

BUILDING COMMITTEE REPORT FOR NOVEMBER 4, 2024 @ 3:00 P.M.

Agenda

- 1. Concrete Restoration Phase 1 issues: Pat Flack (Flacks) and Steve Schardt (ACG Engineering) & Steve Strong (Owners Rep)**

Atrium Beach Gate Replacement – Jason Enters advised did not have time to address since last meeting. To be discussed at the next meeting.
- 2. Concrete Restoration Phase 2: Pa Flack (Flacks), Steve Schardt (ACG) & Steve Strong (Owners Rep)**
 - a. Update of Timeline- Timeline attached to the report.**
 - b. North, South and West Side Balconies- Progress, Railings (including extensions), Issues – Stacks 2,3,4,5,6,7,8,9,10,11,12,14, and 15 all concrete work completed. Stacks 2,3,4,5,6,7,15,14,12,11,10,9 painting complete. Floors 7-2 Stacks 2,3,4,5,6,7,8,9a. 9b,10,11,12,14, and 15 all railings removed. Floors 7-2 Stacks 2,3,4,5,6,7,15,10,12 all railings have been installed. Stacks 14 and 11 railings are being installed this week. The 8 stack railings are set to be delivered at the end of this week. The 9 stack railings are set to be delivered November 18th. Waterproof is complete on floors 7-2 stacks 2,4 and 5. Stacks 3 & 7 are in progress. Next stacks to be waterproofed: 6, 14 and 15.**
 - c. Column 33 Schedule and Progress- Drains/Waterproofing Slab on West side/Pipe Inspection/Extra Conduit/Town Request for Plans- Gimler inspected pipes and advised they are fine but recommends that they be coated to protect them. Flacks will provide change order to epoxy the pipes. Pat advised that for column 33, the majority of concrete repairs are done. They should be ready for the pour concrete cap shortly. The waterproofing will be done within the next 3 weeks. Max from Gulfstream checked the exposed fire pipe and he advised it is generally in good shape, but he recommends that it is also treated/paint before it is covered with dirt again. He also advised that the top part of the pipe needs to be replaced. He will send over the proposal within a week. The waterproofing representative advised that we will need to put 24 inches of clean fill over column 33 area as we cannot use the fill we currently have directly over the new waterproofing. The fill we have is full of rocks and debris which can damage the new waterproofing seal. We will need to get pricing from our landscaper on clean fill, or see if he can sift the fill we currently have stored in guest parking to create clean fill to go back. Cornerstone will install a new conduit needed for the front lighting. We will also get pricing for additional electric out there for future landscape lighting.**

- d. Update on Maintenance Room Repair – Repair in maintenance room is complete.**
- e. New topcoat on 16 and 1 balconies/New CO- There are 7 balconies on the 01 and 16 stack that are the original tan color. Flacks submitted a new change order of \$3450.00 per balcony for a recoat so they will match the other 90 balconies. The Board received complaints and emails and letters complaining that the new building colors should be used for all balconies on which there is no tile. The Board (except for Claire who recused herself from taking a position or vote on this issue as she has one of the 7 balconies), is in agreement to move forward with this change order.**
- f. Replacement of Lights on Front Lawn and Turtle Lighting: Color and Cost- We received pricing on replacing the turtle lights at each unit owner's balcony to match the new paint color. The company we have used in the past, Wave, only offers them in black, sandstone or brown. We received a sample in black and it is too dark. We ordered another sample in bronze, and we will see if it matches the railings. Until then we will do some more research on replacing the lights. We would need 275 turtle lights and the lowest cost we found is \$75.00 each. We also are looking at replacing the 5 lights in the front of the building. The cost to replace them is \$5602.75. We still need to get another competitive bid. To be discussed at the next meeting.**

3. Clubhouse Railing Plan: Flacks to provide change order for the temporary reinforcement of the railings at the clubhouse, until such time as we renovate/replace the clubhouse.

