

**MONDAY November 17, 2025 @ 3:00 P.M. BUILDING COMMITTEE MEETING
MINUTES**

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

- a. Phase 3A Schedule- See Project Update attached.**
- b. Painting Update- 7th Floor painted, 6th floor primed and painting in progress.**
- c. Catwalk Railing Installation- The balance of the railings is expected in the week of Thanksgiving. Hopefully, all railings will be installed before Flacks closes for the Holidays.**
- d. Perimeter Railing Plan and Drawings-Pat to follow up with the railing vendor on shop drawings.**
- e. Metal Door (MAIN FPL DOOR) Update FPL- Trish submitted paperwork to FPL, waiting for them to schedule. The FPL door is here on site, Flacks to prime and paint prior to installation.**
- f. Roof overhang cracks (7th floor) Update- Pat to provide Change Order for this repair.**
- g. Lobby Elevator Machine Room Door- Pat to get quote.**
- h. 01 and 16 Railing warranty work. Pat to obtain copies of warranty coverage for the touch-up work from PTF and Q&Q.**

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 meeting with the designer this Wednesday to discuss atrium center design and gate. Pat to get preliminary pricing on the gate.**

- b. Updated Bid Sheet: Flacks Scope of Work for 3B/Pricing/Atrium Center- Trish to schedule meeting with Pat to go line by line on his bid sheet.**
- c. Pool Equipment- Steve Strong advised he is ready to send out to pool vendors.**
- d. Lighting around pool/Railings- The railing and lighting for the pool area will be done with Phase 3b.**
- e. Drains**

3. 3B Planning: Steve Strong and Steve Schardt

- a. Contract Extension with Flacks- Waiting on numbers**
- b. Contract Extension with TDC - Bid**

4. Change Orders and Pay Apps: Steve Schardt and Steve Strong- None

5. Action Item List: Building Maintenance and Repair Issues

- a. Ventilator Replacement Update- Trish reported the fans are in but the curbs are being coated. The fans should be installed right after Thanksgiving.**
- b. Bass – Preventive Maintenance- Follow up with Bass.**
- c. BDA System (Fire Safety Issue)/Annual Fire Inspection Compliance-Steve Strong created a comparison spreadsheet. Stellar is the preferred vendor with a bid of \$144,820.00 including a 5-year inspection warranty at \$2000.00 per inspection. The Building Committee recommends to the board to contract with Stellar.**
- d. Gooseneck pipe over column 33-Update- We got a proposal from Gimler to install a gooseneck pipe for \$1200.00. Joe brought the cover to a machine shop and will get retrofitted for \$130.00.**
- i. NE Elevator Machine Room AC- We received 3rd proposal for \$5700.00; we will have Monumental replacement for \$2400.00.**
- e. Hotwire Discussion- Dan and Scott Goss have been negotiating with Hotwire for upgrades. Hotwire agreed to faster internet speeds; we are waiting to hear about upgraded equipment.**

6. Owner Q&A

7. Adjournment.