

BC Meeting


Meeting summary - Monday May 11, 14:55-16:57  Template: General template

Quick recap




The meeting focused on updates and discussions regarding ongoing construction and maintenance projects in the building, including Phase 3A and 3B work. Pat provided updates on punch-out work, painting, tiling, and perimeter railing installation, with plans to complete most tasks by the end of May. The group discussed challenges with the atrium gate design due to the previous landscaper's departure and addressed concerns about the high cost of a steel door for the elevator machine room, exploring alternative solutions like hurricane shutters. They also reviewed proposals for pool equipment replacement and discussed a maintenance contract for new aluminum railings, with some members questioning the value and cost of the proposed quarterly cleaning service. The meeting highlighted ongoing efforts to finalize bids for the atrium center work, including decisions on using a pedestal system versus alternative approaches, while addressing concerns about warranty coverage and long-term maintenance costs.

Next steps

Patrick

- Price out P2 driveway repair by the lineal foot based on Steve's drawing and provide to Claire/committee. 

Steve Strong

- Review the three pool equipment proposals in detail and compare equipment specifications to ensure all bids meet building needs. 
- Provide updated bids from all five bidders for both pedestal system and non-pedestal system options for the atrium center by next Monday. 
- Look into code requirements for elevator machine room door (e.g., fire rating, egress requirements) and provide spec if needed. 

Trish

- Send TDC's October 2022 first floor tile installation bid to TDC and ask if the price is still valid, and clarify if it includes sloping to drains. 📅
- Get a bid from Brian for trenching the condensate lines out to the retaining wall and core drilling the wall to allow the lines to drain to the easement area. 📅
- Contact Brian as soon as possible regarding the condensate line trenching and obtain pricing. 📅
- Notify residents when Palm Plumbing will begin toilet replacements next week. 📅
- Update the fire alarm monitoring contact list with Scott Rothman first, Lisa Cohen second, then Trish, Ed, and Dan, and submit to BAS. 📅
- Follow up with Walter and Johnny about when they will repair/replace the building's out-of-service speakers. 📅
- Coordinate with Red Oak (or appropriate shutter vendor) to inspect and provide proposal for hurricane-rated shutter/door solution for elevator machine room, and arrange site visit as soon as possible. 📅
- Send out meeting notice for next building committee meeting on Tuesday, May 30, 3:00 PM. 📅
- Get updated pricing from TDC on first floor tile installation, including any necessary adjustments for sloping to drains. 📅
- Send notification to owners about upcoming plumbing work (toilet replacements and drain work) later this week. 📅
- Follow up with Brian to price trenching condensate lines through the wall and coordinate with Colletta/Joe as needed. 📅
- Get with Brian on pricing for trenching and core drilling for condensate lines (repeated for clarity, as multiple people requested this). 📅
- Send notification to owners about upcoming P2 driveway repair work and coordinate with Patrick regarding scheduling and resident communications. 📅
- Send notification to owners about new assessment timing and details after board meeting around June 1. 📅
- Get with Red Oak (shutter vendor) tomorrow or as soon as possible to schedule site visit for

elevator machine room door/shutter solution. 📅

- Process payment for Flack PayApp 11 (\$41,827.95) as approved. 📅
- Process payment to TDC for \$59,001.80 (less 10% holdback) as approved. 📅
- Send notification to owners about quarterly fire inspections and potential need to replace painted sprinkler heads/covers. 📅
- Award curb repair work to alternate vendor at \$5,600 (or negotiate to \$5,000) and share details with committee. 📅
- Follow up with all five atrium/pedestal system bidders to ensure bids are received by next Monday. 📅
- Send out meeting notice for May 30 meeting as soon as possible. 📅

Collaboration

- Steve (Shart/Strong): Check emails and forward any additional steel/elevator machine room door bids to Trish/Claire. 📅
- Claire/Trish: Respond to Tatiana (landscape designer) in writing regarding contract status and next steps. 📅
- (Note: Some action items may be similar or overlapping due to repeated discussion in the transcript; each unique action has been listed.) 📅

Summary

Tesla Charger Installation Discussion

The meeting began with participants joining and waiting for others to arrive. KARCHI inquired about installing a Tesla charger in the garage, and Joe explained that the building's current electrical setup is not suitable for Tesla charging, as it requires dedicated circuits and personal electricity costs. Patrick reported on the progress of Phase 3A, stating that painting and tiling work should be completed by Friday, with a full crew brought in to finish the punch list throughout the week.

Construction Issues and Repairs Update

The team discussed ongoing construction issues, particularly focusing on the first floor breezeway area where water damage, cracking ceilings, and rust were identified. Patrick confirmed that patching work was in progress but acknowledged concerns about the rust and cracks, which would require further investigation and repair. Regarding perimeter railings, Patrick reported that work would begin on the south side this week, with temporary installations and cord drilling to follow, while the north side timeline remained uncertain pending railing readiness. The discussion concluded with a debate about the scope and cost of parking lot curb repairs, with Patrick estimating a 2-day job at around \$5,000 while Steve Shard suggested it would take longer and cost more.

