

BUILDING COMMITTEE REPORT FOR NOVEMBER 18, 2024 @ 3:00 P.M.

Agenda

- 1. Concrete Restoration Phase 1 issues: Pat Flack (Flacks) and Steve Schardt (ACG Engineering) & Steve Strong (Owners Rep)**
Atrium Beach Gate Replacement – Jason Enters advised did not have time to address since last meeting. To be discussed at the next meeting.
- 2. Concrete Restoration Phase 2: Pat Flack (Flacks), Steve Schardt (ACG) & Steve Strong (Owners Rep)**
 - a. Update of Timeline- Timeline attached to the report.**
 - b. North, South and West Side Balconies- Progress, Railings, (including extension), Issues. All concrete repairs complete on all stacks. Stacks 2,3,4,5,6,7,15,14,12,11,10,9,8 painting complete from floors 7-2. Stacks 2,3,4,5,6,7,15,10,11,12, and 14 railings installed from floors 7-2. The front entrance and portico painting complete. Railings for the 9 stack are on property and expected to be installed later this week. Stack 8 railings are being delivered at the end of this week. All railings for the first floor to be delivered November 18th. Waterproofing is complete on stacks 2,3,4,5 and 6 almost complete on floors 2-7. We will be doing the balcony inspections for the 6 and 7 stack this coming Friday.**
 - c. Column 33 Schedule and Progress. Concrete repairs are completed. Pipe stands installed. Rebar installation for column cap complete. The Concrete pour is scheduled for tomorrow. We are behind schedule with waterproofing due to issues with the plumber installing the drain. The drain is a special order and will take 2 weeks to arrive and is scheduled for installation in the second week of December.**
 - d. Replace 5 Front Lawn Lights- bronze Option. We have 5 lights in the front of the building that are over 38 years old and need replacement. We have competitive bids on new lighting. We will be purchasing from Service Lamp with the replacement cost of approx. \$4500.00.**
 - e. 5 Metal Doors. As discussed in previous BC meetings we need to replace 5 doors. We had 2 proposals one with Flacks and one with Door Dr. The BC committee is making a recommendation to go with Flacks.**
- 3. Clubhouse Railing Plan: Flacks, Jason and ACG to come up with a plan to reinforce the clubhouse railings at a reasonable cost as these railings will be a temporary safety measure.**
- 4. Phase 3A Planning: Pat Flacks, Steve Strong, Steve Schardt.**

- a. Waterproofing Product – Waterproofing materials will be confirmed after Pat meets with the tile vendor.**
- b. Front Step Plans- The plan was provided by ACG and sent to Flacks. Waiting for a proposed change order and price.**
- c. Supervision of Tile Contract- Pat Flack is willing. For a fee, to undertake the supervision of the tile installer, TDC, for the tile removal, waterproofing and tile installation. Pat will be meeting with John from TDC and Steve Strong on Wednesday at 2:30 p.m. to discuss a proposed plan.**

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

- a. Change order #4 metal door (Epoxy, Painting and Coating). It was found that we cannot use aluminum doors as they are not up to the code needed for these areas. We have discussed these change orders in detail at several meetings. The Building Committee is recommending the board approve this change order.**
- b. Change Order #7 Balcony recoating. This revised and more cost effective change order has been fully discussed at previous meetings, and will be presented to the Board for approval. Flacks will test this process and application on 1 balcony before proceeding with the process on the other 6 balconies.**
- c. Change Order #9 Epoxy Coating Column 33 Planter Pipes. This has been discussed at previous meetings. The Building Committee is recommending the board approve this change order.**

6. Phase 3A: Steve Strong (Owner rep) and Steve Schardt (ACG)

- a. Flacks contract negotiations update. Steve Strong said the contract has been negotiated and will be ready for signing soon.**
- b. TDC Contract negotiations and update. Steve Strong advised still in negotiations but should be ready soon.**
- c. North/South Expansion Joints Explorations. We are all aware that both expansion joints are at the end of their useful life and are leaking. Flacks has agreed to do some exploratory on the north expansion joint with Brian our landscaper. We will schedule this so we can check the waterproofing of the decks that adjoin the expansion joints. We need to determine if just the expansion joint needs replacement or the entire deck needs waterproofing as well.**

7. Action Item List: Building Maintenance Issues

- a. Generator Exhaust- Proposal for Plume Fan. After speaking with Mike Meekins with Smart Air the plume fan option is not a good choice. This fan is**

huge and will be an eyesore for residents on the south side. Mike did offer the alternative of replacing the exhaust pipe. We just received the proposal the cost is \$6248.00. This is for a pipe to extend up to the bottom of the pit railing to push the generator exhaust up and away from the ventilation system.

- b. **Fire Alarm Project – Bass United Proposal for Repairs-** The board will be having a Zoom call with Brad this Wednesday to discuss the repairs and then will approve the proposal at the board meeting this Thursday. This will repair all interior unit speakers.
- c. **Zoom System in Clubhouse-** We are trying the Logitech system today. It seemed to work ok but we need to do further testing.
- d. **Fire Marshal volunteers-** We have 3 owners that volunteered for the fire marshal positions. Lisa Cohen, Lance Custen and Scott Rothman. We will get together with these individuals to train them. We appreciate your volunteering.
- e. **Maintenance Schedule-** We have established a clearer checklist for the maintenance staff. We will be monitoring the maintenance team to ensure the building will stay clean and maintained.

8. Phase 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG) –

- a. **1st Floor planning- Landscaping in Center- Design plan from Architect/Renderings-** We have an initial plan from the architect. These designs are in the lobby. No decisions have been made as we are still in the planning stage.
- b. **Waterproofing Product –** We will need to plan what type of waterproofing product we will use on the 1st floor as it is over the garage. We will also need flow test calculations for the drain system needed for the first floor atrium. Steve Schardt to see if this something ACG can do for us or whether we will need to hire a civil engineer.
- c. **Pool Contractors-** This will be part of Phase 3b. We will need to be in contact with some pool contractor to start the planning of this part of Phase 3B.

9. Meeting Adjourned.

Next meeting: December 2, 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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