

BUILDING COMMITTEE REPORT MONDAY, JANUARY 29, 2024 @ 3:30 P.M.

ACCOMPLISHMENTS:

01 AND 16 STACK RAILINGS INSTALLED- INSPECTED AND WRAPPED IN PLASTIC. OWNERS CAN GO ON THEIR BALCONIES BEFORE 8:00 A.M. AND AFTER 5:00 P.M. MONDAY TO FRIDAY AND ALL DAY ON WEEKENDS. READY FOR WATERPROOFING.

BREEZEWAYS ARE ALL FORMED, INSPECTED, SLIP JOINTS REPLACED. READY FOR CONCRETE PLACEMENT THIS WEDNESDAY, JANUARY 31, 2024, AT 10:30 A.M. CONCRETE WILL NEED TO CURE FOR 7 DAYS THEN THE FORMS CAN BE REMOVED, START STUCCO AND PREPARE FOR WATERPROOFING.

THERE ARE A COUPLE OF FULL DEPTHS REPAIRS NEEDED ON THE SECOND FLOOR THIS WILL TAKE PLACE AFTER CONCRETE PLACEMENT SOMETIME NEXT WEEK.

FLACKS IS PREDICTING PHASE 1 CONCRETE RESTORATION PROJECT WILL BE COMPLETE BY END OF MARCH.

ALL BREEZEWAY EDGES ARE COMPLETE AND WAITING ON RAILINGS TO BE DELIVERED.

CHANGE ORDER/ISSUES:

CHANGE ORDER # 11- THIS IS FOR THE CONCRETE WORK NEEDED TO INSTALL NEW DRAINPIPE FROM THE BASE OF THE STAIRS BY THE POOL BATHROOMS. COST \$5000.00. THE BUILDING COMMITTEE APPROVED THE CHANGE ORDER TO BE SENT TO THE BOARD FOR APPROVAL.

CHANGE ORDER # 4 BEACH GATE REPLACEMENT-THIS IS FOR THE ATRIUM BEACH GATE. COST \$12,450.00. DRAWING OF GATE RECEIVED FROM FLACKS. ACG ENGINEERING WANTS TO CHANGE UP THE DESIGN AS THE CURRENT DESIGN HE DOESN'T FEEL WILL BE STRONG ENOUGH. THIS WILL NOT CHANGE THE PRICING. THE BUILDING COMMITTEE APPROVED THE CHANGE ORDER PENDING THE DESIGN TO BE SENT TO THE BOARD FOR APPROVAL.

CHANGE ORDER # 12 MEZZANINE- AFTER SOME RESEARCH- FLACKS OPENED UP SEVERAL SPOTS TO SEE IF THE ANGLE IRON NEEDING REPLACEMENT ACTUALLY IS HOLDING UP THE SLAB AND IT IS STRUCTURAL. THE ENGINEER GAVE A BRIEF EXPLANATION OF WORK NEEDED. COST \$42,450.00. THE BUILDING COMMITTEE APPROVED THE CHANGE ORDER TO BE SENT TO THE BOARD FOR APPROVAL.

2 WEEK PLAN:

CONTINUE THE BREEZEWAY STUCCO AND BEGIN WATERPROOFING.

01 AND 16 STACKS TO BE SCHEDULED FOR WATERPROOFING.

TRASH ROOM WATERPROOFING- THIS WAS A CHANGE ORDER APPROVED BY THE BOD. FLACKS WILL SCHEDULE. NOTE OWNERS WILL NOT BE ABLE TO USE THE TRASH CHUTES ON EACH FLOOR FOR 2 WEEKS AS THIS IS TIME LENGTH NEEDED FOR THIS TO BE COMPLETED.

FLACKS TO EXPOSE THE COLUMN IN P1 THAT HAS LEAKS SURROUNDING IT AND INVESTIGATE HOW TO REMEDY LEAK.

FLACKS WILL ORDER THE ANGLE IRON NEEDED FOR MEZZANINE. THIS WILL TAKE APPROX A WEEK FOR MATERIALS AND A MONTH TO COMPLETE.

APPROVE PAY REQUEST #7. ACG ENGINEERING, MANAGER, BOARD AND BUILDING COMMITTEE REVIEWED PAY REQUEST. THE BUILDING COMMITTEE APPROVES SENDING THE PAY REQUEST TO THE BOARD FOR APPROVAL AND PAYMENT.

FUTURE PHASE 2 AND 3- 90 BALCONIES OF CONCRETE WORK AND ATRIUM AND ALL CATWALKS. THE ENGINEER AND FLACKS WORKED TOGETHER TO GET SEVERAL CHOICES TO POSSIBLY SAVE MONEY ON THESE PROJECT.

THE BALCONY OPTIONS ARE TO REMOVE 9 INCHES OF EDGE, 12X9 EDGE FOR RAILING POST POCKETS OR CORE DRILLING. AFTER MUCH DISCUSSION THE CONSENSUS FOR THE BALCONIES WAS TO REMOVE ALL EDGES. THE ENGINEER WILL PREPARE THE OPTIONS TO SEND OUT FOR BID. BIDS TAKE 3 -4 WEEKS TO GET.

THE ATRIUM/CATWALK OPTIONS ARE TO REMOVE ALL EDGES BACK 9 INCHES, 12X9 EDGE FOR RAILING POST POCKETS OR CORE DRILLING. THE ATRIUM/CATWALK WILL HAVE ALL TILE REMOVES AND ALL CONCRETE SLABS WILL BE WATERPROOFED SO IT IS NOT NECESSARY TO REMOVE ALL 9 INCHES. THIS COULD POSSIBLY SAVE US APPROX \$489K ON THE CATWALKS.

THE BUDGETARY NUMBERS FOR THE BALCONIES FULL EDGE \$2,388,889.00- 12X9 EDGE REPLACEMENT \$2,055,339.00 – CORE DRILLING \$1,951,614.00. NOTE THIS DOES NOT INCLUDE OVERRUN, ENGINEERING FEES OR PERMITS.

THE BUDGETARY NUMBERS FOR THE CATWALKS FULL EDGE \$4,332,387.00 – 12 X9 EDGE REPLACEMENT \$3,919,137.00- CORE DRILLING \$3,843,137.00. NOTE THIS DOES NOT INCLUDE OVER RUN, ENGINEER FEES, PERMITS, REPLACEMENT OF THE ARTIFICIAL SOD, REPLACEMENT OF ROCKS, PLANTS, PERGOLAS.

STEVE WITH ACG ENGINEERING WILL PROVIDE POST POCKET DETAIL.

ACG ENGINEERING WILL PROVIDE SPECS FOR PHASE 2 AND 3 TO SEND OUT FOR BIDDING.

PAYMENTS:

SPECIAL ASSESSMENTS AS OF 01/16/2024

TOTAL COLLECTED TO DATE: \$2,394,767.80

TOTAL SPENT TO DATE: -\$1,453,906.94

BALANCE \$940,860.86

FIRST INSTALLMENT PAID BY ALL OWNERS.

SECOND INSTALLMENT PAID BY ALL OWNERS.

THIRD INSTALLMENT PAID BY ALL OWNERS.

NOTE TO ALL OWNERS:

ALL PAID INVOICES ARE AVAILABLE ON OUR WEBSITE.

ALL ENGINEERS' REPORTS ARE AVAILABLE ON OUR WEBSITE.

ALL CONCRETE RESTORATION PROGRESS PICTURES AVAILABLE ON OUR WEBSITE.

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