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Email: bcc@biltmoreconstruction.com

Meeting Minutes

Job: 1-0979 Florida Keys Mosquito Control
Location: 5224 College Rd.
 Key West, FL 33040

Meeting: Owner/Architect/CM # 10
Date: 7/5/17
Start Time: 10:00

Attendees

Attended

- | | |
|---|---|
| <input type="checkbox"/> Andrea Leal (Florida Keys Mosquito Control) | <input checked="" type="checkbox"/> Beth Ranson (Florida Keys Mosquito Control) |
| <input checked="" type="checkbox"/> Bruce Holden (Florida Keys Mosquito Control) | <input type="checkbox"/> Chrissy Bloxom (Florida Keys Mosquito Control) |
| <input type="checkbox"/> Commissioner Goodman | <input type="checkbox"/> Dirk M. Smits (Vernis & Bowling of the FI Keys) |
| <input checked="" type="checkbox"/> Jackie Nobili (Biltmore Construction) | <input checked="" type="checkbox"/> Jenkins, Tony (Biltmore Construction Co., Inc.) |
| <input checked="" type="checkbox"/> Joe Prest (Biltmore Construction) | <input checked="" type="checkbox"/> Joe Scarpelli (William P Horn Architect, PA) |
| <input type="checkbox"/> Larry Bleil (B.W. Sprague, Inc.) | <input checked="" type="checkbox"/> O'Connor, John (Biltmore Construction Co., Inc.) |
| <input checked="" type="checkbox"/> Roberto Alvarenga (Florida Keys Mosquito Control) | <input checked="" type="checkbox"/> Rochele L. Miller (Florida Keys Mosquito Control) |
| <input type="checkbox"/> Scott Black (Vernis & Bowling of the FI Keys) | <input type="checkbox"/> Sprague, Bill (B. W. Sprague, Inc.) |
| <input type="checkbox"/> Steve Bradshaw (Florida Keys Mosquito Control) | <input checked="" type="checkbox"/> Tammy Hollander (Florida Keys Mosquito Control) |
| <input checked="" type="checkbox"/> William P Horn Architect, PA | |

Item	Description	Responsible	Due Date	Closed
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Old Business

1-1	Permitting Status	Tony Jenkins		<input type="checkbox"/>
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02/03/17: Barbara Mitchell submitted 2nd request for info to Planning Department regarding Minor Deviation for office trailers. After 10 days, there is a 30 day period for public appeal. Discussed 1 Permit vs Multiple Permits. BCC will contact Tony Griffin - Plans Reviewer on status of Site and Maint. Bld Permit.

03/02/17: BCC delivered final drawings to County last Friday; BCC will track on-line; Rick Griffin with County trying to push through Building Department review; BCC to provide RFI/Mint to Architect regarding SFWMD Permit requirements.

03/28/17: Permit with corrections was dropped off on Monday, anticipating back by end of week. Conditional use permit approved.

04/12/17: County trying to get the permit issued today.

04/26/17: Building Permit received 4/19/17. FKAA permit still outstanding; BCC will be submitting Modular/Trailer Permit.

05/10/17: Building Permit received. FKAA permit (ROW, Wtr Meter/Hydrant) still outstanding.

5/24/17: Building Permit received. FKAA permit (ROW, Wtr Meter/Hydrant) still outstanding.

06/07/17: Tony to call FKAA to find out status of permit (ROW). Conditional Use Extension - Due end of June; Andrea needs cost from Bill Horn/Barbera Mitchell to present at next board meeting.

06/21/17: Andrea signed off and FKAA is working on permit.

07/05/17: Tony is waiting on an update from FKAA. DOT permit will take a while longer.

