

# Ocean EcoCenter OAC Meeting Minutes 58

November 10, 2020 10:00 am



## Attendees:

C	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
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	T	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 17, 2020 – ZOOM Meeting at 10:00 am

Meeting ID: 389 739 8720

Call In: 1-646-558-8656

Password is 0505

## Project Update

Drywall to proceed in dry areas per OAC walk this morning. Four water intrusion locations found after storm this weekend. Deficiencies in stucco noted. Hooks has put together a plan and submitted to BWA for approval. Fire sprinkler inspection on Thursday, will attempt to get sign off on entire building.

## RFIs

RFI 45 – Sandbags for rigid pipe – Hooks to follow up with RK Contractors. Biber to review and comment on solution. *Action: Orazi.*

## PCOs

CO 25 – In review. *Action: Zabik.*

## New Items

### Old 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.*

**11-10-20:** Pricing received, Zabik to coordinate with FOS for placement this week. *Action: Perry, Zabik.*

#### 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.*

**11-10-20:** Frisby to follow up and update team on calcium chloride test results. *Action: Frisby.*

#### 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.*

**11-10-20:** Orazi verbally stated sandbags can be used as ballast. Hooks to follow up with contractor. *Action: Hooks.*

- 56.03 **Code Required Signage**  
Hooks to coordinate code required signage for bathrooms, etc. Gray signs preferred. *Action: Hooks.*  
11-10-20: All signs on order. Handicap restroom signs to be picked up this week. *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.*  
11-10-20: Leaving locks in place with a key lock. *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.*  
11-10-20: AT&T on site yesterday. Zabik following up to get their fiber pulled. *Action: Zabik.*
- 53.01 **Pavers at Turtle Pavilion**  
*Earlier items shown on prior minutes.*  
11-10-20: No issues noted during this week's excessive wind and rain. Item complete. *Action: Closed.*
- 52.01 **Elevator Security**  
*Earlier items shown on prior minutes.*  
11-10-20: Mowrey and Guardian working on keypad access to second floor and public access to third floor. *Action: 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 11/17

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.*  
10-20-20: 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.*  
11-03-20: Scheyder to send update of when first and second floor appliances are to arrive. *Action: Scheyder.*  
11-10-20: Appliances expected to be delivered this afternoon. *Action: Scheyder, Frisby.*
- 38.03 **Schedule Update**  
*Earlier items shown on prior minutes.*  
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.*  
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.*  
10-20-20: Third floor edge leak must be solved before windows can be retested. *Action: Hooks.*  
10-27-20: Testing scheduled for 11/11. *Action: Hooks.*  
11-10-20: Window testing to be rescheduled due to water intrusion issues. *Action: Hooks.*
- 27.02 **Low Voltage Coordination**  
*Earlier items shown on prior minutes.*  
11-03-20: Rydan on site and working, owes schedule update to ITS Fiber. Zabik to follow up. *Action: Zabik.*  
11-10-20: Rydan and ITS on site and coordinating fiber pulls. *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.*  
11-10-20: Pricing has not been received, Zabik following up. *Action: Zabik.*
- 19.01 **Graphics Package**  
*Earlier items shown on prior minutes.*  
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.*  
11-10-20: Wallpaper strips sent out for approval. Feedback from FOS to be provided in one week. *Action: Jud, Perry.*
- 18.01 **Debris in Lagoon**  
*Earlier items shown on prior minutes.*  
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 17, 2020 at 10:00 a.m.**