



Meeting Minutes

Project: Plaza Leyenda
 Meeting Number: 59
 Meeting Date: 03/29/07
 Owner: Plaza Leyenda Investment L.P.
 Architect: Designers of Progressive Architecture
 Contractor: Palisade Construction, Inc.
 Prepared By:

Participants:	(BW) Brad Whitman - Palisade Construction, Inc....bwhitman@palisadeusa.com (PCI)
	(CVM) Carlos Von Maass - VP Commercial, LLC...cvonmaass@vpcommercial.com (VPC)
	(CB) Chris Bailey - Palisade Construction, Inc....cbailey@palisadeusa.com (PCI)
	(DC) David Coons - Palisade Construction, Inc....dcoons@palisadeusa.com (PCI)
	(MG) Mike Gustafson - VP Commercial, LLC...mgustafson@vpcommercial.com (VPC)
	(RC) Rob Curtis - VP Commercial, LLC...rcurtis@vpcommercial.com (VPC)
	(TT) Todd Trainor - Designers of Progressive Architecture...ttrainor@dpaarchitects.com (DPA)
Distribution:	All Participants
	(BP) Brian Predmore - Designers of Progressive Architecture...bpredmore@dpaarchitects.com (DPA)
	(KW) Keith Wilson - Palisade Construction, Inc....kwilson@palisadeusa.com (PCI)
	(PG) Patrick Gleason - Palisade Construction, Inc....via phone at 480-736-2729 (PCI)
	(RM) Russ Marohnic - Artsclapes...artsclapes@cox.net ()
	(TC) Tom Corey - Palisade Construction, Inc....tcorey@palisadeusa.com (PCI)
	(TW) Troy Witherwax - Palisade Construction, Inc....twithwax@palisadeusa.com (PCI)
	(WC) Wendy Case - Palisade Construction, Inc....wcase@palisadeusa.com (PCI)
	Job File

ACTION	GENERAL BUSINESS	LAST MODIFIED
	<u>Jobsite Update</u>	03/29/07
	Roofing has finished with all broken tiles replaced. Electricians should be finished next week with the exception of the APS tap in Sahuaro Drive. Glass and glazing has been 100% completed with the exception of certain broken pieces that need to be replaced. Concrete is completed throughout the site. Landscapers have completed 95% of planting around the buildings with the eastern portion of the site, pots, DG, and retention basin remaining. Stone punchlist has been created and will start work next week. EIFS patching and punch work is underway.	
	<u>Schedule</u>	03/29/07
	Reviewed.	
	<u>Submittal Log</u>	03/29/07
	Completed.	
	<u>RFI Log</u>	03/29/07
	RFI #156 is outstanding and will be discussed on site after meeting.	
	<u>Change Orders/Change Order Requests</u>	03/29/07

Delays in Construction

03/29/07

APS is waiting on contracts from owners.

ACTION	#	OLD BUSINESS	LAST MODIFIED
VPC	47.01	<p>APS informed (DC) yesterday that APS wants to relocate the direct bury lines a few feet South. This impacts the completion of the street tie-in.</p> <p>(49) PCI is waiting for response from APS regarding the relocation of direct burial lines. (MG) may contact APS regarding this issue.</p> <p>(50) PCI outlined APS tie-in requirements and scope of work. PCI to proceed with vacuum excavating to expose direct burial line for APS to relocate.</p> <p>(52) PCI has exposed lines and is waiting for APS to identify and relocate.</p> <p>(53) APS has identified lines and re-routed lines. Electrician is currently progressing with the tap.</p> <p>(54) Slurry backfill is scheduled for tomorrow for work completed thus far. At that point, APS is to pull cable and de-energize existing lines for the tap work to continue.</p> <p>(55) Second stage of slurry is scheduled for today. After this is complete, APS is to pull lines into vault. At this point, the electrical work can continue.</p> <p>(56) PCI's work was complete at pull box last Thursday and waiting on APS to pull lines into vault.</p> <p>(57) APS needs leasing info from VP to create feasibility study. APS does not have this yet, so this work is still on hold. (MG) will have this completed no later than tomorrow.</p> <p>(58) APS has not yet received this leasing information. This work is still on hold. Leases are still not sent to APS.</p> <p>(59) (MG) to send in leasing information to APS today. Palisade cannot complete their work and still has an open trench in the right-of-way which is a high hazard. Any costs associated with this delay will be forwarded to the Owner.</p>	03/29/07
VPC	49.03	<p>(MG) asked PCI to install a 3" minus around buildings. Anything larger can be installed in the southern basin.</p> <p>(51) PCI presented plan which VP is exploring other possible alternatives. (MG) asked PCI to let him know when this work can commence.</p> <p>(52) VP has alternative plan. They will schedule work on the weekends.</p> <p>(53) (MG) reported that they will commence this weekend.</p>	03/29/07

(54) Work to remove cobble started this past weekend and will continue next week.

