will be made.
      - I have instructed the painters to not paint doors closed (if owner is not home/able to have door ajar on unit exterior painting days) and catalogue doors to create appointments.
  - West: Power washing and prep Buildings 5, 8 complete. Some field-discovered problem wood will be replaced at units 4605, 4639.
    - PM Chris Church confirmed landscaper cut back vegetation in west side courtyard to give painters clearance as of EOB 3/1
  - Touch-Up list and paint punch walk slated for 3/15.
- RCO 20 the smooth the stucco around window at 4731 above garage entrance: revised RCO 20 submitted to Board.
- Balcony Repair:
  - 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
  - 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.

## BRIDGEPORT UPDATE 03/01/24

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

- 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.
- Continuing: RCO 21 for above listed additional damage found at balconies: will resubmit after adding 4749, 4735, 4645 pricing once received.
- Waterproofing:
  - East side: plywood sheathing passed floor and nailing inspection. 100%
    - LifeDeck (waterproofing manufacturer) furnished modified specification of railing post connections for Bridgeport to reference at forthcoming city inspections of waterproofing.
    - RCO 23 for walkway flashing submitted to Board with supporting documents.
  - 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.
- Monitor and Verify Railing, Paint, Deck Repair, Project Progress.
- Upload Weekly Update to client site.
- Be available for questions, comments

Have a great weekend.