

**MONDAY September 8, 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- Pat reported majority of noisy work will be complete within the next 2-3 weeks. The railing installation is underway this week. Flacks grinding down the east catwalks to prepare for waterproofing.**
- b. Update: West Side Slip Joint Repairs- All slip joints are complete, just waiting on Bass United to repair the speaker wires so Flacks can pour concrete.**
- c. Painting Schedule- Flacks to pressure clean and start painting atrium within the next 2 weeks.**
- d. Catwalk Railing Installation- Started this week.**
- e. CO 1 – Tariff Documentation- Pat to follow up with railing company for the tariff documentation.**
- f. Revised Proposal for P2 Driveway Concrete Repair/Trench Drains (CO#3).- The pricing on this change order needs discussion.**
- g. Perimeter Railing Update- Drawing not in yet, Pat to follow up.**
- h. Metal Doors (MAIN FPL DOOR). This door is expected tomorrow. Will confirm with Trish as we will need to coordinate with FPL.**
- i. Alarm Conduit on Floors 1 and 6 near slip joints- Bass United sending crew out tomorrow.**

2. 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG) – SCOPE OF WORK/ BIDDING PROCESS

- a. Design of Atrium Center- We should have preliminary for next BC meeting.**

- b. Pool Equipment Engineering Update/Pool Contractors-time to get contractor bids. Steve Steong will do.**
- c. Scope of Work for 3B: Bid Sheet Review- We are waiting for Pat to provide his bid sheet for Phase 3B. Then we can move forward with a contract extension.**
- d. Contract Extension with Flacks**
- e. Contract Extension with TDC**

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

- a. Change Orders: Change Order #3 P-2 Driveway Concrete Repair/Trench Drains- This is now Change Order #8. The pricing needs to be negotiated and presented at next BC meeting.**
- b. Pay Apps- being reviewed.**

4. Action Item List: Building Maintenance and Repair Issues

- a. Ventilator Replacement Update – Additional coatings? Hilton presented the option to add additional coatings on top of the factory coatings- Building Committee did not support the extra cost. Will continue with original order.**
- b. Bass – Inspection/Preventive Maintenance/Speakers- Bass to be sent an email asking for comprehensive review of alarm history.**
- c. BDA System (Fire Safety Issue)/Annual Fire Inspection Compliance- We have 2 proposals that are very expensive. Steve Strong to get a 3rd company to come and assess.**
- d. Irrigation and Landscaping of North/South Side- On hold.**
- e. Lobby Elevator Machine Room Door-needs replacement- Trish to get quotes for replacement door.**
- f. Service Elevator Air Conditioning unit- needs replacement- We have 2 proposals, one for \$6554.00 from A1 and the other for \$2400.00 from Monumental AC. We cannot wait to replace it so we will present to the board for approval when we get written estimate from Monumental AC.**

5. Owner Q&A

6. Adjournment.