(55) Work has commenced and will continue on weekend. Owner's workers must avoid placing rocks where landscaping is taking place to not obstruct landscaping work.

(57) (MG) has workers scheduled for this weekend to clean up and relocate cobble.

(58) (DC) explained that rock and cobble needs to be cleaned up or spread out in basin in order for landscapers to install plants and irrigation. PCI can remove this rock from basin while spoils are being hauled off site, but needs approval from (MG).

(59) This rock and cobble is in the way and impeding the landscape installation.

DPA 49.04 (DC) informed ownership of possible water issue at full glass sections at corners of 2nd stories at buildings. A possible solution may be to install a small amount of break metal at the bottom of the frame to repel water. Team to look at after meeting. 03/29/07

(50) PCI to take picture and write RFI to send to DPA.

(51) PCI submitted RFI with pictures. DPA currently reviewing.

(55) DPA provided answer today at meeting. PCI to review cost impact.

(57) (CB) to review cost impact with (TT).

(59) PCI has sent COR to DPA for review.

VPC 50.01 PCI needs sales contract information or lease information to get to APS for the prepaid calculation. (CB) has been in touch with (MG) seeking this info for a few weeks. (MG) wants to produce the Vision Offices lease to include with package since this will greatly reduce the prepaids. 03/15/07

(51) (CB) discussed with (MG) the inclusion of the Vision Office lease for the feasibility report for the APS fee. Jenn is currently preparing reports.

(53) (MG) noted that PCI should receive feasibility reports by this Friday.

(54) (MG) received the leases last night and expects to have these e-mailed to APS by tomorrow.

(55) PCI has not received this yet. (CVM) to check with (MG) to see if ti has been sent to APS.

(56) PCI stressed to (MG) that we do not have feasibility study and APS will not energize the site for 3 weeks after this has been submitted.

(57) VP will have leasing information to APS no later than tomorrow.

(58) APS has not yet received VP's leasing information. This work at the electrical tie in is still on hold. (DC) noted once this information is submitted to APS, it could be 3 weeks to have feasibility study and 2 weeks to pull cable to energize site.

52.01 (MG) would like to see a sample of the Express Native DG that is to be installed with the landscaping.

COMPLETE

(53) PCI presented a sample DG to ownership. PCI to revisit previous COR #31 for updated pricing. (MG) doesn't like sample and will contact DPA.

(54) PCI is having alternate DG re-priced from landscaper.

(55) DPA and Frank Sperna to pick DG that matches site cobble.

(56) As of now, a selection hasn't been made. PCI relayed to VP and DPA they will be ready to place DG early next week.

(57) DG has not been selected yet. (BP) to contact Frank Sperna on the status of this.

(58) 1/2" Table Mesa Brown was selected on Monday. PCI will e-mail COR to VP today.

(59) DG has been ordered with COR approved by VP. No further action required.

VPC 52.02 Ownership asked when we want signage vendor to visit to coordinate with landscaping needs.

03/29/07

(53) PCI and VP to meet signage vendor at 8:00 am Wednesday.

(54) Another meeting will take place tomorrow between JRC, VP, and Airpark signs on site.

(55) Meeting was held in which southern sign at FLW has been deleted. Northern sign to reduce in size. NE signs have been deleted and the parking screen wall will be raised to utilize signage. At this point, all original work for these signs is put on hold until further notice from ownership.

(56) JRC is currently re-designing sign package.

(57) Sign package has been revised by JRC. VP is expecting to have it today.

(58) PCI has received sign package and will walk site regarding locations with (RC) after meeting.

(59) VP is reviewing changes in the signage package with JRC Design.

PCI 55.02 (TT) noted that salvage tree at Building I is planted too deep. (DC) acknowledged this and has already told landscaper it needs to be raised at least 1'. 03/29/07

(57) Landscaper is scheduling a crane to lift tree.

