

Ocean EcoCenter OAC Meeting Minutes 54

October 13, 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
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	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
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

October 20, 2020 – ZOOM Meeting at 10:00 am

Meeting ID: 389 739 8720

Call In: 1-646-558-8656

Password is 0505

Project Update

Guardian is currently on site working. Gas tank is being installed and filled today. Tile border install in process. Painter being held off until 19th for punch out due to activity on site. Electrical trim out in process. Plumbing trim out installed sump pump yesterday. Keymart on site installing accessories such as kick plates, toilet paper dispensers, etc. Drywall hung on first and second floor elevator landings and west foyer, finishing today. Pavers on site yesterday, will be back tomorrow to finish. Florida Exotic on site installing mulch and ground cover. Conference room ceiling to begin next week. Construction cleaning to begin next week. Gutter contractor on site today to evaluate gutter overflow at north side of building over mansard roof. Frisby to notify FOS if contractors will be on site over weekend every Friday and will coordinate lock up of site if workers on site after 5pm.

RFIs

PCOs

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

Landscape Revisions Credit – *Action: Hooks.*

Elevator Keypad – *Action: Hooks.*

New Items

54.01 Night Time Closeup Procedure

Hooks to review with subs and ensure site is secure nightly. *Action: Frisby.*

Old Items

53.01 Pavers at Turtle Pavilion

Water retention is an issue at this site. Zabik following up with Orazi for solution. *Action: Zabik, Orazi.*

10-13-20: Sand washout in that area from water back up. Orazi to evaluate. Review if issue is resolved after roof drain tie-in complete. *Action: Zabik, Orazi.*

52.01 Elevator Security

Call with Zabik, Hooks, Perry with Mowrey and Guardian needed. *Action: Team.*

10-06-20: Keypad added. Hooks to roll in additional cost with landscape credit PCO. *Action: Hooks.*

10-13-20: Zabik to send spec to Perry. *Action: Zabik.*

52.02 **Aluminum Gates**

VM to filed measure for gates at GFL platform and turtle davit. White railing to match third floor railings. *Action: Frisby.*

10-06-20: Hooks to follow up on shop drawings. *Action: Hooks.*

10-13-20: Shop drawings approved and reviewed. Frisby to get ETA of delivery this week. *Action: Frisby.*

49.02 **Security System**

Earlier items shown on prior minutes.

09-22-20: Steve’s Electric to price. BWA to provide MEP revision for power. Hooks to file permit revision and expedite.

Action: Wood, Peterson.

09-29-20: Location needed to determine scope. Zabik to arrange meeting with Ted and Darius from Guardian Hawk.

Action: Zabik.

10-13-20: Item complete. *Action: Closed.*

48.01 **Landscape VE and Irrigation**

Earlier items shown on prior minutes.

09-22-20: Lori working with Lucido. Revised plant list needed ASAP to get plantings installed as soon as area is cleared. Area south of tank to be cleared. *Action: Simpson, Crady, Frisby.*

09-29-20: Revised plan issued. Planter at west stairs to be relocated in the field. *Action: Frisby, Simpson, Crady.*

10-06-20: As built to be issued once landscape is installed. *Action: Frisby, Crady.*

48.02 **Furniture Install**

Furniture to be warehoused until ready for install. Cubicles will be held until ready for install. *Action: Zabik, Merten.*

45.01 **Gutter Flashing**

Earlier items shown on prior minutes.

09-22-20: Water intrusion during heavy rains this week. New flashing ordered to cover full edge and lead flashing directly into gutter to be on site this week. *Action: Frisby, Wood.*

09-29-20: Install this week. One downspout to be added, two downspouts to be adjusted. *Action: Frisby.*

10-13-20: Downspouts to be adjusted off of deck. *Action: Frisby.*

43.03 **Second Floor Water Damage**

Earlier items shown on prior minutes.

09-15-20: Water intrusion area believed to be located. Hooks applying additional waterproofing measures at this area. Drywall will not be installed until Steve Hooks gets clearance from Mark Perry. *Action: Frisby, Hooks, Perry.*

09-22-20: Water intrusion during heavy rains this week. Meeting with BWA and Hooks scheduled tomorrow at 3:30pm to discuss plan of action. *Action: Hooks, Frisby, Wood.*

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.		
Waterproof posts – Lucas.		1 day
Cap holes – VM (decorative.)		

