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**PERDIDO SUN
EXTERIOR RESTORATION 2024
PROGRESS MEETING NO. 6 MINUTES
DISTRIBUTED **December 10, 2024****

ATTENDEES: Ty Jordan (TJ), Carlos Baca (CB) (C/Sharpe), Melanie Johnson (MJ) (BE-CI), Tammy Mercer (TM), and John Moore (JM) (Perdido Sun) attended via teleconference. The meeting began at approximately 10:00 AM on December 6, 2024, via a Microsoft Teams Teleconference Meeting.

A. Payment Application

1. November Pay Application – 11/25
 - i. Due 12/10

(MJ sent the November Payment Application to TM; TM stated it was awaiting JM's approval. It was discussed TM would give the check to TJ on Monday, 12/9/24.)

B. Schedule

1. Overall Project Schedule

(TJ discussed the Overall Schedule from C/Sharpe's Agenda. It was discussed that the dates for the storefront windows at the tower drops were adjusted to account for the new window header framing. TJ discussed that he did not believe it would affect the overall end date. TJ discussed that the unit windows should be delivered next week. Unit No. 200, mock-up to start on 12/16/24 and end on 1/3/25. TJ requested that C/Sharpe access 200 on Monday, 12/9/24. TM stated she discussed it with the rental company who stated it would be allowed. TJ stated that it would be helpful to speed up the preparation work and assist with the mock-up process. TJ stated they would be working half days on Christmas Eve and New Year's Eve, and they wouldn't be working on Christmas Day or New Year's Day. TJ requested to work this weekend, 12/7/24-12/8/24. TJ asked if the Man-Lift would be allowed to be used. TM & JM said that was okay.)

2. Near Term Schedule

(TJ reviewed the near-term schedule outlined on Page 2 of C/Sharpe's Progress Meeting Agenda. He discussed the storefront windows near the service elevator, noting that a structural pole had been installed at the corner joint. As a result, new glass will need to be ordered to accommodate a smaller frame size. TJ clarified that there would be no additional costs associated with this, and in the interim, plywood will be installed until the new glass arrives in mid to late January 2025. He assured everyone that this change would not impact the critical path of the project. Additionally, it was mentioned that the opening for the conference room is currently covered with plastic instead of plywood. This decision was

made to ensure that waterproofing would not be compromised by the plywood installation. While plywood is typically used whenever possible, plastic was utilized in this case to avoid disrupting important preparation steps. TM requested that the conference room doors be locked at the end of each workday.)

C. New Business

1. Quantity Tracking

(TJ discussed the Quantity Tracking Log; TJ stated there were no updates compared to the previous meeting but that the sealant quantities would be updated by the next meeting.)

2. Change Order Log

(CO#1 and CO#2 was approved.)

3. Request for Information (RFI) Log

(Not Discussed.)

4. Notice of Delay (NOD) Log

(Notices of Delays (NOD) were not discussed, and there has been no change since the last meeting.)

5. Action items

(Not Discussed.)

6. Problems and Issues

i. PGT Water Testing

ii. Mock Up Unit 202

(TJ discussed the Manufacturer (PGT) Punch out forthcoming next week, 12/9/24. TJ described that on Monday and Tuesday, 12/9/24 and 12/10/24, PGT and C/Sharpe would access all units where the single-hung windows had been installed to inspect the windows and for C/Sharpe to touch up the paint where the SGD bar reaches the ceiling. It was discussed that the area would be coordinated for the future balconies. It was discussed that PGT would perform water testing on 12/11/24, and BECI would perform water testing on 12/12/24. TM requested that the balcony and entry doors be locked after entry on Monday and Tuesday. TJ stated they would do so.)

