

## **BUILDING COMMITTEE REPORT FOR APRIL 7, 2025 @ 3:00 P.M.**

- 1. Concrete Restoration Phase 2 Completion: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep)**
  - a. North, South, and West Side Balconies: Final Punch Out/Gate Swing Direction/ Kynar - Pat reported we did the final walkthrough inspection. The touchup was done to first floor units. A topcoat was applied to all edges of first floor units. Unit 106 shutters were addressed. We have essentially finished Phase 2, except for the metal doors.**

**We have an owner on the first floor who wants their gate to swing out onto the walkway. The International Building Code states that a gate must swing inward if there is a step. This is a safety issue. Pat stated that the railing plans which went to the city were for all gates to swing inward and those plans were accepted by the town. Any change would require town approval, would leave holes on the gate, would be contrary to safety recommendations and would be at additional cost. Steve Schardt said that the safest way to put a gate on a balcony is to have it swing inward. Claire reported that according to the Kynar manufacturer, the railings should be cleaned every 3 months. Frank noted that Kynar is generally good for at least 10 years. Although the association is responsible for maintenance of the railings and the balconies as they are limited common elements, the association is not responsible for cleaning the railings or the balconies. The recommended cleaning process will be sent to all owners, and all owners will be advised to clean their railings every 3 months with mild soap and water.**
  - b. Column 33 Final Repairs: P1 drain installation- This was done this morning by Gimmler, now Pat needs to concrete the drain and it will be finished.**
  - c. Change order #12: Lobby South Walkway/Grinding of Driveway Update- The front walkway is complete. Flacks still needs to grind down a portion of the driveway.**
  - d. Metal Door Replacement: Update on Order and Delivery- Doors will be delivered at the end of April.**
- 2. Concrete Restoration Phase 3A: Pat Flacks, Steve Strong, Steve Schardt**
  - a. Tile Removal Update and Work Schedule- Pat reported that the tile removal is going well. TDC is almost done with the 5<sup>th</sup> floor and moving to the 4<sup>th</sup>. Areas of concrete degradation near the breezeway are visible since the tile was removed, and those areas will be marked. Also, Flacks**

is working on the railing design for the atrium and those plans will soon be ready for approval and submission to the town.

- b. **Engineering Review of Catwalks-** Steve inspected the 7<sup>th</sup> floor and marked out areas that need to be repaired. Pat to assemble a team to start concrete repairs next week working from the 7<sup>th</sup> floor downward.
- c. **Proposal for Sealing Windows and Elevator Entrances-** During the tile removal, many areas under windows and at elevator entrances have been exposed. These gaps need to be filled. The curbs at the front door entrances are being damaged during the tile removal as well. After much discussion on how to address these issues, the engineer will meet with Pat and our Owner's Rep, as well as BC members tomorrow to inspect these areas.
- d. **Lobby Front Railing-** Claire stated that an owner had raised an idea a while back to replace the 39 feet of lobby front railings with a possible glass railing, or other more decorative railing. This would give the front entrance more curb appeal. This idea will be discussed at the next meeting. Trish will find pictures of the a possible railing replacement for that area.
- e. **Proposal for P2 Concrete Repair-** Pat to give us a proposal for repairs at the P2 drain area along the P2 exit.
- f. **South Expansion Joint Leak- Possible Gutter Update-** Trish showed the area where we need to install a gutter to Tommy with Gimmler he advised not to add to the drain line from the pool staircase as the water is very forceful as it comes down and it will just blow water right out of the gutter. Jason said perhaps a handy man could install a check valve. Trish to explore further.

### **3. Milestone Inspection- Electrical Work:**

- a. **Report on FPL Room Changeout-** All work completed on the gang meter changeout. Mills needs to install a surge protection and call for inspection.
- b. **Cornerstone- panels in generator room/elevator issue-** Cornerstone has scheduled this repair for April 26, 2025.

### **4. 3 B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG)- SCOPE OF WORK/BIDDING PROCESS**

- a. **Atrium Floor Concrete Restoration- Drains, Water Retention, Step up-** There are 7 drains in the center part of the atrium. Steve Strong is getting a proposal from a Mechanical, Electrical, and Plumbing (MEP) engineer to review our current atrium drainage setup and correction of possible issues before any concrete work is done in that area.

- b. Design of Atrium Center Following Restoration- Claire reported we met with a team from Shane Ames Architecture for ideas for the atrium design, as the current fake grass, stone walkways and other design elements will need to be removed in order to address the underlying concrete repairs. Shane advised that our building is unique, and the atrium area is underutilized. We need to eliminate the pathways, rocks, step down and gravel as they are tripping hazards. We advised that we wish to reuse our large trees. Ames committed to providing us with an itemized proposal for suggested design elements and the pricing for his services.**
- c. Pool Equipment/Engineer Update- Steve Strong is communicating with the MEP engineer on a possible contract for this work. His original proposal was \$5800.00 but went to \$6300.00 due to price increase.**
- d. Bidding process for GC: The current contract with Flacks does not cover the first floor. We will need to move forward with a bidding process with Flacks and other vendors when we have more clarity on the center of the atrium and the work involved.**
- e. Bidding process for Tile: Our current contract with TDC does not cover the first floor. A bidding process for this work will also move forward as the center of the atrium is resolved.**
- f. Carryover from Phase 1: Beach Gate Replacement- The beach gate provided in Phase 1 was not accepted, and Flacks agreed to replace it during Phase 3. Claire added to item back the agenda so it is not forgotten.**

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

- a. Pay Request #7 Flacks – This pay request of \$68,954.04 was approved by the engineer and owners rep. Building Committee approves this pay request.**
- b. Pay Request #2 TDC- This pay request of \$24,921.45 was approved by Pat and the owner's rep. Building Committee approves this pay request.**

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

- a. Maintenance Staff- Schedule/Checklist/Supervision- Claire reported that Trish and Ed came up with the list of duties and all maintenance personnel are to initial their checklist to make sure all duties are accomplished. Kailey will check these lists and review the work every week to make sure the duties are completed by our staff.**
- b. Janitorial Company Proposals and Comparison- Ed and Trish contacted several maintenance companies for a possible change to a maintenance company for building cleaning and maintenance. Wendy compared all companies on a spreadsheet so they could be evaluated, and checked**

**their references. The spreadsheet is attached to the minutes. After much discussion, it was decided to continue to work with in-house staff and monitor them, as things are going well now. If we run into any issues, we can always revisit the idea of outsourcing maintenance.**

- c. Balcony Railing- Cleaning/Maintenance- this topic was discussed thoroughly earlier in the meeting.**

**The remaining action items were postponed for discussion until the next meeting, as the meeting ran overtime ( over 2 hours) .**

- d. Ventilator – Repairs/Replacement**
- e. Dryer Rising Cleaning Report**
- f. Locker assignments**
- g. Hot Tub and Pool: Repair and Replacement History**
- h. Bass/Fire Alarms**

## **7. Owner Q & A.**

## **8. Adjournment**

**Next meeting: April 21, 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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