



A Sensible Approach
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**PERDIDO SUN
EXTERIOR RESTORATION 2024
PROGRESS MEETING NO. 2 MINUTES
DISTRIBUTED **October 11, 2024****

ATTENDEES: Ty Jordan (TJ), Brian Jackson (BJ), Carlos Baca (CB) (C/Sharpe), Tammy Mercer (TM) and John Moore (JM) (Perdido Sun), and Melanie Johnson (MJ) (BE-CI) attended via teleconference. The meeting began at approximately 10:00 AM on October 11, 2024, via a Microsoft Teams Teleconference Meeting.

A. Payment Application

1. September Pay Application – 9/25

(TJ discussed that the September Payment Application consisted of Mobilization Fees. It was discussed that MJ had reviewed and sent the approved Payment Application to TM. It was discussed that C/Sharpe would pick up the check from Perdido Sun today, 10/11/24.)

B. Schedule

1. Overall Project Schedule

(See the Overall Project Schedule on Page 3 of the Attached C/Sharpe Meeting Agenda. TJ discussed the overall project schedule had not changed and that the EFCO and PGT windows had been delivered. TJ discussed that the mock-up PGT window at Unit No. 202 was completed at the exterior and that the interior would be ready for review by Tuesday, 10/15/24.)

2. Near Term Schedule

(TJ discussed that for the week of 10/14/24 to 10/20/24, C/Sharpe would begin to work on window replacement at the Common Walkways at Floors 9 through 11. He added that they would begin to finish the swing stage installation and start work at Stacks 02, 04, 06, 10, 12, and 14 South Private Balconies. TJ discussed that they would begin to mark all of the repairs at the balconies for Quantity Tracking. He stated that mock-ups for different repair types would also be completed during this time. TJ discussed that one of each repair type would be completed for BECI's review by Tuesday, 10/15/24, and Thursday, 10/17/24. TJ explained how mock-ups work, detailing that BECI reviews the technical aspects of a repair, whereas Perdido Sun approves the aesthetics. TJ continued, explaining that the approved repairs are considered the standard going forward. The group discussed that C/Sharpe would create mock-up photo albums in Procore for Unit Interior and Exterior to include each step of the mock-up process. The photo albums would then be turned into Reports that C/Sharpe would send to TM for distribution to the Owners. TJ discussed that they would be

documenting the existing conditions in each unit by taking photos and uploading them in Procore. The photos would document the condition of the unit at first entry and any existing damage. TJ discussed that for the week of 10/21/24 to 10/27/24, C/Sharpe anticipated beginning window replacement at the Common Walkways at Floors 6 through 8 and completing the windows at Floors 9 through 11. He added that they would continue to perform repairs at the South Private Balconies as well. TJ continued, stating that they anticipate that they would begin the Ground Level Storefront Mock-Ups during that week. TJ added that once the ground-level storefront Windows were complete, they would begin the tower windows and return to the ground floor to perform the glass door replacement.)

C. **New Business**

1. Mock up Log.
(See the Mock-Up Log on Page 4 of the Attached C/Sharpe Meeting Agenda.)
2. Quantity Tracking
(See the Quantity Tracking Sheet on Page 5 of the Attached C/Sharpe Meeting Agenda. TJ explained that the quantity tracking sheet tracked the overall quantity allowance as repairs were made.)
3. Change Order Log
(See the Change Order Log on Page 6 of the Attached C/Sharpe Meeting Agenda. TJ discussed that the current item on the Change Order Log is the deductive Change Order of \$9,587.00 for the Prosoco Waterproofing Materials supplied by Perdido Sun.)
4. RFI Log
 - i. N/A
(Not Discussed.)
5. NOD Log
(See the Notice of Delay Log on Page 7 of the Attached C/Sharpe Meeting Agenda. It was discussed that there were currently no NODs. TJ discussed that at the previous meeting, the group had an extensive discussion about NODS. TJ recapped that the Contractual Start Date was 9/10/24, and the original Substantial Completion Date was 5/20/25. He stated that any approved delay approved by MJ extends the substantial completion date by the total delay amount. TJ discussed that C/Sharpe chose not to mobilize for nine (9) days due to the delivery time of the windows. TJ continued to explain that due to the nine (9) days, the first official nine (9) NODs would NOT change the Substantial Completion Date but that the NODs after the first nine (9) would then begin to change and extend the Substantial Completion Date.)
6. Action items
(No Action Items Logged.)
7. Problems and Issues
 - i. Deductive Change Order
 1. Prosoco Materials
(It was discussed that BECI would draft and execute a Deductive Change Order.)

