

## **BUILDING COMMITTEE REPORT FOR DECEMBER 12, 2024 @ 3:00 P.M.**

- 1. Concrete Restoration Phase 2: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep)**
  - a. Update of Timeline: December 16 Timeline attached.**
  - b. North, South, and West Side Balconies-Progress, Railings, Issues: The entire north side is complete, including the first floor. The south side all stacks are complete with the exception of the first floor. We have a walk through inspection for the 15 and 12 stacks tomorrow. Stacks 15,14,12,10,11 ground floor railings were delivered and POMA made a mistake and brought railings without gates, so they will need to take them back and make new railings with gates. We are hopeful that the new gates will be delivered the week of January 6th. If so, then those railings will be installed the week of January 14<sup>th</sup>. Flacks will put temporary railings up at 114 and 115 so the pool can remain open and safe for everyone for the holiday break.**
  - c. Column 33 Schedule and Progress: All concrete pipe stands are installed, and the column cap is complete, the drain is installed by plumber, and all waterproofing has been applied. There was an issue with water coming in from the north side of the p2 entrance driveway where the wall meets the slab. Flacks had to remove the top part of the slab where they found the wetness. Flacks will be caulk and waterproof. The whole P2 driveway is a 4-inch topping slab on top of the original concrete slab. This area will need to be looked at and evaluated at a later date. The next step is a water test and then the drain board will be installed. Flacks will supervise the landscaper when he puts the fill back to ensure that no one damages the waterproofing membrane.**
  - d. Schedule and Coordination of Landscaper (Dirt replacement, sprinkler system, shoring posts) with Flacks and ACG: Flacks to meet with Brian the landscaper to coordinate the work above Column 33. Flacks will supervise the installation of the dirt fill.**
  - e. Replace Front Lawn Lights- Issues: Trish met with Cornerstone to discuss replacing the lawn lights. Tom with Cornerstone advised that we need permits for this work and wind load calculations on the posts and lighting calculations on the fixtures. All would need to be approved by the town. Due to the complexity of this, we will push replacement of these fixtures until Phase 3B.**
  - f. Reevaluation of Plan for Lobby Ramp- Handicap access (CO#12 ON HOLD): Due to several owners being concerned with using the handicap ramp to the north of the lobby door while taking wheelchairs to the pool, this**

**change order to create a step-up in the south side is being put on hold while ACG re-evaluates the area and what might work.**

- g. Also, Flacks was asked to make sure that all gates, railings and equipment are secured and safe when they leave for a holiday break.**

**2. Clubhouse Railing Plan: Pat Flacks, Steve Strong, Steve Schardt**

- a. Plan for Ramp and Handicap Access- The clubhouse railings have been strengthened. The handicap access ramp was closed off as we could not follow the same plan as with the rest of the railings. ACG and Flacks to come up with a solution so we can open the handicap ramp to the clubhouse.**
- b. Plan for Side Walkway- Flacks had to close off the small area to the south of the clubhouse as they could not follow the same railing plan. That area will remain closed as it is such a small area.**

**3. Phase 3A Planning: Pat Flacks, Steve Strong, Steve Schardt**

- a. Contract Progress and Remaining Issues- Flacks has submitted their bids documents and contract revisions and it is being reviewed by the Overlook sttorney. We are still waiting for the updated contract from TDC, which we expect to have from TDC after we meet with John to determine edge placement of the tile.**
- b. Supervision of Tile Contract- Plan for Tile Pattern and Edges: Pat has met with John a number of times about supervising the tile removal, waterproofing and tile installation. As John will need to work waround Flack's concrete restoration and rail installation on all the floors, the coordination of this is critical. They are formulating a plan for all to run as smoothly as possible.**
- c. Schedule: TDC advised it will take him approximately 2 weeks to remove all the tile per floor. We are hoping to start Phase 3A in early February.**

**4. Change Orders and Pay Apps: Steve Strong and Steve Schardt: No change orders or pay apps at this time.**

**5. Phase 3A: Steve Strong and Steve Schardt**

- a. Flacks contract negotiations and update: Contract submitted with bids forms and all exhibits is being reviewed by our attorney.**
- b. TDC Contract and negotiations and update- TDC to submit updated contract and proposal after edge placement determined. Standard**

**contract was sent to him for review and our attorney is awaiting his comments.**

- c. North/South Expansion Exploration: After the new year, Flacks will coordinate with our landscaper to do some research on the north expansion joint.**

**6. Action Item List: Building Maintenance Issues**

- a. Generator Exhaust- Experiment with Duct work: We didn't have time to perform this experiment, but plan to do it this week.**
- b. Fire Alarm Project- Bass United Update: Bass United has been here the past 6 days working to get all speakers up and working. They will continue until the fire alarm is working 100%. We are also awaiting their analysis of our false alarms to see if they have any suggestions for repair to the system to stop the false alarms.**
- c. Fire Marshall Volunteers- Trish has already trained Scott Rothman as a volunteer to be a fire marshal. Trish to coordinate with Lisa Cohen and Lance Custen to be trained.**
- d. Maintenance Progress and Schedules: Claire reported that we have been working with the maintenance staff to assign each individual worker specific daily, weekly, and monthly duties for both cleaning and maintenance tasks. This is to ensure all maintenance is done as required and performed properly. We will continue to monitor and meet with them on a regular basis.**

**7. Phase 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG) – TO BE DISCUSSED AFTER 3A COMMENCEMENT.**

**8. Owners Q &A: owners asked questions during the discussions.**

**9. Adjournment**

**Next meeting: January 13, 2024 @ 3:00 p.m.**

**Flacks will be on Holiday break from December 20, 2024 to January 6, 2024.**

***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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