

# Ocean EcoCenter OAC Meeting Minutes 44

August 4, 2020 10:00 am



## Attendees:

T	Mark Perry – FOS	T	Brent Wood – Brent Wood Architecture	C	Doug Simpson - CambridgeSeven
T	Brittany Biber – FOS	C	Erick Ireland – Brent Wood Architecture	C	Steve Colson – CambridgeSeven
T	Abigail Flood – FOS	C	Bill Orazi – LaConte Engineering	C	Sharon Clarke - CambridgeSeven
T	Zack Jud - FOS	C	Tony Colello – Ft. Piece Engineering	T	Steve Hooks – Hooks Construction
C	Shaun Jackson - FOS	C	Eric Svoboda – Ft. Pierce Engineering	C	Mike Meltzer – Hooks Construction
T	Nancy Rand - FOS	C	Andy Aiken – Aiken LSS	C	Jodi Peterson – Hooks Construction
C	Patricia Noonan - FOS	C	Keith Robertson – Color-Ad	T	Stuart Frisby – Hooks Construction
T	Allen Herskowitz - FOS	T	Heather McDade – Color-Ad	C	Morris Crady – Lucido & Associates
T	Susan Scheyder – FOS	C	Lazaro Alfonso – BNI Engineers	C	Peter Andersen – AACE
C	Larry Zabik – Zabik & Assoc.	C	Scott Stanford – BNI Engineers	C	John Amerling - FOS
T	Lindsay Krutz – Zabik & Assoc.	C	Pete Andersen – GCY Surveying	C	Cathy Muir – FOS
C	Melinda Harstad – Zabik & Assoc.	C	Gary Goforth - FOS	T	Lorae Simpson- FOS
		C	Georgia Merten – GM Interiors		

A = Attendees C = Courtesy Copy T = Via Teleconference

## Upcoming Meetings/Events

August 11, 2020 – ZOOM Meeting at 10:00 am

Meeting ID: 389 739 8720

Call In: 1-646-558-8656

Password is 0505

## Project Update

Water in small and large conference rooms, west side frontage. Setting deck drains this week. Priming and paint underway on exterior. Setting generator this week. Tile to commence next week. Pushing underground work to August 17 start.

## RFIs

RFI 39 – Crack Suppression – Sub to provide pricing. *Action: Hooks.*

07-27-20: Pricing has been provided and is in review. *Action: Wood, Zabik.*

RFI 42 – Decking column. *Action: Wood.*

## PCOs

Reception Area – Hooks to confirm light fixture provided is per specification. *Action: Hooks.*

## Submittals

Millwork – Millworker onsite today. *Action: Hooks.*

07-27-20: Reception area drawings to be revised and resubmitted. *Action: Hooks.*

08-04-20: Update detail at reception. *Action: Hooks.*

## New Items

### 44.01 GFL Platform

Connect to platform track and review as tie in work is completed. *Action: Frisby, Hooks.*

### 44.02 Column Mockup

Hooks to advise when third floor column mockup is ready to review onsite. *Action: Frisby, Wood.*

## Old Items

### 43.01 Hurricane Plan

Plan to secure loose material, dumpster tips, port-o-lets, and lagoon screening by the end of the day on Friday July 31.