1-2	RFI's:	John O'Connor		<input type="checkbox"/>
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	<p>02/03/17: None to Date. 03/02/17: None to Date. 03/28/17: Log reviewed 3,7,8,& 9 outstanding. 04/12/17: Log reviewed 3,6,8,9 & 10 outstanding. 04/26/17: Log reviewed 05/10/17: Log reviewed #12 outstanding. Bill H sent to his Engineer. 05/24/17: Lob reviewed #12 still outstanding. (got back on 6/1/17) 06/07/17: Log reviewed #14 outstanding will get from Perez tomorrow. 06/21/17: Log Reviewed. 07/05/17: Log Reviewed.</p>			
1-3	Submittals:	John O'Connor		<input type="checkbox"/>
	<p>02/03/17: None to date; BCC will populate Submittal log for next meeting. Approved Submittals to be sent to Bill Sprague and copied to Andrea. 03/02/17: Submittal Log in process BCC to import into Timberline System. 03/28/17: Submittal Log reviewed. None to date. 03/12/17: Submittal log reviewed. None to date. 03/12/17: Submittal log reviewed. None to date. 05/10/17: Submittal log reviewed. 6 outstanding. Bill H sent to structural engineer. 06/07/17: Submittal log reviewed - none outstanding. 06/21/17: Submittal Log Reviewed-none outstanding. 07/05/17: Submittal Log Reviewed.</p>			
1-4	Financial Update:	John O'Connor		<input type="checkbox"/>
	<p>02/03/17: Buyout Review; CP Proposal Request: Project Contingency; ODP Log None to Date. 03/02/17: Buy-out Report Reviewed. 03/28/17: Buy-out Report Reviewed; Adding ODP Log. 04/12/17: Buy-out Report Reviewed. Report is a "fluid" document and will be included in Monthly Report. 05/10/17: Buy-out Report Reviewed 05/24/17: Buy-out report reviewed; just about everything is bought out. 06/07/17: Buy-out report reviewed only finish trades are left to buy-out. 06/21/17 Buy-out reviewed. 07/05/17: Buy-out reviewed.</p>			
1-5	Schedule & Work Progress:	Tony Jenkins		<input type="checkbox"/>
	<p>02/03/17: BCC to meet with Site Subcontractor and Landscape Subcontractor. Tag Trees to be relocated and provide report on their condition. No Major tree removal until Planning Review approval. BCC to start Jobsite Set-up.</p> <p>03/02/17: No-Cuts was out to site to mark utilities; BCC/Barbara Mitchell and Landscaper met on-site to review Tree Removal & Relocation. Site Subcontractor to mobilize next week to start invasive tree removal and site demo. Surveyor to mark building corners and finish floor elevation.</p> <p>03/28/17: Minor clearing of invasive's has started. Property line has been marked. When permit is in hand we can proceed with fence. Tony met with a few of the neighbors no major concerns. Wednesday, Tony will meet with Keys Energy to determine where pole is going and ask for an estimate for new service for the trailers.</p> <p>03/12/17: Clearing stopped, once permit is issued the fence can be removed, sign can be put up and, concrete survey and pilings can be laid out. Lisa did concrete testing and issued a new proposal. Neighbor was concerned about her trees close to the property line.</p> <p>04/26/17: Surveyor has all property lines marked, Temporary construction fence in process; Additional clearing and grading in process; Tony will do a RFI on the fence height (6' to 8'). Next week: Hook up hose bibs, in two weeks BCC will be getting Augur cast submittals.</p>			

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	05/10/17: The fence is up; Tying Steel for cages today; Auger piles will be starting next week. Plumber has mobilized and installing temp water for site; The sign will be put up this week. Need to set up an account with Keys Energy for temporary and permanent power.			
	05/24/17: Auger piles in, density test today; pour early next week. Pruning trees and deciding if we need to relocate some.			
	06/07/17: Schedule is on track for 1-31-18 Substantial; Auger piles & grade beams installed; Stem wall to start today.			
	06/21/17: Finishing stem walls. Ready for underground, job is on schedule.			
	07/05/17: Job is on schedule. Back fill up to slab and fill for site work done. Plumbing & sleeves for electric starting this week.			
1-6	Monthly Progress Report			<input type="checkbox"/>
	02/03/17: BCC to provide Monthly Report (Full Report to Project Team) and Abbreviated Report for Commissioners. Andrea will look into Aerial/Drone Photography. BCC to set-up ShareFile link for daily jobsite photos.			
	03/02/17: BCC to provide Full Progress Report Monthly. Target date is 2nd week following the month report is for.			
	03/28/17: BCC will provide a progress report for March & April - to get to owner by 5/10/17			
	04/12/17: BCC will provide a progress report for March & April by 5/10/17.			
	05/10/17: BCC will provide monthly report by Friday the 12th.			
	05/24/17: BCC will provide May's monthly report by Friday the 9th.			
	06/07/17: May's report on track for beginning of next week.			
	07/05/17: June's report done next week.			
1-8	Pay Applications			<input type="checkbox"/>
	02/03/17: Draft Copy will be reviewed with Project Team at last monthly meeting. Final Pay App to be sent to Bill Sprague who will sign off and send to Bill Horn for Certification.			
	03/02/17: BCC will provide 1st Pay Application for March work and Bonds & Insurance.			
	03/28/17: BCC distributed a pay app draft for approval. Draft copy approved.			
	03/12/17: BCC will distribute a draft copy of the next pay app at the 4/26/17 meeting.			
	04/26/17: BCC will distribute a draft copy of the next pay app next week.			
	05/10/17: BCC sent final pay app to Bill for approval.			
	06/07/17: May's pay app has been approved, owner processing.			
	06/21/17: Draft ready the end of the week.			
	07/05/17: Sending to Bill for signature.			
1-10	Owner Direct Purchases			<input type="checkbox"/>
	02/03/17: It was suggested that in lieu of processing deductive Owner Change Order as they are created, Biltmore will keep log of all ODP's and have section on Pay App outlining Pending Deductive Change Order itemizing Total ODP's and Sales Tax Savings. BCC/Bruce to reconcile at			

