

BUILDING COMMITTEE REPORT FOR APRIL 21, 2025 @ 3:00 P.M.

- 1. Concrete Restoration Phase 2 Completion: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep)**
 - a. North, South, and West Side Balconies: Final Punch Out Issues- Final Punch out complete. The only items left on Phase 2 are the doors and they should be here at the end of May.**
 - b. Change Order #12: Lobby South Walkway/Grinding of the Driveway Update- Flacks has completed the walkway and the grinding of the driveway. Trish to show Pat an additional area that looks like needs more grinding.**
 - c. Metal Door Replacement: Update on Order and Delivery- Pat advised these doors will be in by the end of May.**
- 2. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt**
 - a. Tile Removal- Update and Schedule/Possible First Floor Tile Removal- Pat sent an update- attached to the minutes. John with TDC is completely done removing tiles from 7,6,5,4 and now working on the 3rd floor.**
 - b. Engineering Review of Catwalks (what floors are complete?) – Steve Schardt advised he has marked out floors 7,6 and 5, he will be coming to the building this week to mark out floors 4 and get started on floor 3.**
 - c. Update on Schedule for Concrete Repairs- Pat advised storage container being delivered on Wednesday. Flacks to mobilize crew Monday, April 28, 2025.**
 - d. Proposal for Sealing Windows and Elevator Entrances- CO#2- After the tiles being removed there are large gaps under unit owners' windows and at all elevator entrances. Flacks proposed 4 options- Option A Remove all material/pack grout and caulk \$55.00 per LF, Option B Remove loose material/pack grout and caulk \$35.00 per LF, Option C Scrape/clean and caulk \$18.00 per LF and Option D Repair Elevator Thresholds \$70.00 per LF. The areas will be inspected and marked out with different colored paint due to the 4 options.**
 - e. Concrete Thresholds- Building Committee to discuss with TDC to try and eliminate so the tile will run right up to the door threshold.**
 - f. Lobby Front Railing Price- Pat to provide a cost/estimate for a glass railing at the lobby entrance. The only concern with this is there is a glass shortage.**
 - g. Proposal for P1/P2 Concrete Repair/Trench Drains (CO#3) – The trench drains at P1 and P2 need to be replaced. The Change Order shows 100 LF, Joe questioned the LF. Pat to meet with Joe tomorrow to walk around the areas. This will be discussed and updated at the next meeting.**
 - h. Railing Update- Pat advised still waiting for Hank (ACG) to sign off and stamp railing drawings. The drawings are expected to be stamped and approved no later than this Thursday.**

3. Milestone Inspection – Electrical Work

- a. Report on FPL Room Changeout-** The 6 gang meters were replaced by Mills. This job is complete and permits finalization. The Town required a surge protector which Mills installed without additional monies billed to us.
- b. Cornerstone- panels in generator room/elevator-** Cornerstone will be here this Saturday, April 26, 2025, to replace the panel in the generator room. We need to verify with Cornerstone what services will not be available, such as water due to the boosters.
- c. Electrical Inspections per Insurance Company Request-** Every year the insurance company does inspections. They requested that we test breakers which we assign to the maintenance guys. They requested that we conduct another infrared electrical inspection. The last one we did was in 2022. We have a proposal from Mills, the company that did the inspection in 2022. They will honor the same price as they did in 2022 for \$7200.00. The Building Committee recommends to the board for approval the inspection with Mills.

4. 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG) – Scope of Work/Bidding Process

- a. Atrium Floor Concrete Restoration – Drains, Water Retention, Step up/MEP necessary or not-** We have recently found out that all the perimeter drains are not connected to the drainage pipe. They dump into the recessed basin. Steve Strong to reach out to civil engineer for direction with drainage.
- b. Design of Atrium Center Following Restoration –**
- c. Pool Equipment/Engineer Update-** Steve Strong advised that the engineer accepted all changes to his contract. We need his spec in order to get pricing for the pool equipment. The building Committee is recommending to the board to approve the contract with RJS Design Consultants. The cost of the contract is \$7100.00.
- d. Bidding Process for GC.**
- e. Bidding Process for Tile-** TDC is moving so quickly with the tile removal the building committee feels while he is here to go ahead and get him to remove all tile from the first floor. The cost would be approx. \$30K. We will get an additional quote from TDC and recommend to the board to have all 1st floor tiles removed.

5. Change Orders and Pay Apps: Steve Schardt and Steve Strong

- a. Pay Request #3 Flacks-** This is a payment towards the supervision of Phase 3A tile removal. The Building Committee recommends approval by the board payment of this Pay request for \$12,600.00.
- b. Pay Request #8 Flacks-** This is for retainage from Phase 2. The only additional item from phase 2 will be the doors. The Building Committee recommends approving by the board this Pay request of \$235,079.60.

- c. **Change Order # 2- The Building Committee recommends approval by the board Change order #2 as needed.**
- d. **Change Order #3- The Building Committee tables this Change Order to review linear footage.**

6. Action Item List: Building Maintenance and Repair Issue

- a. **Annual Fire Inspection- The fire inspector was here last week to conduct the annual fire inspection. We will be addressing all items such as additional battery back up lighting in the generator room, adding yellow striping at the stairwells, sprinkler pipes need inspection as well as the 5-year pressure test, etc.**
 - b. **Gutter in P2- We will be getting with Juan to get the materials for this job.**
 - c. **Ventilators – Repairs/replacement/Coating – We are waiting for additional coating from Mike Meekins with Smart air, he advised will have additional options in a couple days. The fans not working is one of the items on the fire violation inspection so we cannot delay this anymore. After options are given the board will need to approve as it is 14-week lead time for the materials.**
 - d. **Locker Assignments- We have some stragglers but should wrap this up in the next week.**
 - e. **Hot Tub and Pool: Repair and Replacement history- We have spent over \$62k on pool repairs since 2019.**
 - f. **Bass/ Fire Alarms- Joe advised we had a meeting with Brad with Bass United to discuss what continues to give us false fire alarms. The tamper flow switches throughout the building are very old and need replacement. After going between 2 vendors for pricing we were able to get Brad to lower the replacement cost of \$600.00 each this includes wiring them into the system. We have 10 needing replacement. The Building Committee is recommending to the board to have Bass United replace.**
- 7. Owner Q & A- Wendy from Unit 103 asked to add replacing sod and bushes on the north side to the action item list. Joe advised we will address once all irrigation repairs have been completed.**

8. Adjournment

Next meeting: May 5, 2025 @ 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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