

BRIDGEPORT UPDATE 03/29/24

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

This Week DBA:

- Attended Monday night's BOD Meeting to provide project update and answer questions in general session.
- Held final pre-meeting with OXO rep to review materials and message to be presented at BOD Meeting.
- Responded to broken window at unit 4665. Monitored window replacement and follow-ups.
  - Visited unit Friday to verify install of functional window pane. Coordinated return of window company for 4/8 to create final replacement due to fit issues.
- Responded to request to re-secure plastic at unit 4673 balcony and 4643 walkway to wall in preparation for weather events.
- Walked state of the project with Don Newton, and communicated with Patrick, Claire and Carolyn.
- Held weekly construction meeting with RayCo.
- Continued: Unit 4613: issued RCO 22 to Rayco for pricing.
- 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 85%, 3<sup>rd</sup> floor 75%
  - Rescheduled to finish 4/5 including all detail work (corners, lower rail, touch-ups and corrections).
  - 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:
    - RCO approved, Change Order 14 for Beam "Q" and Post "R" submitted for signature.
- Painting update:
  - East: Bldg 1- 100%, Bldg 2 100%, Bldg 3 100%, Bldg 4 100%
  - Rayco "detail" crew to commence touch-ups and clean-ups of eastside starting 3/22, taking care of existing punchlist items prior to DBA punch walk.
    - 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.
  - West: Buildings 5, 6: 100% except front doors. Bldg. 7 10%. Bldg. 8 80% complete. Continuing: 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.
- Change Order 13: Walkway flashing, stucco at unit 4731 Fully executed.
  - Stucco work begins 3/25, walkway flashing work commences upon railing install finish.
- Balcony Repair:
  - RCO 21 (revised) approved by Board. DBA has requested meeting Monday 4/1 to discuss. (on separate email)

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- 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 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.
  - Westside Sheathing: 35%
    - 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 beam inspection postponed until Beam Q and Post R are completed.

### Next Week DBA will:

- Be available to host RCO 21 Deck repair discussion, 10am Monday 4/1 via Zoom.
- 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.