

**MONDAY October 20, 2025 @ 3:00 P.M. BUILDING COMMITTEE MEETING
MINUTES**

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

- a. Concrete Repairs to Date and Schedule- Concrete repairs completed, except for spalls.**
- b. Painting Schedule Update/Spalls on East Side- Painting has started at the east breezeways. Additional spalls will be completed this week.**
- c. Proposal for Mortar Build-Up under Railings (CO#9)- This Change Order has been revised per engineer's request.**
- d. Catwalk Railing Installation- The railing installation is ongoing.**
- e. Revised Proposal for P2 Driveway (CO #8)- This change order has been revised, and the cost reduced.**
- f. Perimeter Railing Shop Drawings- Building Committee discussed where the railings start and stop, height of railings and what's included. Steve to review and make sure all correct.**
- g. Metal Door (MAIN FPL DOOR)- Expected end of October.**
- h. Trash Room Floors- Move to Action Item List.**

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

- a. Design of Atrium Center - Landscape Architect/Concrete Planters- Discssion about possible concrete planters. There is a follow-up zoom meeting scheduled for this Wednesday to review architect proposed preliminary plan.**

- b. Pool Concrete Restoration/Pool Contractors-Jason to reach out to aquatic engineer to discuss any changes prior to applying for permit.**
- c. Scope of Work for 3B: Flacks Bid- Flacks added additional drains, adjacent concrete key installation along the south wall, and slip joint repairs to the spreadsheet.**
- d. Free Standing Railings around pool- There is allowance in the bid sheet for the railings. Some of the risers need repair. Photometrics will be needed for the lighting at the pool. Steve Strong to provide vendor.**

3. 3B Planning: Steve Strong and Steve Schardt

- a. Contract Extension with Flacks – awaiting further progress on design of atrium center**
- b. Contract Extension with TDC – awaiting further progress on design of atrium center**

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

- a. Flacks Pay Application #7- Flacks submission needs to be reviewed by ACG and Strong before approval.**
- b. Change Order #8 P-2 Driveway Concrete Repair/Trench Drains. Building Committee recommends approval by Board.**
- c. Change Order #9 Mortar Build Up Application at East Breezeways.- The Building Committee recommends board approval of CO#9, as long as ACG and Steve Strong approve it.**
- d. Concrete Planters Pricing- Building Committee discussed design and potential cost of planters. Awaiting discussion with landscape architects.**

5. Action Item List: Building Maintenance and Repair Issues

- a. Ventilator Replacement Update- Expected end of October.**
- b. Bass – Preventive Maintenance- Joe Tolento will be here in 2 weeks and will resume discussions with Bass United.**
- c. BDA System (Fire Safety Issue)/Annual Fire Inspection Compliance- The 4th vendor was here last week, and we should have additional quote to discuss at the next meeting.**
- d. Lobby Elevator Machine Room Door- Still waiting on Pat and Door Dr. for proposals.**

- e. Roof Water: Sprayer/Power washer/Possible water connection through 715. – Gimler to give cost to run water from 715 to the roof. Trish suggested purchasing a self-contained pressure cleaner such as suggested by Ray Gimmler in prior meetings. The cost is \$276.00; this would be great for cleaning the front doors.**
- f. Gooseneck pipe over column 33-Update- Gimler Plumbing to give pricing for gooseneck extension. Joe Tolento to help when he is here in a few weeks.**
- g. NE Elevator Machine Room AC- The AC at the NE elevator is not working. We have 2 replacement proposals, one for \$2400.00 and the other \$5800.00.**
- h. Expansion Joints and Reserves- Dan to get with Reserve Study professional to discuss dates for useful life of expansion joints.**

6. Owner Q&A

7. Adjournment.

BC MEETING RECORDING AVAILABLE ON OUR WEBSITE

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