7. Pricing

i. R&R Framing and Stucco Window Headers – Complete

ii. Common Walkway Deck Coatings – ROM \$145,000

iii. Private Balcony Deck Coatings

a. Range ROM

1. 00-14 Stack \$3,000.00

2. 16 Stack \$5,000.00

b. ADD Tile Removal

1. \$700.00 - \$800.00

iv. R&R Handrails – ROM \$190,00.00

v. D&R Handrails – N/A

vi. Handrail Coatings – Field Applied Coatings – ROM \$60,000

(TJ discussed that the requests for pricing (RFP) were reviewed, and he provided a rough order of magnitude (ROM) pricing. The ROM pricing details were discussed, TJ stated that

concrete preparation, sealants, and new deck coatings would be approximately \$3,000.00 per balcony for the balconies in stacks 00 through 14. There would be an additional cost of about \$700.00 to \$800.00 per balcony to remove tile, as requested. For the balconies in the 16 stack, the cost would be approximately \$5,000.00 per balcony. It was also discussed that to perform the work at the common walkways, it would be an additional cost of approximately \$145,000.00. TJ explained that if only a few balconies need deck coatings, the cost might be slightly higher. It was noted that urethane deck coating systems should be applied to elevated concrete slabs and that only certified applicators should do this. MJ and TJ elaborated that while acrylic coatings could be applied, they do not provide the same waterproofing as urethane coatings. It was discussed that the concrete repair areas on the balcony decks were not included in the recoating scope. TM requested a list of units, noting which ones have had concrete repairs performed on their decks. TJ also addressed railing costs, mentioning that these costs might change depending on whether the work is completed during the current project or afterward. It was clarified that the railing costs would cover both the balconies and common walkways. TJ suggested selecting one balcony to perform a field-applied railing coating, which would help in estimating costs more accurately. JM and TM agreed with this approach. It was also discussed that the coatings for the common walkway decks would be considered for a later date, after the project's completion, and that the Board of Directors (BOD) would deliberate on the balcony coatings where repairs have been made.)

D. Next Meeting

- Proposed Time: December 20, 2024, at 10:00 AM
(The next meeting was proposed for December 20, 2024, at 10:00 AM via Teleconference.)

E. Questions/Concerns:

This is not a word-for-word transcript of the meeting minutes; only the highlights were included. If there are any objections to these minutes, they must be submitted in writing to BE-CI.

Attachments:

C/Sharpe Agenda (2 Pages).



**Perdido Sun Condominium
Progress Meeting
December 6, 2024**

Agenda

A. Payment Application

- November Pay Application- 11/25
 - i. Due 12/10

B. Schedule

- Overall Project Schedule
- Near Term Schedule

C. New Business

- Quantity Tracking
- Change Order Log
- RFIs
- NOD Log
- Action Items
- Problems and Issues
 - i. PGT Water Testing
 - ii. Mock Up Unit 202
- Pricing
 - i. R&R Framing and Stucco Window Headers- Complete
 - ii. Common Walkway Deck Coatings- **ROM \$145,000**
 - iii. Private Balcony Deck Coatings-
 - 1. Range ROM**
 - a. **00-14 Stack \$3,000**
 - b. **16 Stack \$5,000**
 - 2. ADD Tile Removal**
 - a. **\$700-800**
 - iv. R&R Handrails- **ROM \$190,000**
 - v. D&R Handrails- **N/A**
 - vi. Handrail Coatings- Field Applied Coatings- **ROM \$60,000**

D. Next Meeting

- Proposed Time: 12/20/2024



Two Week Look Ahead

- **Week 12/9-12/15**
 - i. Swing Door Storefront Installation
 - ii. Storefront
 - 1. Drop 1- Punch Out
 - iii. North Elevation
 - 1. Coating and Sealants
 - iv. Unit 202 Mock Up
 - 1. Unit Prep 12/12
 - v. Stucco Headers
 - 1. Drop 24
 - 2. Drop 6
 - vi. PGT Punch Out
 - 1. Inspection
 - 2. Testing

- **Week 12/16-12/22**
 - i. Swing Door Storefront
 - 1. Punch Out
 - ii. Storefront
 - 1. Drop 24- Hold
 - 2. Drop 6- Hold
 - iii. North Elevation
 - 1. Coating and Sealants
 - iv. Unit 202 Mock Up
 - v. Stucco Headers
 - 1. Drop 24
 - 2. Drop 6