

MONDAY October 6, 2025 @ 3:00 P.M. BUILDING COMMITTEE MEETING MINUTES

1. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt – SEE ATTACHED UPDATE FROM FLACKS

- a. Concrete Repairs to Date and Schedule- concrete repairs essentially complete**
- b. Clogged Drains in Atrium – West Side – Flacks cleared the drains.**
- c. Update: West Side Slip Joint Repairs- All slip joints replaced on West side.**
- d. Painting Schedule Update- Paint team on site, pressure cleaning started today.**
- e. Proposal for Mortar Build-Up under Railings (CO#9)- Flacks to revise and resend. Proposed Cost \$33k.**
- f. Catwalk Railing Installation/Catwalks I/F/O East Breezeway- Railing installation ongoing. A railing connection “gap” was questioned on the 6th floor. It is needed as there is an expansion joint for movement. Charles to inquire about possible sleeve to cover.**
- g. Revised Proposal for P2 Driveway C0 #2)- Claire requested that Steve and Pat prepare a revised change order for the next meeting to reduce costs.**
- h. Perimeter Railing Update- Drawing should be in end of week.**
- i. Metal Door (MAIN FPL DOOR)-Door expected end of October.**
- j. Trash Room Floors- Charles and Trish to inspect this week.**

2. 3B Concrete Restoration: Pat Flacks, Steve Strong (Owners Rep) and Steve Schardt (ACG)

- a. Design of Atrium Center - Engineer Review- The engineer questioned the possible addition of planters over expansion**

joints. Claire to set up call with Matt Hudson this Friday to discuss.

- b. Pool Concrete Restoration/Pool Contractors- Jason to consult with pool engineer to better understand the requirements.**
- c. Scope of Work for 3B: Flacks Bid- Pat to update 3b bid to include slip joints and drains in the atrium.**
- d. Free Standing Railings around pool- This has been added to Phase 3B.**
- e. Check Valve/Drains- Possible Drain replacement has been added in Phase 3B.**

3. 3B Planning: Steve Strong and Steve Schardt

- a. Contract Extension with Flacks/Bid Discussion – Bid to be reviewed**
- b. Contract Extension with TDC – to be reviewed**

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

- a. Change Order #8 and Change Order #9 under revision.**

5. Action Item List: Building Maintenance and Repair Issues

- a. Ventilator Replacement Update – Equipment expected at end of the month.**
- b. Bass – Inspection/Preventive Maintenance/Speakers- All speakers working. There is trouble on the panel and Bass was out to repair.**
- c. BDA System (Fire Safety Issue)/Annual Fire Inspection Compliance- Bids are high due to the radios not connecting in our elevators. Trish to reach out to Imperial to see what vendor they used for their BDA.**
- d. Lobby Elevator Machine Room Door-needs replacement- Awaiting Pat to give price, as well as Door Doctor.**
- e. Roof Water: Sprayer/Power washer/Connection- Unit 715 under construction- we will discuss with plumber a possible water line from 715 to roof.**
- f. Gooseneck pipe over column 33- Gimler to look at the pipe and give us a proposal.**
- g. Clubhouse Back Wall- Maintenance scraped the peeling paint and will prime and then paint again with Bondo`.**

6. Owner Q&A

7. Adjournment.