

TRITON TOWER CONDOMINIUM

February

Monthly Manager Report

February 28, 2015

To: Board of Directors of Triton Tower Condominium

From: Jorge L. Santos, Property Manager

Subject: Monthly Report

DESCRIPTION

February 1st - February 28 Manager Report:

- Financial
- Wall at 27th and 29th Street
- Taurinski Structural Engineers
- 15th, 16th, and 17th Floors uniformity.
- Roof report
- Seville/La Plaza Report

FINANCIAL (As of February 28, 2015)

Operating Account: \$ 379, 809.28

Parking Account: \$ 260, 239.61

2014 Assessment Account: \$ 206, 125.72

Collections Report was reviewed and updates provided. A summary of February Financial Report is available at the office.

WALLS at 27th and 29th Street

Corporation: JES Construction System
Project: 27th & 29th street walls structural repair.

27th Street:

Mobilization/Demobilization: \$ 15,005.00 (fixed)
27 street wall repair : \$ 45,000.00 (Lump Sum)
Project cost : \$ 60,005.00

Permits not included

27th Street Payments:

Mobilization/Demobilization : \$ 13,504.50

29th Street

Mobilization/Demobilization : \$ 21,095.00 (fixed)
29th Street repair : \$ 129,034.17(Lump Sum)
Sealing decorative Tiles : \$ 24,624.00 (fixed)
Total Project cost : \$ 174,753.17

Permits not included

29th Street Payments:

Mobilization/Demobilization: \$ 18, 985.50

Heli-tie (materials) : \$ 36, 501.00

Time to completion 27th & 29th Street one hundred and twenty days (120).

Taurinski Structural Engineers

Lynn Mathon in representation of Taurinski Structural Engineers informed this office that due to new findings on both walls the specifications to perform the repairs has changed several time.

Lynn Mathon will send to J.E.S Construction System the change orders for the 27th and 29th Street walls repair by the first week of March.

Structural Engineer Payments:

27th/29th street Phase I : \$ 3, 400.00

27th/29th street phase II : \$ 5, 400.00 / Mo. (Feb 15- March 15)

27th/29th street phase II : \$ No invoice yet

15th, 16th and 17th Floors

Company: Bustamante Company Inc.

Project: 15th, 16th and 17th Floors Acoustic Ceiling Replacement.

Project cost : \$ 57, 817.06

Permits not included

Payments:

Materials (30%) : \$ 17, 345.12

Demolition (30%) : \$ 17, 345.12 (in progress)

Corporation: A & P Electrical Contractors.

Project: 15th, 16th and 17th Floors Lighting renovation.

Project cost : \$ 30, 960.00

Permits not included

Work not started.

ROOF

Due to a deficiency in our roof system;

B.P.Taurinski Structural Engineers have inspected the damaged roof area;

they will provide a report from the aforesaid area before the month end (March).

We will keep you informed as we progress in these projects.

Seville/La Plaza Report

We have provided a list of expenses (Labor and Materials) to B.P.Taurinski Structural Engineers regarding damage caused to Triton Tower Property during their construction projects.

B.P.Taurinski Engineers have inspected our Building structures to provide a report to Seville/La Plaza owners.

We will keep you informed as we progress in these projects.



Jorge L. Santos

Property Manager