*Action: Hooks.*

08-04-20: Well done. Item complete. *Action: Closed.*

- 43.02 **Decking Protection**  
 Hooks to protect decking especially at high traffic are and steps. *Action: Frisby.*  
08-04-20: 2x12s on treads and plywood down to protect door thresholds. *Action: Frisby.*
- 43.03 **Second Floor Water Damage**  
 Hooks to remove all impacted drywall and insulation and expedite completion of waterproofing. *Action: Frisby.*
- 43.04 **TCO Coordination**  
 Development order provides a 90-day grace period for trailer removal. Zabik to coordinate call with Lucido and Hooks to review. *Action: Zabik.*  
08-04-20: Wednesday, 1 p.m. Zoom. *Action: Zabik, Crady, Hooks, Orazi.*
- 42.01 **Attic Access**  
 Hooks to provide spec on panel for third floor roof access. BWA to review. *Action: Hooks.*  
07-27-20: BWA prefers access in interior spaces. Brent Wood to review onsite. *Action: Wood, Frisby.*  
08-04-20: Item complete. *Action: Closed.*
- 42.02 **ADA Access from Ocean Blvd**  
 Orazi to review onsite. *Action: Orazi.*
- 41.01 **Appliances**  
 Zabik and FOS to review requirements and shop. *Action: Zabik, Scheyder*
- 38.03 **Schedule Update**  
 Hooks to provide overall schedule update. *Action: Cooper.*  
07-07-20: Schedule provided, TCO 09/10/2020. *Action: Cooper.*  
07-14-20: Update this week. *Action: Cooper.*  
07-22-20: Updated schedule issued. Hooks to review Friday. *Action: Hooks.*  
07-27-20: An updated schedule has been issued. TCO 9-14. *Action: TRACKING.*
- 38.04 **Trash Enclosure**  
 BWA to prepare plans. Hooks to submit under main permit. *Action: Wood.*  
06-30-20: Plans issued, in review with FOS. *Action: Perry.*  
07-07-20: Hooks to price. *Action: Cooper.*  
07-14-20: Final pricing this week. *Action: Cooper.*  
07-22-20: CO issued. Hooks to explore cost reduction. *Action: Hooks, Zabik.*
- 37.01 **Elevator System Cooling Requirements**  
 Hooks to review with elevator sub and issue RFI if required. *Action: Cooper.*  
06-23-20: Hooks to generate RFI . System requires 70°-90° and 85% humidity or less. *Action: Cooper.*  
06-30-20: Mini split from first floor IT to be repurposed to cool elevator mechanical room. Hooks to issue proposed condensate line routing. *Action: Cooper.*  
07-14-20: Hooks to provide sketch with intent. BWA to issue 8.5x11 for inspections. *Action: Cooper, Wood.*  
07-27-20: Sketch provided to BWA. *Action: Wood.*  
08-04-20: BWA to issue revision. *Action: Wood.*
- 36.01 **AC Filtration Options**  
 Regular filtration and maintenance, options to upgrade filter to be discussed in breakout call with AC sub.  
*Action: Cooper, Zabik.*  
07-07-20: Call scheduled immediately following OAC. *Action: Team.*  
07-14-20: Hooks to provide detail on 2" filter. *Action: Cooper.*  
07-27-20: Provided. The Owner desires the highest MERV rating possible. *Action: Hooks.*  
08-04-20: MERV 13 will be provided. Item complete. *Action: Closed.*

- 36.02 **SFWMD Permit Revision**  
LaConte is coordinating with SFWMD to explore options to modify permit to move water off site. *Action: Orazi.*
- 33.01 **Window Testing**  
Hooks to advise when ready. Send glazing submittals to GCI. *Action: Cooper.*  
05-26-20: Submittals sent. Hooks to advise when ready. *Action: Cooper.*  
06-09-20: 6/26 being held on GCI's schedule. *Action: Cooper.*  
06-30-20: Two of three windows failed. GCI to issue report this week. *Action: Zabik.*  
07-07-20: Report issued. *Action: Cooper.*  
07-14-20: Additional sealant will be applied. Hooks coordinating with SPS to schedule for access. *Action: Frisby.*  
07-27-20: SPS was onsite site this week. Retesting will commence in the next two weeks. *Action: Zabik, Frisby.*  
08-04-20: Retest August 13. *Action: Hooks.*
- 31.02 **Path from Loading Area to Restroom**  
Concrete path to be added to connect from building to restroom. Hooks to issue RFI. *Action: Cooper.*  
05-19-20: Hooks to stake out in field and confirm with owner. *Action: Cooper.*
- 29.03 **Color-Ad Field Confirmation**  
*Earlier items shown on prior minutes.*  
05-05-20: Heather to mark up, one additional outlet needed in Ocean Connections. *Action: McDade.*  
05-12-20: Hooks confirmed base outlet. Field measurements will be required once drywall in. *Action: McDade.*  
05-26-20: Color-Ad to provide mark up plan showing where dimensions need to be verified. *Action: McDade.*  
06-02-20: BWA to review Code for lighting in Ocean Connections. Hooks to provide requested projector outlets. Zabik to provide photos of rough horn strobe, pull and exit at Ocean Connections. *Action: Wood.*  
06-09-20: Hooks to provide additional field measurements of plumbing stub-ups. *Action: Frisby.*  
06-16-20: Color-Ad issued additional measurements needed post-drywall. *Action: Frisby.*  
07-27-20: Requirements to Hooks. *Action: Hooks.*
- 27.02 **Low Voltage Coordination**  
*Earlier items shown on prior minutes.*  
05-19-20: Rydan working on site. *Action: Tracking.*  
07-07-20: Hooks to walk site with Rydan. *Action: Frisby.*  
07-14-20: Coordination ongoing. *Action: Tracking.*  
07-22-20: Confirm Florida Water Story projector cabling in Rydan's scope. *Action: Zabik.*  
07-27-20: Active phone lines are needed September 7. *Action: Zabik.*  
08-04-20: Prewire to be complete this week. *Action: Zabik.*
- 22.03 **Parking Lot Lighting**  
*Action: Wood, Huff.*  
03-10-20: Lighting Dynamics preparing design to send to BWA. *Action: Wood.*  
03-17-20: Zabik to follow up with Lighting Dynamics. *Action: Zabik.*  
04-28-20: Lighting Dynamics issued code compliant layout and now preparing quote. *Action: Zabik.*  
06-23-20: Quote for amber in review. Zabik to request additional pricing and weight sheets and pictures. *Action: Zabik.*  
07-07-20: Zabik to schedule call with LDO, Wood, Perry, Scheyder. *Action: Zabik.*  
07-14-20: Fixtures priced, design proposal in review. *Action: Zabik, Perry.*  
07-22-20: Design proposal executed. Perry to pull old plans. *Action: Perry, Zabik.*  
07-27-20: The engineer will be onsite today. *Action: Svoboda.*