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	end of project. Scott Black/Andrea to check on.			
	03/02/17: Scott Black discussed the Boards requirement for any changes to GMP (up or down) must go in front of board. (\$20,000 - Pre-Approval). BCC to meet with Bruce and Tammy to review Owner Direct Purchase Program; Note: Biltmore will be providing updated Owner Direct Purchase Log Monthly.			
	03/28/17: BCC will provide Bruce and Tammy with the ODP procedures .			
	04/12/17: Bruce & Jackie met last week and went over ODP procedures. Andrea can approve anything less the \$20,000.00 The Board will receive an updated ODP report at their monthly meetings for full transparency and ratification.			
	04/26/17: A ODP for Concrete and Rebar will be processed.			
	05/10/17: The first ODP will be processed this week.			
	05/24/17: Two ODP's to date.			
	06/07/17: Two ODP's to date.			
	06/21/17 ODP's running smoothly.			
	07/05/17: ODP's running smoothly.			
3-1	Aerial Photographs			<input type="checkbox"/>
	03/28/17: Aerial photographs were discussed, Mosquito Control has access to an airplane and will manage. Important to get a photo as soon as possible before site changes much more.			
	04/12/17: Aerial photos will be taken each month by Mosquito Control.			
	5/24/17: Aerial I Photos to take place this afternoon.			
	06/07/17: Aerial photos - May's Shoot: After May 24th.			
	06/21/17: Aerial Photos are being done monthly.			
4-1	Trailer Purchase			<input type="checkbox"/>
	04/12/17: Meeting on the 19th to discuss trailer purchase. Need to go over price and if we can piggy back on another government bid.			
	04/26/17: JO reviewed Bill Sprague's questions:			
	1. BCC will permit.			
	2. Modular Company responsible for tie down of modular's, skirts for Modular.			
	3. BCC trades responsible for extension and final connection for plumbing, electrical. HVAC by Modular company.			
	4. IT & telephone: Modular company to provide raceway & outlet for 1 IT connection and 1 Phone per office. MCD IT department responsible for final connections and equipment for It & Phones.			
	5. No cable TV per Andrea.			
	6. Security / Door Alarms by MCD (Protection Plus).			
	7. Modular company responsible for ADA layout.			
	8. Finish of Walls, ceilings, doors, base & flooring per BCC Spec.			
	9. Lighting per BCC Scope			
	10. Special Power: Per scope, 1 20a dedicated outlet for copier			
	05/10/17: BCC received 3 bids for the trailers. BCC to prepare a "Mini-GMP" for Trailer/modular's and infrastructure for Board approval.			
	05/24/17: Trailer purchase will happen with in a month.			

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06/07/17: Andrea was given color samples today. IT Department to mark up drawing; Wiring will be done from underneath the trailer. Structural Engineer to discuss foundation design with Rick Griffin (Bld Off); Trailers delivery date - Target Mid October.

06/21/17: Trailer color was picked out Casa Blanca with White trim.

07/05/17: ODP has been issued and Tony will check with Touax on status of trailer .

4-2 Neighbors Trees

04/12/17: Tony spoke to the neighbor they were concerned about their trees near the property line and the fence we will be erecting. Discussed moving fence and the legal aspect of it.

04/26/17: Tony will send a RF . 8' high fence in lieu of 6'

05/10/17: Barbara confirmed with Monroe County that there is no variance available to go to 8'.

05/24/17: Andrea will send letter about the fence height. Tony will discuss with neighbor .

06/07/17: Discussed fence height. Tony to speak to neighbor .

06/21/17: Neighbors trees on hold will speak to them at a latter date.

New Business

10-1 Generator cut sheets

07/05/17: Tony to get cut sheets for generator there is a catalog on site.

Next meeting at 10:00 on Wednesday, July 19, 2017.

Notes:

The preceding is assumed to be a complete and correct account of the items discussed, directions given, and conclusions drawn, unless this office is notified to the contrary by the next regular meeting. If no notification is received, these minutes will be deemed an accurate account of the meeting.

Prepared by: Jackie Nobili

Copy To: