

BUILDING COMMITTEE REPORT FOR AUGUST 26, 2024 @ 3:00 P.M.

- 1. Concrete Restoration Phase 1 Completion: Pat (Flacks) and Steve Schardt (ACG) & Steve Strong (Owners Rep)**
 - a. Atrium Beach Gate: Dan Balsamo brought up several quality issues with beach gate, such as the pieces not aligning, looking industrial, mesh not in conformance with drawing, etc. Flacks said he received the drawing from ACG, but it was all very last minute and rushed at the end of Phase 1. Pat advises we can change the gate to anything we want. Jason from the building committee is coming down this week and will inspect the gate. Gate issue to be addressed at next meeting.**
 - b. Fire Alarm Conduit/Wiring in Breezeways: Claire asked about the situation with the fire alarm conduit in the 7 breezeways. The conduit all required replacement by Bass, costing Overlook over \$33k in repairs. Pat advised that the conduit in the concrete slabs was in very bad shape – very corroded. Pat also advised that the alarm company could not pull wires through the existing conduit. Flacks and ACG agreed to provide pictures of the corroded conduit.**
- 2. Concrete Restoration Phase 2 Update: Pat (Flacks), Steve Schardt (ACG) & Steve Strong (Owners Rep)**
 - a. Update for Timeline: Flacks Timeline included in the report. Flacks is ahead of schedule.**
 - b. North, South and West Side Balconies - Progress, Railings, Issues: All concrete work completed on stacks, 2, 3, 4, 5, 6, 7, 15, 14, 12. Concrete work continuing on stacks 8, 9, 10, and 11. Railings installed in the 2 and 3 stack. Railings for stacks 4, 5, 6 and 7 will be here this coming Thursday. Painting completed in the 2,3,4,5,6 stacks and almost completed in the 7 stack. Painting has started in the 15 and 14 stack and will continue down to the 12 stack. There is an intrusion at 210 and the engineer will inspect the 9 stack tomorrow. Owners of 210 have been notified and a weather wall going up on Wednesday for the intrusion.**
 - c. Front Step, Front Railing and Signs: ACG working on a plan and drawing for the front step, which the insurance audit tagged as a safety risk. The Front railing is part of Phase 3A. The engineer will inspect the signs in the front to see if they can be repainted. The molding on the columns at the front of the building will be inspected to see if it can be removed to update the look there. The Engineer will also look at the cap at the top of the portico to see if it is tied into the roofing system, and we can then determine if we want to do anything with that, other than repairing it. We also have a call to Ferrin Signs for a proposal for replacing the Overlook sign which is closest to the street as it is in poor condition.**

- d. Repainting Edges - 1 and 16 stack: Flacks will be going back to the 1 and 16 stacks to paint the edges as they need to be grinded due to waterproofing dripping down the sides. Flacks to provide a proposal for 1 and 16 stack balconies to add one layer of grey waterproofing so these balconies will match the other 90 balconies. The waterproofing has a warranty, but one layer will not be warrantied for peeling.
 - e. Column 33: Flacks provided an updated proposal for column 33 for \$253K, not including the excavating which will need to be done by an excavating company.
- 3. Bills & Payouts/Change Orders: (Steve Strong (Owners Rep) and Steve Schardt (ACG))
 - a. Change order for Column 33: The possibility of getting other bids for column 33 was addressed. After much discussion, it was decided to continue with Flacks as will cost additional monies to move this to another vendor. Moreover, this is a big, problematic job which needs to be done as soon as possible, and Flacks was part of all the discussions with the engineer of record. The BC recommended approval of Flack's proposal to the Board. ACG, Flacks and Steve Strong to finalize change order for column 33. Once finalized the Board will need to schedule a meeting to review and approve.
 - b. Metal Door Change Order 4: We have a proposal from Flacks for these doors. We also received an updated bid from the Door Dr. Our engineer reviewed the Door Dr. proposal, and it is still missing items. We are waiting for a revised proposal from Door Dr. We will discuss and decide at the next meeting.
- 4. Phase 3 Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG)
 - a. Comparison of 6 Bids for Phase 3A (Floors 2-7): We have received 6 bids of which one has errors in need of correction. Out of 6 the bids, 2 were higher in price than Flacks, and 3 were lower in price than Flacks. After all bids are complete and reviewed in detail, then the building committee can interview several bidders for Phase 3a. There was also much discussion about subcontracting the tile work, as tile installers have better pricing for that work than the concrete restoration contractors.
 - b. Next step for Bid Selection: The building committee and board will review all the bids, discuss the different contractors and the comparison spreadsheets and then schedule interviews for selected bidders. It is recommended that any bids higher than the Flacks bid will not be considered.
 - c. Tile Selection- Owner Survey Results/ Material Alteration Vote/Grout selection/Storage of Tile: The owners survey results are as follows: Talc 11 votes, Maven Gris 15 votes and Calypso Ash 15 votes. The tile choice will have to be a material alteration, so the board will arrange a formal vote and schedule a meeting with 14 days' notice. Owners will have 2 choices- Maven Gris or a similar tile to what we have now. We had previously discussed with MSI the possibility of storing the tile for us and will reach out to them to

make sure that they can store the tile. If not, we can possibly store it in P-1 guest parking.

- 5. Phase 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG)**
 - a. 1st Floor planning- Landscaping in Center/Pool Contractor: Trish reported that we have met with 2 landscape architects and a landscape contractor (the one that installed the artificial turf). We are waiting for bids. We also met with a couple of pool contractors to get a budget number on all new equipment. We are waiting on one bid and the other pool contractor is coming this Thursday.**
 - b. Estimate for 3B for Reserve Study/SIRS (+ Expansion joint in SIRS): Steve Schardt to provide square footage for Steve Strong so we can get a budget number for the 1st floor for the SIRS study. Steve Schardt will provide a number for expansion joint replacement for the SIRS study. We only replaced the middle atrium expansion joint but still have the north and south expansion joints that are original to the building.**
- 6. Fire Alarm System Update: Joe Tolento is not available for this meeting. This will be discussed at the next meeting.**
- 7. Action Item List –Building Maintenance – Review and Additions.**
 - a. Update on Front Door Waxing- Floors 7,6,5,4,3 are done, and our maintenance staff will be finishing Floors 2 and 1.**
 - b. Update on Maintenance Room, Storage Room Cleanup: Ed has been working with maintenance to clean up the storage rooms. A notice was sent to all owners about the sprinkler clearance requirements per our insurance audit and the fire dept.**
 - c. List of Maintenance Duties: After reviewing the written duties we have given to our maintenance staff, we found that most of the list is com-raised of cleaning duties. We will be creating a new maintenance duty list for our staff of duties that need to be performed around the building on a regular basis. . If an owner has any suggestions of any regular maintenance items to be included in this list, please report to them to the office.**
 - d. Generator exhaust- Trish obtained a proposal from Smart Air- to be sent to the building committee. The cost for replacing the piping for the exhaust system is \$6238.00. Jason from the building committee will inspect the generator exhaust. We will discuss and decide at the next meeting.**
 - e. SIW Hurricane Lock Issue: An owner had an issue this weekend with being unable to unlock his front door due to the hurricane lock becoming move able. This is the second time we have had this issue. We are in communication with the company regarding this problem, and a solution.**

Next Meeting: Scheduled September 9, 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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