

BUILDING COMMITTEE REPORT

**BUILDING COMMITTEE MEETINGS ARE SCHEDULED THE SECOND AND FOURTH
MONDAY OF EACH MONTH AT 3:00 P.M.**

APRIL 24, 2023

ACCOMPLISHMENTS: FLACKS & ACG PROVIDED THE SAFETY PLAN AND PLACEMENT OF EQUIPMENT PLAN. ATTACHED TO THE REPORT.

FLACKS PROVIDED WORK PLAN FOR P-2. WORK WILL NOT BE IN NUMERICAL ORDER JUST NUMBERED FOR THE DIFFERENT SECTIONS OF WORK NEEDED. CARS WILL NEED TO BE MOVED. FLACKS WILL BUILD PLASTIC DUST WALLS TO KEEP MAJORITY OF DUSTY OFF CARS. ATTACHED TO THE REPORT.

FLACKS PROVIDED CONCRETE RESTORATION PROJECT WEEKLY PLAN – ONCE PERMIT IS APPROVED AND IN HAND- WE HAVE THE FIRST 5 WEEK PLAN.

ONCE PERMIT ISSUED MOBILIZATION TO BEGIN 2 WEEKS FROM THAT DATE. POSSIBLE START DATE MAY 15, 2023 – JUNE 1, 2023.

FLACKS PROVIDED ALTERNATE PRICING FOR DIPPED GALVENIZED REBAR- ADDITIONAL \$2.50 A LF CHANGE ORDER COST \$8750.00. ATTACHED TO REPORT.

ISSUES: FLACKS TO LOOK AT PRICING FOR GALVENIZED DIPPED REBAR- JOE TOLENTINO PROVIDED ANOTHER VENDOR THAT HAS BETTER PRICING.

2 WEEK PLAN: NEXT COMMITTEE MEETING MAY 8, 2023.

EMAIL TO GO OUT TO 1 AND 16 OWNERS ALL ITEMS MUST BE REMOVED FROM THE BALCONY INCLUDING CEILING FANS AND SCREENS PRIOR TO CONCRETE RESTORATION PROJECT STARTING.

EMAIL TO GO OUT TO ALL OWNERS TO LEAVE CAR KEYS IN CONDO WHEN OUT OF RESIDENCE – WE WILL NEED TO MOVE CARS FOR WORK IN P1 AND P2.

FLACKS TO OBTAIN PRICING FOR DIPPED GALVENIZED REBAR.

PAYMENTS:

FLACKS DEPOSIT \$132,287.50

FLACKS P1 GARAGE LEAK \$12,000.00

ACG ENGINEERING \$3160.00

ACG ENGINEERING \$1880.00

TOTAL \$149,327.50

TOTAL ASSESSMENT COLLECTED AS OF APRIL 2023

TOTAL COLLECTED	\$1,037,070.02
TOTAL SPENT	-\$149,327.50.
BALANCE	\$887,742.52
8 OWNERS PAID ASSESSMENT IN FULL	
4 OWNERS HAVE NOT PAID ASSESSMENT	
1 OWNER OWES PARTIAL FROM 1ST INSTALLMENT.	

Concrete Restoration Project Weekly Plan

Projected to begin May 15, 2023- June 1, 2023, pending permit approval.

All owners will be notified that all items, including any pictures, ceiling fans, etc. must be removed from the balconies.

Internal Weekly Meeting will be held for the first 5-6 weeks of the project. Then will move to every 2 weeks. Building Committee meetings will be held the second and fourth Mondays at 3:00 p.m.

Week 1: Material Deliveries- equipment (swing stage, platform materials) Storage container delivery. Dumpster Delivery. Beach stairs from atrium will be closed.

Build the platform across the east side for swing stage and removal of debris.

Week 2: Preconditional Survey for all units 1 and 16 stack. Balance material delivery- set up all 3 swing stages. Closing off all balconies- blue plastic all sliders.

