

TRITON TOWER CONDOMINIUM

May

Monthly Manager Report

May 31, 2015

To: Board of Directors of Triton Tower Condominium

From: Jorge L. Santos, Property Manager

Subject: Monthly Report

**DESCRIPTION**

May 1st- May 31st Manager Report:

- Financial
- Landscaping
- Wall and Parapet at 27th and 29th Street
- Ceiling 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
- Status of 2014 Special Assessment
- Acoustic Ceiling Floors 4 - 14
- Lighting renovation Floors 4 - 14

**FINANCIAL (As of April 30, 2015)**

Operating Account:           \$ 332, 186. 50

Parking Account:             \$ 306, 305. 59

2014 Assessment Account: \$ 195, 137. 28

Security Deposit               \$ 122, 642. 63

Collections Report was reviewed and updates provided

A summary of May Financial Report is available at the office.

## **Landscaping**

As part of triton/Seville agreement,

We are performing the removal of the landscape at two locations.

East-front side of the visitor parking space and north-east of the commercial stores.

We are replacing the removed landscape to those areas in need.

We are also working in the landscape uniformity.

## **27<sup>th</sup> Street walls structural repair**

Company Name: JES Construction Systems Inc.

Lump Sum Cost: \$ 58,362.55

Duration Time: 120 Calendar days\*

Commencement: 01 - 30 - 2015

Completion : 06 - 26 - 2015 \*

\*Additional Time due to Change Orders, weather Conditions and National Holidays

Work Completed: \$ 34,153.11 = (58.51 %)

Balance to finish including retainers: \$ 24,209.44 (41.49%)

Right of Way, Barriers and permits PD: \$ 6,589.88 Not into Contract Lump Sum.

## **29<sup>th</sup> Street walls structural repair**

Company Name: JES Construction Systems Inc.

Lump Sum Cost: \$ 178,427.90

Duration Time: 120 Calendar days\*

Commencement: 01 - 30 - 2015

Completion : 06 - 19 - 2015 \*

\*Additional Time due to Change Orders, weather Conditions and National Holidays

Work Completed: \$ 104, 399. 07 = (58.51 %)

Balance to finish including retainers: \$ 74, 028. 83 (41.49%)

Right of Way, Barriers and permits PD: \$ 20, 143.62 Not into Contract Lump Sum.

### **Structural Engineer**

27 <sup>th</sup> /29 <sup>th</sup> street Phase I	: \$ 3, 400.00
27 <sup>th</sup> /29 <sup>th</sup> street phase II	: \$ 5, 400.00 / Mo. (Feb 15- March 15)
27 <sup>th</sup> /29 <sup>th</sup> street phase II	: \$ 2, 700.00 / Mo. (March 16 - April 15)
27 <sup>th</sup> / 29 <sup>th</sup> street phase II	: \$ 2, 700.00/ Mo (April 16 - May 15)
27 <sup>th</sup> / 29 <sup>th</sup> street phase II	: \$ 2, 700.00/ Mo (May 16 - June 15)
Total Paid	: \$ 16, 900.00

### **Fiallo's MEP**

Acoustic Ceiling Grid Layout: \$ 700.00

Electrical Grid Layout: \$ 1200.00

### **Becker & Poliakoff**

Legal fee: \$ 1750.00

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

Company Name: Bustamante Company Inc.

Cost of Project: \$ 57, 817.06

Duration Time: 60 Calendar days

Commencement: 04 - 21 - 2015

Completion : 06 - 20 - 2015

Work Completed: \$ 46, 253.65 (80%)

Balance to finish: \$ 11, 563.41 (20%)

Permits not included PD: \$ 2, 298.72

City Permit fee paid by Association: \$8, 577.64 Office requested refund to CMB.

**15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> Floors Lighting Renovation.**

Company Name: A & P Electrical Contractors.

Cost of project: \$ 30, 960.00

Duration Time: 60 Calendar days

Commencement: 04 - 21 - 2015

Completion : 06 - 20 - 2015 Plus.

Paid: \$30, 960. 00 (100 %)

Balance to finish: Completed

Permits not included into Contract Sum= \$ 1584.00

**2014 Special Assessment: \$ 500, 000.00**

Work Completed & Paid from S/A 2014: \$ 283, 134. 43

(Included Paco Pump (50% & Prof. Services)

Balance to finish the project: \$ 117, 426.12 (included Paco Pump 50%)

If all projects mentioned above are completed as expected;

The Remaining fund from the 2014 Special Assessment will be \$ 99, 439. 75

Balance to continue floors uniformities: \$ 99, 439.75

**Bustamante Inc.**

Estimate Cost to install new Acoustic Ceiling Floors 4-14: \$ 26, 250.00

A & P Electrical Contractors

Estimate Cost for the lighting renovation Floors 4-14: \$ 10, 450.00 (eight Hi-Hat/  
Floors).

Estimate Cost for lighting renovation of the level B at front of the cargo elevator  
(7 new hi-hat): \$ 602.00

Jorge L. Santos

Property Manager