D. **Next Meeting**

- Proposed Time: October 25, 2024, at 10:00 AM
(The next meeting was proposed for October 25, 2024, at 10:00 AM via Teleconference.)

E. **Questions/Concerns:**

(TM asked about Unit No. 1014 and if they are using the holes in the balcony. TM explained that one of the corner balconies contained anchor holes used previously for swing stages and that the flooring had gotten damaged the last time. TM requested them to be careful not to break the new tile. TM said they asked if they could leave the furniture on the balcony if they installed plastic on their balcony furniture because they don't have room inside. BJ stated he would need to look at it closer before he could answer the question. BJ explained that if the furniture is left, the owners are responsible for the furniture, and C/Sharpe wouldn't be liable for paint spilling on the furniture, but they would do their best to keep the furniture protected. BJ expressed concern about the potential for the plastic to get blown off the furniture. TJ stated that he did not believe that the balcony anchor holes would not be utilized till later in the project. It was discussed that if owners elect to leave their balcony furniture on the balconies, C/Sharpe would protect it the best they can, but they would not be liable for any damage.)

Attachments:

C/Sharpe Agenda (7 Pages).

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.



**Perdido Sun Condominium
Progress Meeting
October 11, 2024**

Agenda

A. Payment Application

- September Pay Application- 9/25

B. Schedule

- Overall Project Schedule
- Near Term Schedule

C. New Business

- Mock Up Log
- Quantity Tracking
- Change Order Log
- RFIs
 - i. N/A
- NOD Log
- Action Items
- Problems and Issues
 - i. Deductive COs
 - 1. Prosoco Material

