

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

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

- a. Phase 3A Schedule- Pat will provide update at next meeting.**
- b. Painting Update/Spalls on East Side- The spalls are repaired. Painting underway on the 7<sup>th</sup> floor and the roof areas.**
- c. Floor Mortar Buildup on Eastside- All mortar buildup is complete.**
- d. Catwalk Railing Installation- The railing crew continues to core drill from the service elevator to the northwest elevator. Rail installation to be completed by end of November.**
- e. Perimeter Railing Plan and Drawings- The BC recommends moving forward with the railing plan presented. For safety reasons, the railing on the north side will extend down to the east with a gate, the railing towards the west will be extended further to the west with gate.**
- f. Metal Door (MAIN FPL DOOR)- The door is finally in; Flacks will paint and Trish to coordinate with FPL to schedule installation.**
- g. Roof overhang cracks (7<sup>th</sup> floor) – The waterproofing at the 7<sup>th</sup> floor overhang is beyond its useful life. ACG and Flacks to provide CO for crack repairs. Trish to check the warranty, if any, with roofing company.**
- h. Lobby Elevator Machine Room Door- Still waiting on proposals.**

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

- a. **Design of Atrium Center - Status/Pedestal System/3 Part Design/New Gate-** We are working on a preliminary design.
- b. **Updated Bid Sheet: Flacks Scope of Work for 3B/Pricing/Atrium Center-** Pat to provide revised pricing so we can develop ur preliminary plan and pricing with the landscape architect.
- c. **Pool Update: Concrete, Equipment-** Steve Strong to contact aquatic engineer to determine whether we can use a Safety Vacuum Release System at pool level instead of collector tank. Steve to send revised pool equipment bid to contractors after receiving drawing for pad/slab.
- d. **Lighting around pool/Railings-** Steve Strong to contact lighting vendor for photometric study and lighting plan and pricing.
- e. **Drains-** We have 13 drains in the atrium center. We will evaluate if they need repair or replacement after current center design elements are removed in the atrium.

**3. 3B Planning: Steve Strong and Steve Schardt**

- a. **Contract Extension with Flacks**
- b. **Contract Extension with TDC – BC recommends to board approval of the TDC contract extension for Phase 3 B.**
- c. **Contract Extension with Steve Strong- The BC recommends board approval to extend Steve Strong's contract.**

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

- a. **Flacks Pay Application #7- Pay App 7 approved by ACG and Strong Associates, The BC recommends Board approval of the pay request.**

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

- a. **Ventilator Replacement Update – They are scheduled to come in next week.**
- b. **Bass – Preventive Maintenance- No update.**
- c. **BDA System (Fire Safety Issue)/Annual Fire Inspection Compliance-** We have 4 proposals. Steve Strong will put in spreadsheets to discuss at next meeting.
- d. **Roof Water: Sprayer/Power washer/Possible water connection through 715. – Joe to get with Gimler for plan to bring water from 715 to roof.**

- e. Gooseneck pipe over column 33-Update- Joe to continue with plan for the gooseneck pipe cover with off shelf parts.**
- f. NE Elevator Machine Room AC- Trish to get 3<sup>rd</sup> proposal.**
- g. Hotwire Discussion- Dan and Scott Goss are working with Hotwire to upgrade equipment and Internet speeds.**

**6. Owner Q&A**

**7. Adjournment.**