

**MONDAY January 19, 2026 @ 3:00 P.M. BUILDING COMMITTEE MEETING
MINUTES**

1. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt

- a. Phase 3A Schedule: The painting of the building should be complete by end of February. Claire stressed to Pat we need financial projections and a timeline. Installation of railings by the trash rooms will commence.**
- b. Ponding and Mortar Buildup – Status: Going smoothly.**
- c. Tiling Update- At walls (grout/caulk) and Edges: Tile almost complete on 7, TDC continues to work on 6. They are now projecting 3 weeks per floor. Building Committee discussed options of caulk vs grout. They are recommending using elastomeric grout at wall joint as more economic option. Flacks proposed \$72k for caulk and TDC proposed \$25k for elastomeric grout for wall joint and edge. Building Committee recommended that Flacks only do the expansion joints, so CO 12 must be revised.**
- d. Perimeter Railing Drawings: Steve advised that Hank approved the railings, pending a response from Q&Q regarding one dimension.**
- e. Metal Door (MAIN FPL DOOR) Update: The door vendor needs to remove panic bar and finish installation of this door. This requires another appointment with FPL.**
- f. Roof overhang cracks (7th floor) proposals:Flacks still needs to provide 2 options. Waiting for COs.**
- g. Lobby Elevator Machine Room Door – fiberglass?:ACG still trying to find fiberglass door that will have the proper wind loads.**
- h. Documentation/Warranty for Railing Touchup- Pat confirmed that the manufacturer warrants all work, but Claire is**

requesting explicit documentation that the touch up paint does not void the warranty.

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

- a. Design of Atrium Center – Pedestal System: Steve will review with Hank uplift calculations in the recessed area.**
- b. Core Drilling of Atrium Center – The core samples measured 4.5 – 5.25 inches thick with existing waterproofing. No final recommendations to be made until further study.**
- c. Updated Bid Sheet: 3B/Pricing/Waterproofing Options - still open**
- d. Pool Update: Concrete and Equipment**
- e. Lighting around pool/Railings**
- f. Drains- When all removed from atrium we can determine if the drains will need replacement.**

3. 3B Planning: Steve Strong and Steve Schardt

- a. BMB Proposal for Atrium Center – Joe presented a competitive bid from BMB Landscaping to remove all items in atrium and to transplant all trees (except the large middle tree) to the front area. BMB agreed to \$10,000.00 for this job, plus dumpster cost . Flacks quoted \$32,500.00. Building Committee recommended to the board to move forward with BMB Landscaping promptly, so we can get a better understanding of the work and waterproofing needed in the atrium center.**
- b. Madsen Landscaping Proposal – on hold**
- c. Contract Extension with Flacks – on hold**
- d. Contract Extension with TDC- on hold**

**4. Change Orders and Pay Apps: Steve Strong and Steve Schardt
CO 11 (mortar buildup)sent to Steve Strong for review
TDC CO recommended for approval**

5. Action Item List: Building Maintenance and Repair Issue

- a. Bass – Fans- Joe to do more research and discuss at next meeting.**
- b. South Ventilator - Plan/Remedy- Joe and Jason to discuss and report at next meeting.**
- c. Trash Room- Joe and Trish to evaluate necessary repair. Trish to reach out to plumber for proposal on shut off valves and drain replacement.**

6. Owner Q&A

7. Adjournment.