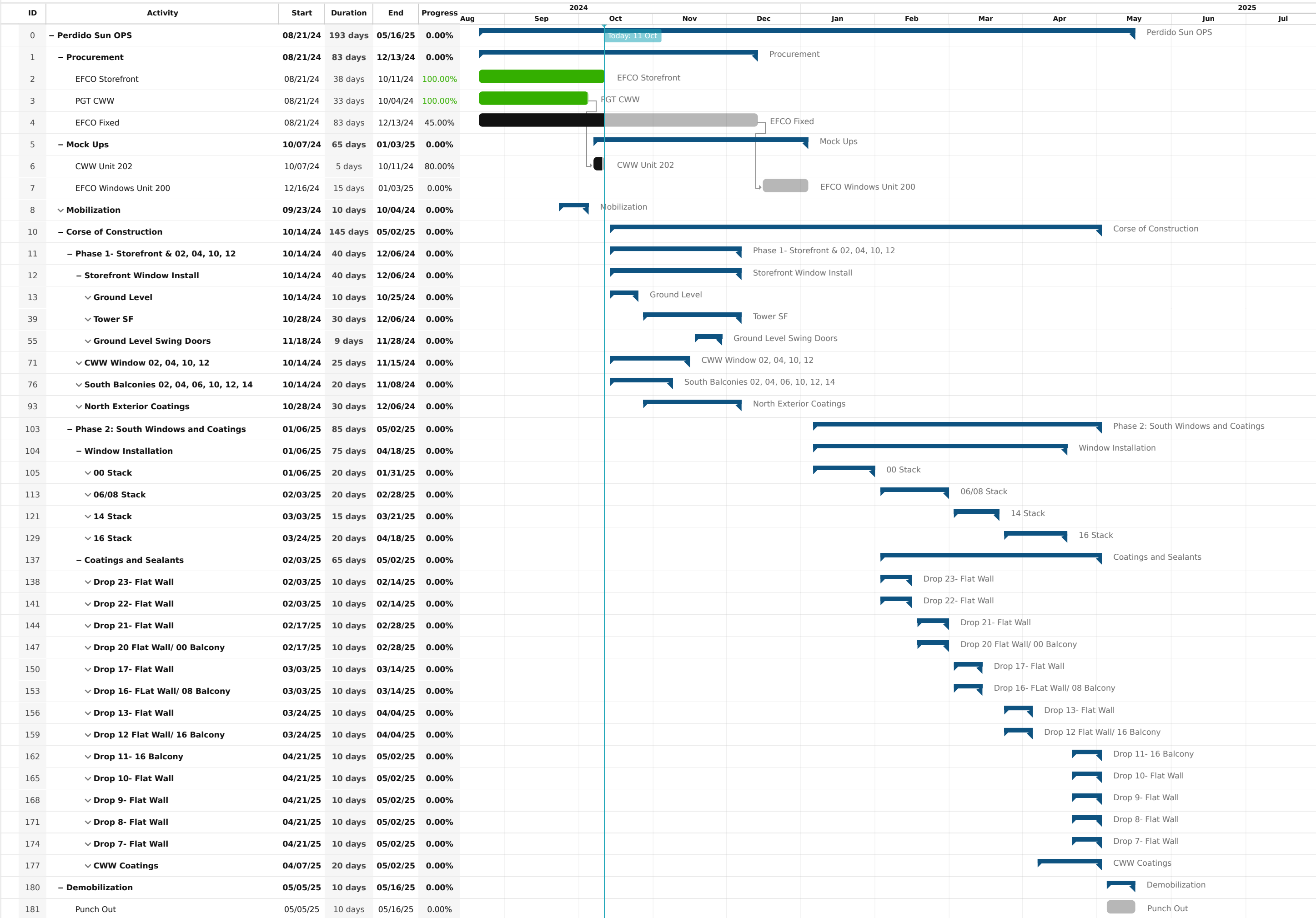
D. Next Meeting

- Proposed Time: 10/25/2024



Two Week Look Ahead

- **Week 10/14-10/20**
 - i. Common Walkway Window
 - 1. Floors 11-9
 - ii. South Balconies
 - 1. Stacks- 02, 04, 06, 10, 12, 14
 - a. Quantity Repairs
 - b. Mock Ups
- **Week 10/21-10-27**
 - i. Common Walkway Window
 - 1. Floors 9-6
 - ii. South Balconies
 - 1. Stacks- 02, 04, 06, 10, 12, 14
 - a. Quantity Repairs
 - iii. Ground Level Storefront
 - 1. Mock Ups
 - 2.



General

- Parent Activity
- Child Activity
- Baseline
- Delay (+# days)
- Milestone
- Links

Status

- Completed
- Overdue
- Ahead
- Uninitiated



Mock Up Log

Scope of Work to be mocked up and approved by Owner's Representative

Schedule of Mock Ups

Type	Title	Mock Up Location	Ball In Court	Ball In Court Due Date	Status
Mock Up	Partial Depth Concrete Mock Up		Brian Jackson	10/18/2024	Open
Mock Up	Rust Spot Mock Up		Brian Jackson	10/18/2024	Open
Mock Up	Overhead Concrete Mock Up		Brian Jackson	10/18/2024	Open
Mock Up	Window Mock Up Unit 202		Brian Jackson	10/18/2024	Open
Mock Up	Coating Mock Up		Brian Jackson	10/18/2024	Open
Mock Up	Joint Sealant Mock Up		Brian Jackson	10/18/2024	Open
Mock Up	Route and Seal Stucco Crack Mock Up		Brian Jackson	10/18/2024	Open
Mock Up	Route and Seal Concrete Mock Up		Brian Jackson	10/18/2024	Open
Mock Up	EIFS Repair Mockup				Draft
Mock Up	Window Mock Up Unit 200				Draft
Mock Up	Stud Clip Mock Up				Draft
Mock Up	Full Stud Mock Up				Draft
Mock Up	Supplemental Stud Mock Up				Draft
Mock Up	Metal Track Mock Up				Draft