(58) The tree was lifted and rotated to allow ADA ramp to work. (CVM) agreed that leaving it in that location was a good decision.

(59) (MG) agreed that one arm needed to be trimmed and thought it looked good.

VPC 55.03 (DC) expressed his concerns that the Fire Riser rooms may be too small for the FACP's and the risers. (DC) walked with the City of Scottsdale inspector and received approval of location of risers, but the rooms need to be inspected by Scottsdale Fire Dept. for approval of FACP's. (DC) has contacted them and is waiting for their response. (DC) also walked FDC locations with COS inspector and was directed to re-locate (3) and install bollards at others. This could be a result of a design error by not complying with COS std. detail 2367. (TT) to contact COS inspector about this any re-work is to commence. 03/29/07

(56) C.O.S. has approved all fire riser rooms. (DC) is waiting for Scottsdale F.D. to approve as well. DPA to send e-mail from Hunter Engineering regarding FDC locations.

(57) (MG) to forward e-mail to PCI from Hunter Engineering.

(59) The e-mail in question apparently is the civil engineers explanation of the error assigning blame to the contractor. This is entertaining since Hunter is the surveyor as well and each of these FDC's were installed to their staking.

DPA 55.04 (TT) noted that the foam roofing looks uneven in certain areas. (DC) explained that they will check drainage to make sure they comply with specs. 03/29/07

(57) Foam roofing will be tested at punch walk-through on Tuesday.

(58) (DC) will water test foam roofs on Monday at 8:00AM. A walk through for stone veneer columns will occur at 9:00AM. These are tentative and PCI will follow up to verify.

(59) Foam Roofing tests have been executed. DPA to issue a letter to PCI on their observations after 48 hours. A punch list for the stone columns has been produced and distributed to DPA and VP.

55.05 (TT) was concerned over possible ponding and water issues at the planter areas between the pop-out entries into the buildings. Team was discussing and brainstorming possible solutions. COMPLETE

(58) DPA, Hunter Engineering, PCI, and VP walked site regarding grading, utility elevations, and RFI #155. Hunter Engineering will revisit RFI #155 to provide a feasible answer.

(59) Hunter Engineering provided revised answer to RFI #155. No further direction given to resolve possible ponding at entries. No further action required.

58.01 (DC) noted that he is having difficulties in subcontractors showing up on site because they have not been paid for January. Only 5 landscaping workers have been showing up. PCI completion schedule is being delayed, additional G.C.'s may be required. COMPLETE

(59) PCI has received payment from VP. No further action required.

58.02 (DC) noted that APS is requiring steps and a guardrail at the SES gear pads for Buildings F and G. It was agreed that mesh will be more aesthetically pleasing. PCI will configure a sketch for review. 03/29/07

(59) PCI has submitted RFI #156 in regards to APS requirements at Buildings F and G.

PCI 58.03 (CVM) and (RC) commented that final cleaning too early may lead to re-cleaning later. Cleaning should commence after DG is installed. 03/15/07

PCI 58.04 (RC) is to meet with local post office officials today at 1:00PM to finalize mailbox locations. 03/29/07

(59) (DC) needs to know final sizes and placements of mailbox pads from RC.

ACTION	#	NEW BUSINESS	LAST MODIFIED
DPA and VPC	59.01	Plaza Leyenda team walked site in regards to greenscreen installations. It was determined by VP and DPA that the greenscreens and steel gates can be eliminated at Buildings A, B, C, D, E, F, G, and J after seeing the SES's painted. Buildings H and I may need the greenscreens installed at both sides of SES, but can eliminate the steel gates. DPA and VP to let PCI know on final decision.	
PCI	59.02	(MG) would now like to see a credit for the integral colored plynths.	
PCI	59.03	Pay Application was reviewed on site with Change Order #12. Final draft will be sent to DPA.	

The meeting was adjourned at 9:30AM

Next Meeting Date: 04/05/07 at 8:30AM at Jobsite Trailer.

The preceding notes are the interpretation of Palisade Construction, Inc. of the items discussed and decisions reached at the above referenced meeting. Any changes or corrections to these minutes should be provided to Palisade Construction, Inc., no later than 48 hours from the date of these minutes, otherwise the meeting notes stand as presented.