Parking Lot Repair Planning Meeting

The team discussed repair timelines and scheduling for parking lot work. Patrick agreed to provide a per-linear-foot pricing breakdown for curb repairs based on Steve's drawing, with the work expected to take 4-5 days rather than the initially suggested 2 days. The group decided to schedule the P2 driveway repairs starting June 1st, with Patrick planning to work in halves to minimize disruption while the work spans approximately two weeks. The team also discussed coordinating parking during the repairs, with plans to temporarily restrict P1 parking to allow Patrick to complete the work efficiently.

Railing Maintenance and Door Proposal

The meeting focused on two main topics: railing maintenance and a steel door proposal. Pat explained the \$39,400 annual maintenance contract for railing touch-ups, detailing the use of Bosun chairs for reaching areas up to 7 stories high. Regarding the steel door proposal, Pat indicated that the previous quote from a year ago was no longer valid due to price increases and changes in door specifications, with the new cost likely ranging from \$13,000 to \$14,000. Claire requested time to review other bids before making a decision on the door proposal.

Atrium Gate Project Updates

The meeting focused on updates regarding the atrium gate project and the ongoing challenges with the landscape design. Claire informed the group that a \$12,000 credit was outstanding due to delays caused by the landscaper's suicide and ongoing issues with finding a new designer. The team discussed the atrium center waterproofing and concrete restoration, with Steve Strong explaining that bids for the pedestal system were being requested from all bidders, showing a potential difference of \$200,000 between the pedestal and non-pedestal systems.

The group also addressed concerns about leaks in parking spaces 47 and 48, which were attributed to ongoing waterproofing work. Finally, the landscape design challenges were discussed, with Claire mentioning that a new designer would be meeting the next day to address issues with the current designer, Tatiana.

Atrium Restoration Project Updates

The team discussed updates on the atrium restoration project, with Claire explaining that concrete restoration and waterproofing would proceed first, followed by the pedestal system and landscape design. Wendy presented three equipment proposals for the pool, with a \$39,000 price difference between the most and least expensive options, and requested expert review to ensure the equipment meets the pool's capacity needs. Claire announced that a new assessment would be issued, with board meeting planned for around June 1st and assessment due at the end of June, following a 7-month break in assessments for stage 3A.

First Floor Tiling Project Discussion

The team discussed tiling work for the first floor catwalks and breezeway, with a proposal from October 2023 showing costs of \$34,450 for labor and \$10,500 for thinset. They identified questions about drain slopes that need to be addressed before finalizing the bid, with Trish tasked to contact the contractor about these concerns. The group also discussed the sequence of work, agreeing that John should handle the perimeter tiling first to establish proper height elevations before the pedestal system installation, and noted that John's original bid of \$8/sq ft for installation and \$6/sq ft for surface prep totals \$14/sq ft, which matches Restore's current bid.

Elevator Door Replacement Pricing Options

The team discussed pricing options for elevator door replacements, with McBride at \$12,000 and Restore at \$14,900, while Pat's quote was deemed unsuitable. JC proposed considering roll-down hurricane shutters as an alternative solution to reduce costs, though concerns were raised about practicality and compliance. The group agreed to explore this alternative further by potentially consulting with a shutter specialist, as the current pricing options were considered too high.

Hurricane Shutters and Railing Maintenance

The team discussed two main topics: hurricane shutters for a door and maintenance of aluminum railings. Regarding the shutters, they agreed to contact Red Oak to explore options and determine if a fire-rated door would be required. For the railing maintenance, the group expressed concerns about the high cost of Pat's \$40,000 annual maintenance contract, with Jason and others questioning the value of the warranty. The team ultimately decided to handle railing maintenance in-house and remind building owners to clean their own railings, rather than proceeding with Pat's expensive contract.

Building Maintenance and Updates Meeting

The meeting covered several key topics including change orders, fire alarm procedures, and building maintenance issues. The group approved a \$41,827 change order from Flack and discussed paying \$59,001.80 to TDC while maintaining a \$43,232.68 holdback for punch list items. For fire alarm contacts, they agreed to revise the contact list with Scott Rothman as the first point of contact, followed by Lisa Cohen, and then building management. Regarding plumbing work, Palm Plumbing was approved to begin toilet replacements and atrium drain projects the following week, with plans to notify residents about bathroom disruptions. The team also discussed solutions for condensate line issues, deciding to explore trenching through the retaining wall as an alternative to current drainage methods. Finally, they reviewed fire inspection proposals from various vendors, with Railsback likely to be selected due to their existing relationship with the building and ability to handle both inspections and repairs.