

# Ocean EcoCenter OAC Meeting Minutes 39

June 30<sup>th</sup>, 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	T	Bill Orazi – LaConte Engineering	C	Sharon Clarke - CambridgeSeven
T	Zack Jud - FOS	C	Tony Colello – Ft. Piece Engineering	C	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	Ben Cooper – Hooks Construction
T	Allen Herskowitz - FOS	T	Heather McDade – Color-Ad	T	Stuart Frisby – Hooks Construction
T	Susan Scheyder – FOS	C	Lazaro Alfonso – BNI Engineers	C	Morris Crady – Lucido & Associates
C	Larry Zabik – Zabik & Assoc.	C	Scott Stanford – BNI Engineers	C	Peter Andersen – AACE
T	Lindsay Krutz – Zabik & Assoc.	C	Pete Andersen – GCY Surveying	T	John Amerling - FOS
C	Melinda Harstad – Zabik & Assoc.	C	Gary Goforth - FOS	C	Cathy Muir – FOS
		C	Georgia Merten – GM Interiors	T	Lorae Simpson- FOS

A = Attendees C = Courtesy Copy T = Via Teleconference

## Upcoming Meetings/Events

July 7<sup>th</sup>, 2020 – ZOOM Meeting at 10:00 am

Meeting ID: 389 739 8720

Call In: 1-646-558-8656

Password is 0505

## Project Update

Topping slab pour scheduled tomorrow. HVAC condensers are set. Metal roof install is scheduled to begin on Monday.

## RFIs

## PCOs

Reception Area – Action: Cooper.

## Submittals

Gutters – Hooks to issue submittal. Action: Cooper.

Pavers – Action: Cooper.

Millwork – Action: Wood, Merten.

Paint Mock Ups – Action: Frisby.

## New Items

### 39.01 COVID Protocol

Zabik to follow up with all on site vendors to ensure FOS will be notified in event of positive case on site. Action: Zabik.

## Old Items

### 38.01 Boil Water

Orazi to follow up. Action: Orazi, Frisby.

06-30-20: Order rescinded. Item complete. Action: Closed.

### 38.02 Temporary Ramp at Turtle Pavilion

FOS reviewing options. Action: Perry.

06-30-20: FOS installing tent west of existing turtle pavilion stairs. Jud to stake out in field, Hooks to review. Action: Jud.

### 38.03 Schedule Update

Hooks to provide overall schedule update. Action: Cooper.

- 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.*
- 38.05 **Crack Suppression**  
BNI recommends at third floor saw cuts. BNI to provide size area desired at saw cut. *Action: Alfonso.*  
06-30-20: Owner to issue RFI. *Action: 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.*
- 37.02 **Water Damage**  
Hooks to remove and replace all plywood, insulation, and duct work impacted by water. *Action: Frisby.*  
06-23-20: Ductwork removal underway. Review of electric underway. Plywood, drywall, insulation to be replaced. Removal 80% complete. *Action: Frisby.*
- 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.*
- 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.*
- 32.02 **Catch Basin**  
RFI 09, meeting on site needed. *Action: Zabik.*  
05-19-20: Meeting on site scheduled for May 28<sup>th</sup>. *Action: Orazi, Hooks, Randy.*  
06-02-20: Resolved. LaConte to issue plan update. *Action: Orazi.*  
06-09-20: To be issued next week. *Action: Orazi.*  
06-23-20: Orazi issued red line of plan. BWA to confirm red line. *Action: Wood.*  
06-30-20: Hooks to price and advise. Hooks to obtain sub input prior to LaConte issuing s/s plans. *Action: Cooper.*
- 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.*
- 31.03 **Fireline Sleeve Requirements**  
Tom with Rydan to provide sleeve requirements to Hooks for sleeves in fire line trench. *Action: Zabik.*  
06-02-20: Tom to speak with Stuart regarding sleeves. 2" for AT&T, 2" for flow and tamper, two additional 1" sleeves.  
*Action: Zabik.*  
06-16-20: Hooks to generate CO. *Action: Cooper.*  
06-23-20: CO in review. *Action: Perry.*  
06-30-20: Item complete. *Action: Closed.*

- 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.*
- 27.02 **Low Voltage Coordination**  
*Earlier items shown on prior minutes.*  
05-19-20: Rydan working on site. *Action: Tracking.*
- 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.*
- 22.04 **Structural Analysis of Existing Welcome Center**  
BWA to provide analysis. *Action: Wood.*  
04-28-20: Move up agenda this week. *Action: Wood.*  
05-12-20: BWA reviewed. Area under tanks have been leaking. Damage to wood joists and metal in the area. Wood to send photos to Zabik. *Action: Wood.*  
05-19-20: Photos in review with Hooks and Zabik. *Action: Cooper, Zabik, Wood.*  
06-02-20: Proposal from Brownie underway. *Action: Zabik.*  
06-09-20: Proposal in review with FOS. *Action: Perry.*
- 19.01 **Graphics Package**  
*Earlier items shown on prior minutes.*  
05-19-20: Comments issued, final few questions. *Action: Jud.*  
05-26-20: Final comments issued. Natalie incorporating final FOS comments. *Action: McDade.*  
06-09-20: Color-Ad to follow up on schedule with Natalie. *Action: McDade.*  
06-16-20: Color-Ad released update 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.*
- 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.*
- 14.01 **Smith Sculpture**  
*Earlier items shown on prior minutes.*  
03-31-20: Light fixture quote in review. Power added to electrical plans. *Action: Hooks, Perry.*

13.01 **Color-Ad Schedule**

*Earlier items shown on prior minutes.*

05-05-20: Updated schedule to be sent to Team next week, tank production 14-16 weeks. *Action: McDade.*

05-19-20: Latest schedule issued. Completion Nov 2. Color-Ad issuing drawings tomorrow, FOS to review within two weeks. *Action: McDade.*

05-26-20: Drawings issued. Review meeting to be scheduled. Color-Ad to add payment milestones to schedule. FOS comments to issued by June 9<sup>th</sup>. *Action: McDade, Perry, Zabik.*

06-09-20: FOS to issue comments by revised date of June 15<sup>th</sup>. Biber to review tank drawings. *Action: Biber, Perry.*

06-16-20: Access hatch to be increased. *Action: McDade.*

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

3.02 **FPL Coordination**

*Earlier items shown on prior minutes.*

02-25-20: FPL preparing invoice and revising plan to show new transformer location. *Action: Zabik.*

03-10-20: Easement in works. *Action: Zabik.*

04-14-20: Zabik to send pad size to Hooks. *Action: Zabik.*

04-28-20: GCY reviewing easement on site. *Action: Zabik.*

05-12-20: Draft easement today. *Action: Zabik.*

05-19-20: Easement drafted. Zabik to coordinate with County to record. *Action: Zabik.*

05-26-20: Easement in review with County surveyor. *Action: Zabik.*

06-02-20: Easement on agenda for June 16 Board of County Commissioner meeting. *Action: Zabik.*

06-09-20: Zabik to follow up with County to confirm all set for BCC meeting. *Action: Zabik.*

06-16-20: On consent agenda. Underway at time of OAC meeting, subsequently approved. *Action: Zabik.*

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

**The next Project Meeting will be held by ZOOM Meeting on July 7<sup>th</sup>, 2020 at 10:00 a.m.**