19.01 **Graphics Package**

*Earlier items shown on prior minutes.*

06-09-20: Color-Ad to follow up on schedule with Natalie. *Action: McDade.*

06-16-20: Color-Ad released upate with changes. FOS to review this week. *Action: Jud.*

06-23-20: Natalie delivered 80% files 6/19. Coordination with Ocean Connections doors required. *Action: McDade.*

06-30-20: Paper proofs in production. *Action: Jud, McDade.*

07-07-20: Proofs shipping next week. *Action: McDade.*

07-22-20: Proofs arriving Thursday. *Action: McDade.*

07-27-20: The proofs arrived. FOS to review. *Action: Jud, Perry.*

18.01 **Debris in Lagoon**

Plastic and metal materials found in lagoon. Hooks to reinforce notification requirements with team. *Action: Frisby.*

02-11-20: Additional measures required. *Action: Frisby, Cooper.*

02-25-20: No issues at this time. *Action: Frisby.*

03-02-20: Concrete blowout today. Hooks to monitor closely. *Action: Frisby, Cooper.*

03-17-20: Hooks will reinspect all forms and sign off prior to next pour. *Action: Cooper.*

03-24-20: Pour tracking for next week. BWA and Zabik to inspect prior. Hooks to notify. *Action: Frisby, Zabik, Wood.*

04-07-20: Beam pour tracking for 4-14. Hooks to confirm prior. BWA, Hooks, Zabik to review on site today.

*Action: Frisby, Cooper.*

04-28-20: Approximately 15 nails removed from lagoon last week. *Action: Frisby, Cooper.*

06-02-20: Yard drains backing up. Hooks to send photos to Zabik. *Action: Frisby.*

06-23-20: FWC inspection next week. Hooks buttoning up. *Action: Biber, Frisby, Cooper.*

06-30-20: FWC inspection passed. *Action: Tracking.*

07-07-20: Floating water bottles reported by FOS. Frisby to reinforce policy with subs. Hooks to keep job site clean of trash that can blow into lagoon. *Action: Frisby.*

07-14-20: Construction may not proceed without lagoon protection. Net was dropping down into lagoon Saturday, plastic bag made it into the lagoon. *Action: Frisby.*

07-27-20: Paint overspray is a concern. Hooks to provide specifications on non-VOC paint. *Action: Hooks.*

08-04-20: Paint spec provided. *Action: Tracking.*

13.01 **Color-Ad Schedule**

*Earlier items shown on prior minutes.*

06-23-20: Revised drawings this week. *Action: McDade.*

07-07-20: Revised drawings expected week of 7/13. *Action: McDade.*

7.04 **Gas Tank Location**

*Earlier items shown on prior minutes.*

04-14-20: In for permit with Martin County. *Action: Zabik.*

04-21-20: Ready for install when we say go. Hold pending FPL and fire line. *Action: Zabik.*

08-04-20: Specs on tank to be sent to Frisby. *Action: Zabik.*

3.02 **FPL Coordination**

*Earlier items shown on prior minutes.*

06-23-20: Easement approved. New FPL planner is scheduling. *Action: Zabik.*

07-07-20: Easement is recorded. FPL has ordered materials. Zabik to coordinate with United Electricians to schedule bore once materials are ready for pickup. *Action: Zabik.*

07-14-20: Zabik has requested update from FPL. *Action: Zabik.*

07-22-20: United Electricians scheduling bore for next week. *Action: Zabik.*

07-27-20: Bore to begin Wednesday or Thursday. *Action: Zabik.*

08-04-20: Bore complete. Transformer pad set today. Zabik to follow up with FPL on schedule for their bore and transformer set. *Action: Zabik.*

**The next Project Meeting will be held by ZOOM Meeting on August 11, 2020 at 10:00 a.m.**