

Ocean EcoCenter OAC Meeting Minutes 57

November 3, 2020 10:00 am



Attendees:

T	Mark Perry – FOS	T	Brent Wood – Brent Wood Architecture	C	Doug Simpson - CambridgeSeven
C	Brittany Biber – FOS	C	Erick Ireland – Brent Wood Architecture	C	Steve Colson – CambridgeSeven
C	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
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
T	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

November 10, 2020 – ZOOM Meeting at 10:00 am

Meeting ID: 389 739 8720

Call In: 1-646-558-8656

Password is 0505

Project Update

Guard rails arriving tomorrow. Punching out railing and putting latches on feeding platform. Painting continuing. Ceramic tile on third floor working on grouting through Friday. Approval to install drywall, to start Thursday. Custom countertop install tomorrow with two remaining tops for second floor foyer entry desk and first floor kitchen. Holes to be cut Wednesday for plumber to finish install. Electrical trim out today. Generator start up today. Exit signs for second floor being held as they are fragile. First floor door and hardware continuing with punch. Second floor drywall starting Thursday if approval is given today. Paint to start next week Friday. Elevator final tomorrow. Second floor tongue and groove ceiling starting today. Carpet base on second floor starting today. Fire final schedule for Thursday the 17th. Cleaning crew will come in after drywall on second floor is sanded to get ready for paint.

RFIs

PCOs

Drip Edge at W Elevation – Material on site. *Action: Hooks.*

Landscape Revisions Credit – *Action: Hooks.*

Elevator Keypad – *Action: Hooks.*

New Items

57.01 Exhibit Flooring

Flooring repriced, FOS to order and get on site. Color-Ad to send template for Florida Water Story. *Action: Zabik, McDade.*

57.02 First Floor Slab Humidity

Relative humidity was found to be too high to install vinyl. Calcium chloride test underway. Sealant may be needed.

Action: Frisby, Zabik.

Old Items

56.01 Restroom Fixtures

FOS to order, Hooks will assist with installation. *Action: Scheyder.*

11-03-20: Waiting on one backordered soap dispenser, everything else is on site and will be installed. *Action: Closed.*

- 56.02 **Salt Water Supply Pump Base**
Action: Hooks, Frisby.
11-03-20: Plans showing how pipe is to be held down in the lagoon needed. RFI needed. *Action: Orazi, Peterson.*
- 56.03 **Code Required Signage**
 Hooks to coordinate code required signage for bathrooms, etc. Gray signs preferred. *Action: Hooks.*
- 56.04 **Restroom Deadbolts**
 Delete deadbolts at second and third floor restrooms. *Action: Frisby.*
11-03-20: Plate to be installed and painted. *Action: Frisby.*
- 56.05 **Elevator Pads**
 Hooks to install ASAP. *Action: Frisby.*
11-03-20: Frisby to follow up. *Action: Frisby.*
- 55.01 **Travel Schedule**
 Coordination of schedules due to holidays and vacations with Color-Ad needed. *Action: Perry, Zabik, McDade.*
- 55.02 **AT&T Fiber**
 Zabik to follow up for install date. Hooks advises all conduit is ready for install. *Action: Zabik.*
10-27-20: Fiber has been acquired. AT&T has FDOT permits. Work being scheduled. *Action: Zabik.*
11-03-20: Wire pullbox into phone board installed. Zabik to follow up to get schedule of remaining work. *Action: Zabik.*
- 53.01 **Pavers at Turtle Pavilion**
Earlier items shown on prior minutes.
10-20-20: Roof drains are now connected. Area being monitored during rains to see if issue has been resolved. *Action: Frisby.*
10-27-20: No washout noted. *Action: Tracking.*
- 52.01 **Elevator Security**
Earlier items shown on prior minutes.
10-27-20: Frisby to forward contact to Zabik for review. *Action: Frisby, Zabik.*
11-03-20: Hooks to provide Zabik with contact for Guardian. *Action: Hooks, Zabik.*
- 48.01 **Landscape VE and Irrigation**
Earlier items shown on prior minutes.
10-20-20: Crady working on as-built package for CO. *Action: Crady.*
10-27-20: Zabik coordinating landscape on FOS insurance bond. *Action: Zabik.*
11-03-20: Lucido on site today for as-builts. Cost of changes expected to be a wash. *Action: Lucido, Hooks.*
- 48.02 **Furniture Install**
 Furniture to be warehoused until ready for install. Cubicles will be held until ready for install. *Action: Zabik, Merten.*
- 43.03 **Second Floor Water Damage**
Earlier items shown on prior minutes.
09-29-20: Third floor edge will be finished in following steps:

Remove temporary waterproofing – Hooks.	✓	
Permanent flashing install – Lucas.	✓	
Vulkem application by Lucas – Lucas.	✓	1 day
Tile border – Capitol.	✓	2-3 days
Set railing – VM.	✓	2.5 days including grouting posts
Grout posts – VM.	✓	2 days
Waterproof posts – Lucas.	✓	2 days
Cap holes – VM (decorative.)		
Deck Tile & Grout		Complete 11/6

11-03-20: 12.6% moisture reading was highest, all others are under 12% after four inches of rain Sunday. Agreement to hold off to water test with expected rain over the weekend and approve drywall to begin Monday with appropriate test results.
Action: Hooks.

