

Ocean EcoCenter OAC Meeting Minutes 45

August 11, 2020 10:00 am



Attendees:

C	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	C	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	T	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 18, 2020 – ZOOM Meeting at 10:00 am

Meeting ID: 389 739 8720

Call In: 1-646-558-8656

Password is 0505

Project Update

Lucas to complete patio edge at northeast corner. Elevator rough to be completed this week. Stucco column mockup this week. Tile underway at bathrooms.

RFIs

PCOs

Reception Area – In review. *Action: Perry, Zabik.*

Crack Suppression – *Action: Zabik, Perry.*

Pavers – *Action: Zabik, Perry.*

Drip Edge at W Elevation – *Action: Hooks.*

Column Detail – *Action: Hooks.*

Submittals

New Items

45.01 Gutter Flashing

Hooks to send detail at front edge for gutter function flashing. *Action: Frisby.*

Old Items

44.01 GFL Platform

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

08-11-20: Tied in to existing. FOS to review. *Actin: Biber, Jud.*

- 44.02 **Column Mockup**
Hooks to advise when third floor column mockup is ready to review onsite. *Action: Frisby, Wood.*
08-11-20: Mockup to be ready at end of week. *Action: Frisby, Wood.*
- 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.*
08-11-20: Item complete. *Action: Closed.*
- 43.03 **Second Floor Water Damage**
Hooks to remove all impacted drywall and insulation and expedite completion of waterproofing. *Action: Frisby.*
08-11-20: All removed. Zabik and BWA to review onsite. *Action: Wood, Zabik.*
- 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.*
08-11-20: Coordination Zoom held. Lucido to bring out growth management in approximately 30 days. *Action: Crady.*
- 42.02 **ADA Access from Ocean Blvd**
Orazi to review onsite. *Action: Orazi.*
08-11-20: FOS requested relocation to north. Hooks to walk. Not needed for TCO. *Action: Frisby, 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.*
08-11-20: Item complete. *Action: Closed.*
- 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.*
08-11-20: Hooks to submit to Martin County. *Action: Peterson.*
- 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.
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.*
08-11-20: Design underway. FPL has completed field visit and conference with Hook's electrical contractor to determine available power. *Action: Trewyn.*
- 19.01 **Graphics Package**
Earlier items shown on prior minutes.
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**
Earlier items shown on prior minutes.
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.*

08-11-20: Scheduling underway. *Action: Zabik, Frisby.*

3.02 **FPL Coordination**

Earlier items shown on prior minutes.

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.*

08-11-20: FPL bore underway. *Action: Zabik.*

The next Project Meeting will be held by ZOOM Meeting on August 18, 2020 at 10:00 a.m.