

TRITON TOWER CONDOMINIUM

March

Monthly Manager Report

April 10<sup>th</sup>, 2015

To: Board of Directors of Triton Tower Condominium

From: Jorge L. Santos, Property Manager

Subject: Monthly Report

**DESCRIPTION**

March 1<sup>st</sup> - March 31 Manager Report:

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

**FINANCIAL (As of March 31, 2015)**

Operating Account:         \$ 321, 848. 03

Parking Account:         \$ 277, 074. 07

2014 Assessment Account: \$ 201, 742. 27

Security Deposit:         \$ 121, 242. 63

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

TRITON TOWER CONDOMINIUM

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Monthly Manager Report

**WALL at 27<sup>th</sup> Street**

Corporation: JES Construction System  
Project: 27<sup>th</sup> street wall structural repair.

**27<sup>th</sup> Street:**

JES has prepared the change order for the 27<sup>th</sup> Street wall structural repair as requested by our structural engineers.

JES has provided a lump sum for the work to be performed at the above project.

**27<sup>th</sup> Street Project:**

<b>27th Street</b>
1- New Concrete beam as per engineers dwg's and recommendations
2- Stucco new beam area
3- Dust Wall
4- Ceiling Repair
5- Over head Repair
6- Removal Eye Brow
7- Collumn Spall
8- Beam Spall
9- Crack Repair route & caulk
10- Stucco Repair
11- Removal of stone at column and desposal debris
12- Install backer rod and apply urethane sealant between new beam and window
13- Install one # 5 at each corner of the column
14- Fillcells with grout mix
15- Finish top of column with block and fill when pouring fillcell
16- Prime all repaired areas with tinted primer to match as much as possible existing color
17- Mobilization

**27<sup>th</sup> Street total Cost: \$ 58, 362. 55**

**WALL 29th Street**

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Corporation: JES Construction System  
Project: 29<sup>th</sup> street wall structural repair.

JES has prepared the change order for the 29<sup>th</sup> Street wall structural repair as requested by our structural engineers.

JES has provided a lump sum for the work to be performed at the above project.

29<sup>th</sup> Street Project:

29th Street
1- Supply Heli Ties
2- Install Heli Ties
3- Grout around existing tiles as needed
4- Remove and Re-install the decorative Tile
5- Window sill repair & Window lintel
6- Supply and apply sealer over the decorative tile 29 St ( North facing Side )
7- Mobilization

29<sup>th</sup> Street total Cost: 178, 427.90

LUMP SUM COST	
<i>Triton Tower @ 27th &amp; 29th Street</i>	\$236,790.45

**Structural Engineers:**

Taurinski Structural Engineers Lynn Mathon in representation of Taurinski Structural Engineers informed this office that the change order together with the lump sum for the 27th and 29th Street' projects will be signed (approved) before the month end (March 31, 2015)

# TRITON TOWER CONDOMINIUM

March

## Monthly Manager Report

### **15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> Floors**

Company: Bustamante Company Inc.

Project: 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> Floors Acoustic Ceiling Replacement.

All Ceiling plans have been approved by the City of Miami Beach except fire. (City questioned Ceiling height)

Architect has added a comment with the explanation.

Plan must be approved when presented to the City by contractor.

Project: 15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> Floors Lighting renovation.

### **15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> Floors**

Corporation: A & P Electrical Contractors.

Work not started due to the delay with the City request on fire plan.

### **ROOF**

B.P.Taurinski Structural Engineers have provided a report for the damages in an extensive area of our roofing System.

Documents will be provided to our Attorney.

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

### **Seville/La Plaza Report**

B.P.Taurinski Engineers have provided a report for all damages suffered by our property as a result of the Seville' new construction. Documents will be provided to our attorney.

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

Jorge L. Santos

Property Manager