

# Ocean EcoCenter OAC Meeting Minutes 47

August 25, 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
C	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
C	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

September 1, 2020 – ZOOM Meeting at 10:00 am

Meeting ID: 389 739 8720

Call In: 1-646-558-8656

Password is 0505

## Project Update

Elevator block at jambs this week. Three days of waterproofing and one week of stucco remaining. Temporary waterproofing completed last week. Second floor reception/hallway tile to be covered with Masonite. Final paint week of September 7<sup>th</sup>.

## RFIs

## Submittals

Gutter Downspouts at Front – Hooks to issue sketch of best options to relocate or eliminate. *Action: Frisby, Hooks.*

## PCOs

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

Column Detail – *Action: Hooks.*

ADA Sidewalk Revisions – *Action: Hooks.*

## New Items

### 47.01 Dumpster Revision

Hooks has submitted dumpster revision to MC building department. *Action: Peterson.*

### 47.02 Elevator Power

BWA to issue plan revision for submittal. *Action: Wood, Svoboda.*

### 47.03 First Floor Deck Railing

FOS to review mockup of railing and determine if acceptable or if we want to match existing. *Action: Perry, Wood.*

## Old Items

### 45.01 Gutter Flashing

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

08-18-20: Capitol has drip edge in their price. Hooks reviewing requirements and detail. *Action: Hooks.*

- 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. *Action: Biber, Jud.*  
08-18-20: FOS requests platform elevation be raised to meet new platform. Gate to be added. Hooks to price.  
*Action: Frisby, Hooks.*  
08-25-20: Underway. Formal CO to follow. *Action: Hooks.*
- 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.*  
08-18-20: Ready for review. *Action: Wood.*  
08-25-20: Approved. *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.*  
08-18-20: Perry to walk with Frisby today. *Action: Perry, Frisby.*  
08-18-20: All wet areas to be removed this week. Hooks to hold on finishes with the exception of tile until building is dry.  
*Action: Hooks.*  
08-25-20: Zabik issued plan indicating additional areas for drywall insulation removal. Hooks to install additional fans.  
*Action: Hooks, Frisby.*
- 43.04 **TCO Coordination**  
*Earlier items shown on prior minutes.*  
08-11-20: Coordination Zoom held. Lucido to bring out growth management in approximately 30 days. *Action: Crady.*  
08-25-20: Hooks reviewed plan with Massing at Martin County. County will issue TCO. Need to review first floor bathroom access. Massing to conduct on site review Thursday at 10am. *Action: Hooks, Frisby.*
- 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.*  
08-18-20: Revised plan has been submitted to Martin County engineering. *Action: Orazi.*
- 41.01 **Appliances**  
 Zabik and FOS to review requirements and shop. *Action: Zabik, Scheyder*
- 38.03 **Schedule Update**  
*Earlier items shown on prior minutes.*  
07-27-20: An updated schedule has been issued. TCO 9-14. *Action: TRACKING.*  
08-18-20: Hooks advises at least three weeks behind due to waterproofing issues. *Action: Hooks.*  
08-25-20: Hooks to issue overall best case scenario for TCO. *Action: Hooks.*
- 37.01 **Elevator System Cooling Requirements**  
*Earlier items shown on prior minutes.*  
08-18-20: Revision in review. *Action: Peterson.*  
08-25-20: Revision approved. 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**  
*Earlier items shown on prior minutes.*  
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.*  
08-18-20: Windows failed. Report distributed. Hooks to bring in manufacturer. *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.*  
07-27-20: Requirements to Hooks. *Action: Hooks.*  
08-25-20: Pending completion of interior finishes. *Action: Hooks.*
- 27.02 **Low Voltage Coordination**  
*Earlier items shown on prior minutes.*  
07-27-20: Active phone lines are needed September 7. *Action: Zabik.*  
08-04-20: Prewire to be complete this week. *Action: Zabik.*  
08-18-20: Prewire complete and inspected. *Action: Zabik.*
- 22.03 **Parking Lot Lighting**  
*Earlier items shown on prior minutes.*  
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.*  
07-27-20: The proofs arrived. FOS to review. *Action: Jud, Perry.*  
08-18-20: Review this week. Color-Ad to send revised drawings. *Action: McDade, Jud, Perry.*  
08-25-20: FOS to issue comments on proofs this week. *Action: Jud.*
- 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.*  
07-07-20: Revised drawings expected week of 7/13. *Action: McDade.*
- 7.04 **Gas Tank Location**  
*Earlier items shown on prior minutes.*  
08-11-20: Scheduling underway. *Action: Zabik, Frisby.*  
08-18-20: GCY marking natural area. Adjustment slightly to south. *Action: Zabik, Frisby.*  
08-25-20: Location adjusted to be just south of bee oak. Scheduled for September 8<sup>th</sup>, area needs to be cleared out.  
*Action: Frisby.*
- 3.02 **FPL Coordination**  
*Earlier items shown on prior minutes.*  
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.*  
08-18-20: Bore continuing. *Action: Zabik.*  
08-25-20: Bore complete. *Action: Zabik.*

The next Project Meeting will be held by ZOOM Meeting on September 1<sup>st</sup>, 2020 at 10:00 a.m.