Week 3: Engineer to fly swing stage to mark out all areas. Remove all railings. Begin Repairs on stacks 1 and 16 and east breezeways.

Week 4: Repairs to continue on east breezeways and stacks 1 and 16 balconies.

Week 5: Repairs to begin at P2. Areas will be divided according to the plan- max 12 parking spaces at a time.

FLACK'S PAINTING RESTORATION

CGC1521737

Hurricane Preparedness Policy Condominium

The Hurricane Preparedness Plan sets forth general guidelines to follow in the days leading up to a tropical weather system event, during the event and the days immediately following the event. The scope of the project will determine the need for a site-specific Hurricane Preparedness Plan to augment the general plan found in the Flack's Painting & Waterproofing Inc.'s EHS plan.

Before the storm

Tropical weather systems are difficult to accurately predict beyond 72 hours of movement and development or within a 200-mile radius. Therefore, jobsite preparedness must include constant monitoring of local, regional, and national weather reports to determine the extent of preparedness required for a specific project. Each project will be prepared individually based on the location of the project, the forecasted path of the storm and anticipated strength of the storm. Flack's Management Team will utilize the National Oceanic and Atmospheric Administration (NOAA) forecasting cone to determine commencement of preparation. Securement strategies include but are not limited to and will be billed at a time and material basis per man per hour at the cost of the Association/Owner.

- Daily inspections will be conducted to adequately assess the project and determine the extent of preparation needed.
 - If hurricane protection has been removed as part of the scope of work of the project, confer with building management to determine an agreed upon hurricane protection strategy.
- Flack's will work to minimize the amount of materials delivered to and stored on the project in the days leading up to the storm.
- Materials, equipment, and debris may be removed from exposed areas – especially roof tops, parking structure top decks, plazas and balconies.
 - If not removed, materials, equipment and debris will be secured.
- Suspended scaffolds may be secured or dismantled and removed from site. Hoist lines will be removed to prevent them from damaging a façade in high wind.
- Supported scaffolds may be dismantled or guys and ties increased to reinforce support. Debris netting and privacy screening will be removed to reduce wind shear.
- Dumpsters may be removed or covered.
- Temporary fencing may be removed or reinforced.
- Reasonable efforts will be made to reinforce any temporary water proofing required to prevent water intrusion.
- Jobsite trailers may be removed or secured.
- All trucks and equipment will be filled with fuel to ensure operating capabilities after the storm.
- The Flack's Management Team will meet daily to discuss and plan for the storm.
- Emergency supplies may be ordered and stored remotely. Flack's will confer with building management regarding payment for pre-purchased emergency response materials and what arrangements will be made if the materials are not used for the project.



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Hurricane Preparedness Policy
Condominium

During the Storm

It is Flack's company policy for all employees to shelter-in-place during dangerous weather conditions. At no point will Flack's employees be dispatched to any location under a Hurricane or Tropical Storm Warning issued by the National Weather Service.

After the Storm

Once the National Weather Service Storm Warning(s) expire in the region a project is located, the Flack's Management Team will dispatch employees to the project to assess the condition of the project to determine if an emergency response is required. Should emergency response be required, the following guidelines should be followed:

- Contact Building Management to communicate the condition of the project and anticipated response.
- Alert Flack's Painting & Waterproofing Inc.'s Safety Department of the project condition. Flack's Safety Department 24-hour response number is (954) 553-0544.
- Avoid dangling powerlines – assume they are energized at all times.
- Document the condition of the property photographically.
- Response team will be dispatched as needed, only when safe to do so.
- Jobsite will be re-mobilized to original condition on time/material basis to resume work once it is safe to do so.

PHASE I

1. Contractor shall make an examination of the site and remove or safely store all loose debris and materials.
2. Contractor shall make a listing of all areas that are under construction and the problems that may be encountered to make these areas safe in the event of a strike.
3. Contractor shall make arrangements for all of the necessary labor, materials and equipment to make the site safe and structurally secure.
4. Contractor shall provide additional names and phone numbers of personnel that can be called prior to the storm to assist in making the site secure.