43.04 **TCO Coordination**

Earlier items shown on prior minutes.

09-01-20: Massing amendable to giving a CO for entire building with lighting and mechanical installed pending fire marshal sign off. *Action: Tracking.*

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

- 42.02 **ADA Access from Ocean Blvd**
Earlier items shown on prior minutes.
09-22-20: Surveyor on site today. *Action: Hooks.*
09-29-20: Pavco has graded site. Pour to be coordinated. *Action: Frisby.*
10-06-20: Sidewalk poured, striping to be completed this week. *Action: Frisby.*
10-13-20: Striping completed. Orazi to give final evaluation. *Action: Closed.*
- 41.01 **Appliances**
Earlier items shown on prior minutes.
09-22-20: Field measurements to be taken then appliances to be ordered. *Action: Zabik, Scheyder.*
09-29-20: Frisby to provide verified field measurements match plans. *Action: Frisby.*
10-06-20: Zabik and Scheyder to coordinate purchase and install. *Action: Scheyder, Zabik.*
- 38.03 **Schedule Update**
Earlier items shown on prior minutes.
09-01-20: TCO tracking 3rd or 4th week of October. *Action: Hooks.*
09-15-20: Hooks to give current schedule update by end of week. *Action: Hooks.*
10-06-20: Hooks advises approximately three weeks from dry-in for TCO. *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.*
- 33.01 **Window Testing**
Earlier items shown on prior minutes.
09-22-20: Testing delayed until third floor deck water tight. *Action: Hooks.*
10-13-20: Hooks to schedule window testing ASAP. *Action: Hooks.*
- 31.02 **Path from Loading Area to Restroom**
Earlier items shown on prior minutes.
09-22-20: Field measurements needed. *Action: Frisby.*
09-29-20: Hooks to advise when paver path is staked in field. *Action: Frisby.*
10-06-20: Perry and Krutz to walk staked path. *Action: Zabik, Perry.*
10-13-20: Install part of phase 2. Item complete. *Action: Closed.*
- 27.02 **Low Voltage Coordination**
Earlier items shown on prior minutes.
09-22-20: Rydan on site today. Some difficulty coordinating with AT&T, meeting to be scheduled. *Action: Zabik.*
09-29-20: AT&T engineer on site last week for coordination. Start in approximately one week. *Action: Zabik, Kurish.*
10-06-20: Rydan continuing work on site. *Action: Zabik, Frisby.*
10-13-20: Florida's Water Story projector adjusted 6 inches, Color-Ad to confirm compatibility. *Action: McDade.*
- 22.03 **Parking Lot Lighting**
Earlier items shown on prior minutes.
09-22-20: Drawings received 9/22, to be sent for pricing once photometrics received. *Action: Zabik.*
09-29-20: Zabik to send photometrics report to Perry and solicit pricing. *Action: Zabik.*
10-06-20: Plan sent to two bidders for pricing. *Action: Zabik.*
10-13-20: Both bidders confirmed interest, Zabik to follow up. *Action: Zabik.*
- 19.01 **Graphics Package**
Earlier items shown on prior minutes.
09-22-20: McDade to review comments and research options for higher resolution images. *Action: McDade.*
09-29-20: Working on a new snook, will work on budget within next week. *Action: McDade.*
10-06-20: Unable to find larger format images. McDade to setup coordination call with D. Simpson. *Action: McDade.*

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.*

13.01 **Color-Ad Schedule**

Earlier items shown on prior minutes.

09-22-20: Comments this week. *Action: Perry, Jud.*

09-29-20: Breakout call to discuss schedule and budget after call today. *Action: McDade, Perry.*

10-06-20: Shop drawing comments in review. Budget and fabrication schedule in production. *Action: McDade.*

10-13-20: Updated budget and fabrication schedule issued. *Action: Closed.*

7.04 **Gas Tank Location**

Earlier items shown on prior minutes.

09-22-20: Tank installation scheduled for 10/5. *Action: Frisby.*

09-29-20: Area cleared. *Action: Tracking.*

10-06-20: Gas lines placed, tank ready for drop in. *Action: Frisby.*

10-13-20: Installation and fill today. Item complete. *Action: Closed.*

The next Project Meeting will be held by ZOOM Meeting on October 20, 2020 at 10:00 a.m.