

BRIDGEPORT UPDATE 03/08/24

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 3rd floor will be completed after railing install complete, as the bottom rail is used as cut line.
- Railings Continued): West side 2nd floor install completed (a few lower rail elbows remain to be installed), 3rd floor commenced MONDAY 3/4. Once complete, City inspection of railing post fasteners will be requested. Once passed, we can begin to install plywood sheathing and schedule waterproofing.
- 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 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.
 - 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'. Details for the intersection of Beam Q at the angle at 4639 forthcoming to inform RCO for replacement pricing.
 - Received KCE Matrix' response to Post R- replacement is recommended.
 - At my request, they sent a repair detail.
 - RCO sent to Rayco to compare Repair vs Replacement for response next week.
- 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 when carpenters return to replace Beam Q.
 - Touch-Up list and paint punch walk slated for 3/15.
- Continuing: 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.

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- 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.
- 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: added to scope 4749, 4735, 4645 and will resubmit pricing once received from Rayco.
- Performed Water Tests at decks at units 4743 and 4751.
 - Water was introduced in a heavy flow to the deck surface and edge flashing for a total of 15-20 minutes at each location.
 - Both tests did not yield any unintended water intrusion.
 - Both tests did show proper drainage as the scupper and related gutter system worked to channel water off of the deck surface properly.
- 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:
 - 3rd 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.