PHASE II

1. In addition to all the items for Phase I, Contractor shall establish a storm watch to include the following actions within 72 hours of the storm entering the area:
2. Contractor shall make arrangements for all dumpsters to be removed in the event it is determined that the site is a potential hurricane strike zone.
3. Contractor shall make all arrangements to have all aerial access equipment and all other lifting systems lowered and made secure so they will cause no damage to the building(s):



FLACK'S PAINTING RESTORATION

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Hurricane Preparedness Policy Condominium

PHASE II Continued...

4. Contractor shall hurricane proof all his/her storage facilities, by hurricane anchors, strapping or whatever other means are necessary to ensure that they will not create a hazard or danger to the buildings, vehicles or persons associated with the property.
5. Contractor shall make all arrangements to remove all power supplies, equipment, and materials from the building to make the buildings safe electrically in the event of a hurricane strike.
6. Contractor shall make all arrangements to remove from the site all materials and equipment that cannot be stored in secure facilities at the site.
7. Contractor shall make all arrangements to provide the labor, materials, and equipment to keep the buildings watertight, for those areas where his/her work(s) has made the building subject to water intrusion or flooding.
8. Contractor shall deliver $\frac{3}{4}$ " minimum thickness plywood and dimensional lumber required for "board-up."

PHASE III

1. In addition to all the items for Phase II, Contractor shall implement the following actions and any additional actions the Engineer of Record may require:
2. Contractor shall stop work and devote his total efforts to accomplishing all the necessary actions to make the site secure. If additional work is necessary to make the site secure, the Contractor may proceed with the approval of the Engineer to continue work but must provide additional personnel to accomplish all the required hurricane related actions.
3. Contractor shall remove from the site all loose materials.
4. Contractor shall bring down from the buildings all materials removed from the structure and place them in the dumpster.
5. After all loose debris and materials have been placed in the dumpster the Contractor shall make arrangements to have the dumpster removed from the site.
6. All tools and materials must be removed from the site or stored in secure enclosures.
7. All enclosures must be checked to ensure that all required Hurricane Securing devices are in place and secure.
8. All equipment that cannot be stored inside of secure storage enclosures must be removed from the site.
9. All areas of the building(s) that the Contractor has opened or broken the envelope shall be made secure by reinstallation of original closure or by the use of $\frac{3}{4}$ " minimum thickness plywood and dimensional lumber. This system must be secured to the structure of the building(s).



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Hurricane Preparedness Policy Condominium

PHASE III Continued...

10. All lifting devices shall be removed and stored in secure locations. If secure locations are not available on site, all items shall be removed from the site and stored off-site.
11. All aerial access equipment shall be made hurricane-proof or removed from the site and stored off-site.
12. Contractor shall shore or brace all areas that are not completed or secure to assure hurricane resistance.
13. Contractor shall inspect the site to assure that all necessary precautions have been performed to make the building secure from damage resulting from his/her works.

PHASE IV

1. In addition to all the items for Phase III, Contractor shall perform the following works:
2. Contractor shall remove from the building(s) all cabling, and hoist equipment associated with the project and store in a secure location. If there is no secure location on-site, then these items must be removed from the site for storage off-site.
3. Contractor shall sweep broom clean all areas of work to minimize wind-borne debris. All materials from these sweepings must be removed from the site.
4. All materials and equipment to be stored on-site must be checked and secured so as not to present a hazard to the buildings, vehicles and persons that are part of the occupants and operating persons of the premises.
5. Contractor shall make a final site check to assure compliance with the requirements of these specifications.

