

BUILDING COMMITTEE REPORT FOR JUNE 2, 2025 @ 3:00 P.M.

- 1. Concrete Restoration Phase 2 Completion: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep)**

Metal Door Replacement: All the doors will be delivered in the next 2 weeks, and installed. Flacks will coat the doors prior to installation.

- 2. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt**

- a. Concrete Repairs to Date and Schedule- Flacks is working on several floors. Flacks and our Engineer discovered that we have slip joints on the west side of the building close to the 8 stack, which they are inspecting for damage. Flacks to meet, inspect and discuss the slip joints with Steve Strong and the engineer. There are also slip joint issues between the 16 stack and the 1 stack in the catwalks in front of the breezeways which will need to be inspected and repaired. Pictures to be sent to Jason, the BC and the Board. Any rebar that is too degraded will need replacement, but the ones that are just rusty will be cleaned up. Also, the areas contiguous to the expansion joints need to be renosed and straightened out in order to replace the expansion joints. Those areas are too broken up after the tile removal. Flacks has a larger crew on site this week. Flacks is in the process of installing the swing stages in order to install temporary railings. Flacks to produce a written schedule as they did in earlier phases, which we will distribute with future minutes now that a full crew is at Overlook.**
- b. Proposal for Sealing Windows and Elevator Entrances- CO#2 Clarification- Claire advised we are all in agreement on recommending Change Order #2 for approval for Flacks. We only need option A for the areas under the windows, which Flacks will fix. TDC will handle Option B, the elevator thresholds, as they are temporarily fixed and the tile will meet the elevator threshold and close the gap. Committee recommended approval of CO#2.**
- c. Concrete Thresholds at Doors- The plan is to handle these at time of tiling.**
- d. Lobby Front Railing Proposal- Flacks to get pricing on a possible glass railing right in front of the front doors.**
- e. Revised Proposal for P2 Driveway Concrete Repair/Trench Drains CO#3- Pat has not had time to revise. To be discussed at the next meeting.**
- f. Railing Update/Schedule – Railing drawings have been approved by all concerned, including our Engineer. the Town requires hard copies as they do not accept digital. Pat to get hard copies from the engineer and drop off to the Town.**

***** IMPORTANT NOTE*****

We are aware of the leaks in P2. These are due to the tile being removed from the first floor where there is currently no waterproofing, and exposing the expansion joints. These leaks will be fixed when the first floor is waterproofed and retiled. It is not necessary to not report these leaks to board members or the office as we are all aware, as is Flacks and our engineer. One owner raised concerns that there may be additional or expanding cracks on the P2 garage ceiling, so the engineer will inspect the ceilings this coming week when he is at the building to review the slip joints.

3. 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG)- SCOPE OF WORK/BIDDING

- a. Atrium Floor Concrete Restoration- Drains, Water Retention, Step up- We removed the cap from the pipe out front to allow for venting of the drainpipes from the atrium floor. So far so good, with no water backing up in the drains or any spouting geysers. We will continue to monitor this over the summer months to ensure the venting is the solution to the geysers we get. If all is good, we will install a permanent vent.**
- b. Design of Atrium Center- Landscape Architect Proposals: Wendy is working on a spreadsheet with all of the proposals. She is waiting on final figures and will have the spreadsheet for the BC to discuss at the next meeting.**
- c. Pool Equipment/Engineer Update- Contract was signed with RJS in May 2025 to design a new, updated pool system as ours in 40 years old and has turned into an efficient, money-drawing. He advised 4-6 weeks for his designs.**
- d. Bidding Process for GC- on hold.**
- e. Bidding Process for Tile- on hold.**

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

- a. TDC Pay App#4 – Steve Strong and ACG approved pay app#4 for \$18,755.00 for tile removal and related costs. Building Committee recommends full payment by Board.**
- b. Flacks Pay App#4-ACG approved pay app #4 for \$68,755.27 Steve Strong needs to review. The Building Committee recommends paying as long as Steve Strong approves.**

5. Milestone Inspection- Electrical

- a. **Panel in FPL room- Scheduled for May 31, 2025: This was completed. Now Cornerstone needs to schedule the town inspection. We will notify George Folles, the town engineer, that this part of the required electrical work, per our inspection, was complete. We still need to change out the panel in the office .Mills will be doing the panel change out this Saturday.**
- b. **Infrared Test Inspection- Results & Corrections/Repairs needed- Mills replaced the panel at the pool area as well as completed all of the infrared repairs. This work is complete.**

6. Action Item List: Building Maintenance and Repair Issues

- a. **Ventilator Replacement Update- The contract was signed with Smart Air to replace the rusted out ventilators which push air into P1. Lead time is 19-20 weeks.**
- b. **BDA System (Fire Safety Requirement) – We contacted a company through Hilton and they did the inspection of our building for free. We are waiting for the report. There are several areas such as elevators, stairwells and P1 that failed. They will also provide a proposal for a system to be installed. This is mandatory.**
- c. **Annual Fire Inspection Compliance- The majority of all violations were corrected. We still need to have the “Click To Enter” system installed. Again, this is a mandatory fire safety item. We obtained 3 proposals ranging from \$6200.00 to \$4953.00. Building Committee recommending EDL at \$4953.00.**
- d. **Bike Room Process and Rules- The Rules Committee will meet tomorrow to discuss and come up with a plan.**
- e. **Iguana removal proposals- We have obtained several proposals that are all over the place, from \$400 per month to \$1500.000 per month. After reviewing and meeting with these companies, we feel we should go with Southeast Iguana as they were recommended by our owners rep. We will start out with every week for the first month at \$400.00 and then once we get the iguanas under control, we will back it down to 2 times per month at \$200.00 per month.**
- f. **Bass United/Fire Alarms/Flow Switches- Bass United was here and replaced all of the flow switches. This item is complete.**
- g. **Irrigation and Landscaping of North Side- All original irrigation is repaired. We need to move the sprinkler line that is in the easement. We need to add one sprinkler line against the inside of the wall/railing. We need to add one sprinkler line along the wall adjacent to the balconies to water the hedges/plants as the current line is broken and cannot be repaired. We met with Brian with BMB Landscaping, and he provided a proposal for new plants on the north and south side as well as topsoil and sod. The quote is \$32, 637.07. After much discussion, the BC agreed that this was**

too much money to spend. We will revisit the areas and obtain additional bids from other vendors.

- h. Hose Connections at Roof- We met with Tommy with Gimler Plumbing, he advised in order to have a hose connection on the roof, we would need the roofing company to seal the roof. We will also need to have a concrete company punch through the roof. We will also look into other possibilities of getting water connections onto the roof in order to hose down the AC units up there and extend their life.**

7. Owner Q & A.

8. Adjournment

Next meeting: June 16, 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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