

August 3, 2022

Hello WT100 Condo Owners,

As you may know, we started a series of construction work and currently there are several Permit applications in Fire Department, DERM (Miami-Dade County Department of Environmental Resources Management), Health Department and SIB building department.

Let me explain a little bit about the permits. Any work we are doing requiring permit, the permit documents and drawings are going to SIB building department first, they are stamping the submitted date on the drawings and specification and ask us to submit to Fire Department. The Fire Department (in downtown Miami) will review the document and may return them to be correct with the comments or approved. After approval, we have to submit the documents to the DERM since we are close to the waterway and may contaminate the water. As soon as we get the approval, we are submitting to health department and getting back to our SIB building department. The comments and correction may take several months. Currently we are resubmitting Generator drawings 4<sup>th</sup> time and taking it taking 4 months to SIB after it took only 2 weeks for the approval from Fire Department.

### **1. Trash Chute**

The work was awarded to Taurus Chute. They signed our contract, submitted insurance requirement, collected necessary for the permit forms and are generating a set of engineering stamped drawing for both Chutes West and East in the building.

It may take several weeks for the engineers to develop the drawing for the permit. We are staying on the top and calling them for an update regularly.

### **2. Concrete Restoration of Pool Deck, Floor 1 and 2 Garages and Both Pool Bathrooms**

The new Engineering Firm, Inspection Engineering, finished all the specification and drawings last Thursday and we are expecting to get an updated bid by this Friday. After that, we will make a comparison sheet and the board will have to choose the Concrete Restoration Contractor. They had interview with all the bidders few weeks ago and have pretty good idea, who they can consider doing the job.

We will start removing the Pool Deck pavers and old waterproofing, since we need to open the pool deck concrete surface to determine the damages on it and it will take less time to get the permits.

### **3. Elevator Modification**

#### **a. Existing Elevators**

We are successfully keeping the existing elevators running. One of the problems we are experiencing, the move out or move in people are jamming the doors and the clutch for the door still is moving and overheating the door mechanism motor and the elevator is shutting down on safety. We are asking people not to do hold the doors, but we are not receiving any cooperation and the elevators still are going OFF on door safety.

#### **b. New Elevators Modernization.**

On all Five elevators, the doors hardware was replaced, the company are working on Elevator #5 and will start working on #4. Finally, we received all the parts and next Wednesday, August 10 the Nouveau Elevators will have a large crane with the Tractor Trailer caring the weight to rig the hoists and Control to the 3 elevator rooms. It will take At least 3 days to complete the job, all the from parking and some east parking will be close to park the vehicles, the Town will give us a map and the Town permit for those days to park the vehicles on the street (first come, first serve). The West ramp and exits will be closed, and we will leave a passage on the east side for traffic.

#### **4. Generator Replacement**

The Generator replacement was awarded to KW Power System Corp. Currently we Received a permit approval from Fire Department and DERM. The next step Sunny Isles Beach Building Department Electrical, Plumbing permit approval. Last Friday May 21, 2022 the permit review was on hold and they asked for Mechanical and GC application (something it was never asked before) and we are in process of dealing with this issue. As soon as we get a permit from them (it may take 30 days), we will order the generator (it will take 6 months to get it). Update- We opened Mechanical and GC permit, town ask in review numerous items, such as calculation for an existing gas line piping, concrete pad calculation (47 pages) and a drawing and a wind calculation, even if it has an engineering PE stamp. We develop and additional drawing for the pad, supply the wind calculation and are waiting for a town approval (4<sup>th</sup>. time)

#### **5. Lobby Piping and Electrical**

PIF Construction was awarded the contract, all the documents were submitted to Fire Department and DERM. DERM approved the work with no comments, Fire Department is almost done and as soon as we get approval, we will submit to our SIB building department for approval. That may take some time too. As soon as we will get the permit, we will start the demo of the ceiling and will build a corridor for people to pass safely the lobby.

#### **6. Pool Deck Beautification**

It was no wok done on that project. Since we decided to help to pay the insurance increase, we have to see what left from construction in order to make a further decision.

#### **7. Roof**

As you all know, we had force to include the Roof replacement due to Insurance premiums going through the roof. After reviewing the Bids and completion date, the board awarded Advance Roofing Co. (the largest in South Florida, over 700 employees) to replace the roof. The job supposes to start on January 19,2023 and be done by May 19, 2023 plus rainy days.

## 8. Security Cameras

Currently we are developing the drawing and specification for Bid. As soon as we get the bidding documents, we will start the bidding process.

## 9. Garbage Compactor

Three company send us a Bid, one company decided not participate in the Bid. All bids were submitted to the Board for review.

## 10. Building Sign

The building sign was approved by the Board and we will have a lighted sign by the road as well with the address. The Board awarded Forever Sign company.

All the papers and drawing were submitted to the town, we received a review with rejection and the company are working right not to resolve the problem.



### **11. Front Parking Lot Update.**

We are in process to remove the east side of the dirt by the building (all the Palms will stay where they are) and install 14 additional parking spots. We are running out of parking and soon, when the concrete renovation will start, we will need to move 40 to 50 vehicles at one time for 1.5-2 month for each section of garage. We are going to use those spots. Plus, we will need to give 3 parking spots to Elevator and 3 spots for Roofing companies.

### **12. Financing**

As you all know, we received a line of credit for 5.25% for \$8 mil., which will be converted to standard loan in 2 years and will be payable in 3 additional years.

### **13. Fire Protection Miami Dade Fire Department Request.**

In order to comply with the Notice of Violation we received previously, the Fire Department is looking for a yearly report prepared by certify inspectors. Our Life Safety engineer Mrs. Sarah Maman PE, who we retained to deal with our problems and develop the reasonable financial solution, finished with the door inspection and is waiting for MDFD appointment visit to test the Radio signal strength in our building. We sent them an email, we are still waiting for appointment: they replied that they are very busy, but we are in line for visit. If we will not pass the test, we would be required to mount a "repeater" on the roof and run a cable to all the floors so that firefighters could use a walkie-talkie. That would be quite expensive.

As you can see, we are moving forward and implementing the planned repair work.

Stay healthy,

Best Regards,

Lev Solodovnik

WT100 Superintendent/Project Manager

