

Overlook Condominium

Phase 3 Atrium Renovation – Project Update

Date: December 1, 2025

The following reflects discussions, observations, and forward projections from the walk-throughs and coordination efforts conducted on **November 26, 2025**.

Tile Work

- John (TDC) conducted a final walk-through to confirm tile layout change per the ACG drawings, with all parties present and the board had agreed to let John put it down the way he thought looked better with the size if the tile and the building layout.

Current Status (John / TDC):

- **7th Floor East Breezeway:**
 - 90% tile installation completed
 - 50% grout installation completed
- **6th, 5th, and 3rd Floor East Breezeways:**
 - Tile installation and grout installation fully completed
- **Upcoming Work:**
 - Tile installation on the **2nd floor Breezeway** begins Monday, **December 1st**, with estimated completion on **Wednesday, December 3rd**.
 - **7th Floor Catwalk Tile Installation:**
John plans to begin Thursday, **December 4th**.
This will require assistance from Trish for resident notifications, as work will occur in both directions (Stacks 16, 15, ... and Stacks 01, 02, ...).

Notes For Discussion:

1. **4th Floor Ponding Issue:**
John reports the ponding is significant and requires further discussion before tile work can begin.



Painting

- **7th Floor:** Completed
 - **6th Floor:** Completed
Two doors remain to be painted; all other painting work is complete.
 - **5th Floor:** In Progress
 - Pressure cleaning and blue film protection were completed on **Wednesday, November 26th**.
 - Seal coat application begins **Monday, December 1st**, with an estimated completion date of **Friday, December 12th**.
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Railings

- Core drilling for railing installation was completed **Monday, November 24th**.
 - Railings were sent to paint on **Tuesday, November 25th** and are scheduled for delivery by or on **Friday, December 5th**.
 - Crews will begin to move railings up on each floor starting **December 3rd**.
 - Full installation will commence the week of **December 8th**.
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Flash Patching

- Flack's crew has **two remaining areas** to flash patch on 7th floor **Monday, December 1st**, then will transition to the **6th floor by noon** the same day.
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Holiday Closure Schedule

- **Holiday Break:**
Crews will shut down Friday, **December 19th at noon**, and return **Monday, January 5th, 2026**.