4. Phase 3A Planning:

- a. Updated Proposal- Steve Strong has an updated proposal from Flacks for this Phase. Still negotiating with Flacks to finalize work for Phase 3A.**
- b. Waterproofing Product- The discussion and research regarding the appropriate and most cost effective waterproofing product for the catwalks is ongoing.**
- c. Front Step Plans- Steve Schardt to provide more detail so that Flacks can give pricing for this. It was decided that this will be part of Phase 3A.**
- d. Metal Door Proposal- Aluminum Doors- Flacks Proposal- We cannot use aluminum doors as they are not to code. The proposed change order has all 5 doors included. This will need also be part of Phase 3A.**

5. Phase 3A: Steve Strong (Owners Rep) and Steve Schardt (ACG)

- a. Review of Interviews with Tile Installers- After the interviews it was all agreed that TDC did a much better and well thought out presentation and**

was more organized. They provided references for us to check. The references will be checked before the next meeting.

- b. **Comparison between tile installers bids and Flacks tile option-** Steve Strong advised TDC proposal is \$319k and Excel \$302K. Flacks is still a minimum of \$200k higher, and probably more, than both tile installation companies.
- c. **Flacks contract negotiations update-** Steve Strong advised he is close to finalizing the Flacks contract. Steve Strong will also review and take over contract negotiations with TDC.
- d. **North/South Expansion Joint Discussions and Possible Addition to 3A/3B-** The north expansion joint, according to our records, is at the end of its useful life and needs to be replaced or reserved for in 2025. The south needs to be replaced or reserved for in 2027. There was a preliminary discussion of the possible replacement of the North Expansion joint with Phase 3A and the South Expansion joint with Phase 3B. More discussions to follow. We will reach out to Flacks for pricing.

6. Action Item List: Building Maintenance Issues

- a. **Generator Exhaust-Proposal for Plume Fan:** Trish reached out to Mike from Smart Air for a proposal on a plume fan. Mike advised that those fans are very expensive and ugly, and he was pretty sure residents would not like the look of a plume fan. Mike suggested that we replace the duct that comes out of the exhaust from the generator with a new pipe that would extend to the top of the railing. This would push the exhaust up into the air so that it will not back up through our ventilation fans. Trish advised her experiment with Fernando by shortening the pipe did help a lot but did not take all exhaust smell out of P1. Waiting for proposals and we will discuss at the next meeting.
- b. **Fire Alarm Project – Bass United Proposal for Repairs-** Trish explained that she spoke with Brad with Bass United, and we do not need a new system but we do need upgrades. These upgrades will get the speakers working and the system running properly. We feel we should make these upgrades ASAP as we need all speakers to work. Then when we get the system working 100%, we can evaluate a new monitoring company. We will have a call with Brad from Bass United before the proposal is approved.
- c. **Zoom System in Clubhouse-** Claire advised the system we have in place is not working. This is why we brought the proposal we have with Cornerstone back up to discuss. Claire advised that we need a decision on this by first of the year so we can have a working Zoom system for Board, Committee and Association meetings.
- d. **SIW Inspection- Results/Letter to Owners/Locksmith Contact-** SIW finished floors 1-5 last Monday and floors 6-7 this Monday. We only had one issue with 510 as they had to remove the entire locking system to fix. SIW showed the

maintenance team how to lubricate the locking mechanisms on the doors. We will be implementing a program to lubricate the locks every 6 months with the cleaning and waxing of the doors. We will also be drafting a letter to owners on how to care for your door locks and with instructions on how not to engage the hurricane lock system to prevent a lock out. The door handle must not be pulled upwards, unless you want to engage the hurricane locking system in a hurricane. We will also provide a couple of locksmith contacts should there be a lockout after hours.

- e. **New Proposed Maintenance Duty List and Plan (Schedule, Checklist) – Trish and Ed have worked on a new maintenance duty list along with an updated cleaning list for the maintenance team. They will be provided with a checklist so that nothing is overlooked.**
- f. **Maintenance Personnel Hours: Proposal to Change Hours to Weekends – The board will be talking to our maintenance staff about the possibility of changing the weekend hours to 8:00 a.m. to 12:00 p.m. We will be reviewing the hours during the week as well.**
- g. **Plants around City Drain- Brian our landscaper will be planting coluscia around the city drain tomorrow so no one falls in that area.**

7. Meeting Adjourned.

Next meeting: November 18, 2024 @ 3:00 p.m.

NOTE TO ALL OWNERS:

ALL PAID INVOICES ARE AVAILABLE ON OUR WEBSITE.

ALL ENGINEERS' REPORTS ARE AVAILABLE ON OUR WEBSITE.

ALL CONCRETE RESTORATION PROGRESS PICTURES AVAILABLE ON OUR WEBSITE.

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