**Perdido Sun Condominium
10/11/2024**

Billing Cycle	Stud Clips	10' Stud and Clip	4' Stud and Clip	Steel Track	OH PD Repair	PD Repair	Rust Spots	Rout & Seal Concrete Cracks	Rout & Seal Stucco Cracks	Stucco Cladding R&R	EIFS to Stucco R&R	Sealant R&R	New Sealants	Monthly Totals
October	0 EA	0 EA	0 EA	0 LF	0 SF	0 SF	0 EA	0 LF	0 LF	0 SF	0 SF	0 LF	0 LF	\$ -
November	0 EA	0 EA	0 EA	0 LF	0 SF	0 SF	0 EA	0 LF	0 LF	0 SF	0 SF	0 LF	0 LF	\$ -
December	0 EA	0 EA	0 EA	0 LF	0 SF	0 SF	0 EA	0 LF	0 LF	0 SF	0 SF	0 LF	0 LF	\$ -
January	0 EA	0 EA	0 EA	0 LF	0 SF	0 SF	0 EA	0 LF	0 LF	0 SF	0 SF	0 LF	0 LF	\$ -
February	0 EA	0 EA	0 EA	0 LF	0 SF	0 SF	0 EA	0 LF	0 LF	0 SF	0 SF	0 LF	0 LF	\$ -
March	0 EA	0 EA	0 EA	0 LF	0 SF	0 SF	0 EA	0 LF	0 LF	0 SF	0 SF	0 LF	0 LF	\$ -
April	0 EA	0 EA	0 EA	0 LF	0 SF	0 SF	0 EA	0 LF	0 LF	0 SF	0 SF	0 LF	0 LF	\$ -
May	0 EA	0 EA	0 EA	0 LF	0 SF	0 SF	0 EA	0 LF	0 LF	0 SF	0 SF	0 LF	0 LF	\$ -
Installed to Date	- EA	- EA	- EA	- LF	- SF	- SF	- EA	- LF	- LF	- SF	- SF	- LF	- LF	
Quantity Allowance	384.00 EA	46.00 EA	86.00 EA	128.00 LF	20.00 SF	50.00 SF	100.00 EA	175.00 LF	150.00 LF	80.00 SF	100.00 SF	3,000.00 LF	150.00 LF	
Remaining Qty	384.00 EA	46.00 EA	86.00 EA	128.00 LF	20.00 SF	50.00 SF	100.00 EA	175.00 LF	150.00 LF	80.00 SF	100.00 SF	3,000.00 LF	150.00 LF	

Contract Unit Cost	\$ 43.00 EA	\$ 384.00 EA	\$ 125.00 EA	\$ 15.00 LF	\$ 158.00 SF	\$ 110.00 SF	\$ 16.00 EA	\$ 13.50 LF	\$ 6.75 LF	\$ 59.00 SF	\$ 67.00 SF	\$ 7.25 LF	\$ 5.75 LF	
Contract Budget Totals	\$ 16,512.00	\$ 17,664.00	\$ 10,750.00	\$ 1,920.00	\$ 3,160.00	\$ 5,500.00	\$ 1,600.00	\$ 2,362.50	\$ 1,012.50	\$ 4,720.00	\$ 6,700.00	\$ 21,750.00	\$ 862.50	
Contract Billed to Date	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Remaining Budget	\$ 16,512.00	\$ 17,664.00	\$ 10,750.00	\$ 1,920.00	\$ 3,160.00	\$ 5,500.00	\$ 1,600.00	\$ 2,362.50	\$ 1,012.50	\$ 4,720.00	\$ 6,700.00	\$ 21,750.00	\$ 862.50	

Contract Summary Table	
Total Budget	\$ 94,513.50
Total Billed	\$ -
Total Remaining Budget	\$ 94,513.50
% of Budget Used	0.0%

Perdido Sun Condominium
10/11/2024

#	Description	Date Submitted	Proposed Quantity	Proposed Amount	Approved Amount	STATUS			Change Order #	Comments
						OPEN	ACCEPTED	REJECTED		
1	Prosoco Material Deduct	9/30/2024		\$ (9,587.00)		X			1	Owner Supplied Material
2										
3										
4										
5										
6										
7										
8										
9										
10										

Original Contract	\$ 3,741,851.00
Approved Change Orders	\$ -
Revised Contract	\$ 3,741,851.00