43.04 **CO Coordination**

Earlier items shown on prior minutes.

10-13-20: Martin County Land Development on site this week for review. *Action: Perry, Crady.*

10-20-20: Reviewed on site. Lucido and LaConte preparing final packages. *Action: Crady, Orazi.*

11-03-20: Zabik to follow up with Anderson and Orazi for final packages. *Action: Zabik, Anderson, Orazi.*

41.01 **Appliances**

Earlier items shown on prior minutes.

10-20-20: Appliances chosen, Scheyder to double check measurements. *Action: Scheyder.*

10-27-20: Order placed. Zabik and Scheyder to coordinate install date. *Action: Scheyder, Zabik.*

11-03-20: Scheyder to send update of when first and second floor appliances are to arrive. *Action: Scheyder.*

38.03 **Schedule Update**

Earlier items shown on prior minutes.

10-06-20: Hooks advises approximately three weeks from dry-in for TCO. *Action: Hooks.*

10-20-20: Target date for CO week of November 19. *Action: Frisby, Hooks.*

10-27-20: Hooks to update and advise early next week. *Action: Hooks.*

11-03-20: CO now expected first week of December. *Action: Hooks.*

36.02 **SFWMD Permit Revision**

LaConte is coordinating with SFWMD to explore options to modify permit to move water off site. *Action: Orazi.*

10-06-20: LaConte escalating this item. *Action: Orazi, Zabik.*

10-13-20: Orazi asking for valve to open to drain excess water into conservation area during heavy rain event. *Action: Orazi.*

11-03-20: Orazi has submitted design and permission letter to SFWMD and has submitted drawings for pricing. Expecting comments in over the next week. *Action: Orazi.*

33.01 **Window Testing**

Earlier items shown on prior minutes.

10-13-20: Hooks to schedule window testing ASAP. *Action: Hooks.*

10-20-20: Third floor edge leak must be solved before windows can be retested. *Action: Hooks.*

10-27-20: Testing scheduled for 11/11. *Action: Hooks.*

27.02 **Low Voltage Coordination**

Earlier items shown on prior minutes.

10-13-20: Florida's Water Story projector adjusted 6 inches, Color-Ad to confirm compatibility. *Action: McDade.*

10-20-20: Color-Ad to provide answer. *Action: McDade.*

10-27-20: McDade to follow up with projector company regarding lens. *Action: McDade.*

11-03-20: Rydan on site and working, owes schedule update to ITS Fiber. Zabik to follow up. *Action: Zabik.*

22.03 **Parking Lot Lighting**

Earlier items shown on prior minutes.

10-13-20: Both bidders confirmed interest, Zabik to follow up. *Action: Zabik.*

10-27-20: Pricing expected next week. *Action: Zabik.*

19.01 **Graphics Package**

Earlier items shown on prior minutes.

10-06-20: Unable to find larger format images. McDade to setup coordination call with D. Simpson. *Action: McDade.*

10-20-20: Color-Ad working on larger format images. Shop drawing comment answer back today. *Action: McDade.*

10-27-20: Color-Ad to set deadline for new photos, FOS to coordinate obtaining photos. *Action: McDade, Jud.*

11-03-20: Wallpaper strips expected to be ready to ship tomorrow. One month deadline to get updated photos and videos. *Action: McDade, Jud.*

18.01 **Debris in Lagoon**

Earlier items shown on prior minutes.

09-22-20: Protective netting examined due to high winds, found to be in good condition. Plastic protective film from windows/doors found in GFL. Hooks to have all remaining film on windows/doors removed today. *Action: Frisby.*

10-06-20: Trash and cigarettes are washing into lagoon. Pump is helping keep washout from lagoon. *Action: Frisby.*

10-20-20: Breezy conditions currently, Hooks to notify subs to keep an eye on upper deck pieces blowing off. *Action: Frisby.*

10-27-20: Lagoon netting to stay in place due to items blowing off roof and upper decks. *Action: Frisby.*

11-03-20: Tile clips are blowing off but not into lagoon so far. Screening to remain in place. *Action: Frisby.*

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