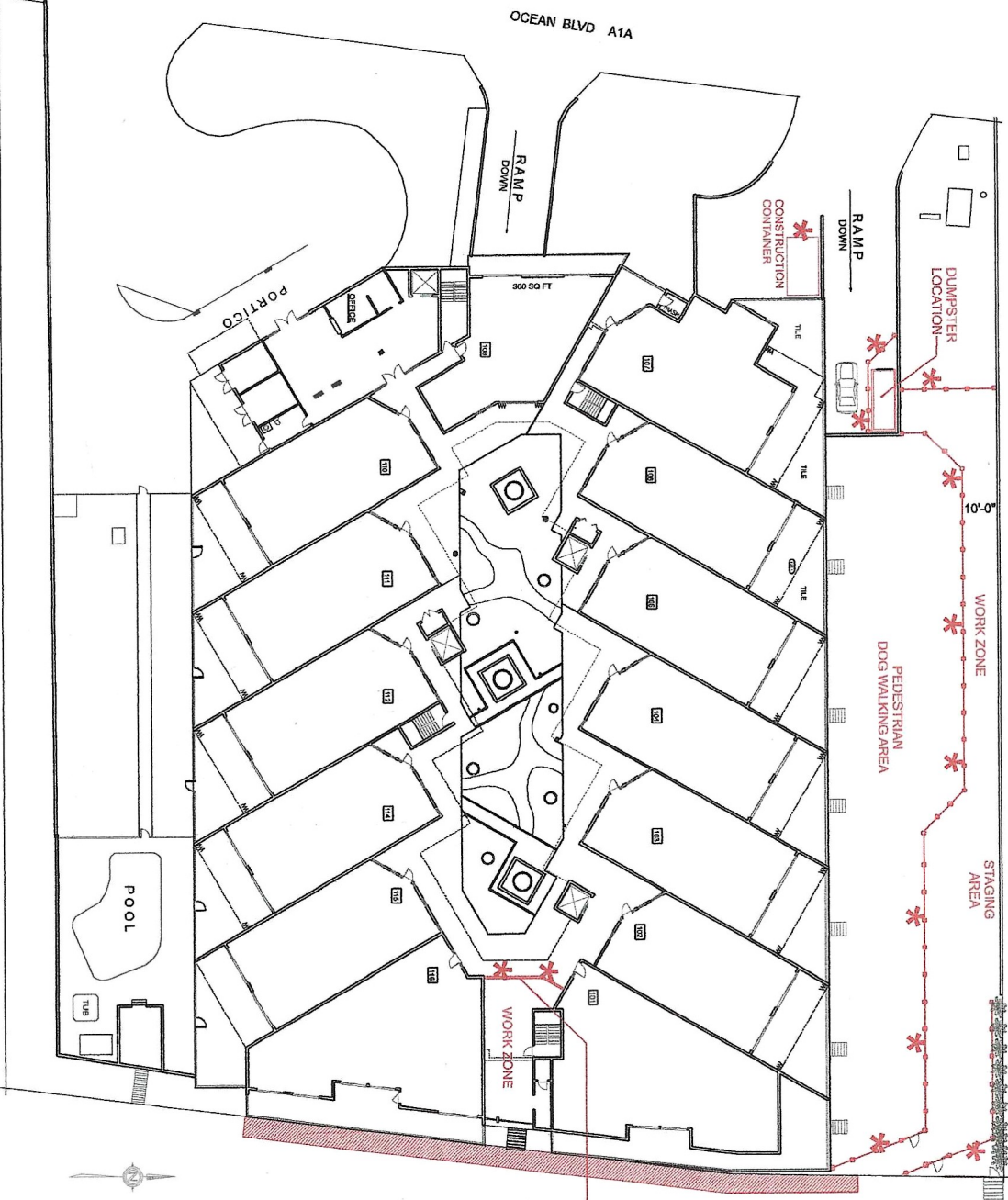
As soon as possible but not later than 10 days after a hurricane, Contractor shall remove all protection and remobilize the site in order to continue the Work. Contractor shall remove any construction related debris. Contractor shall inspect the building and submit a damage assessment to the Owner and Engineer.

HURRICANE PLAN PHASES			
Manpower hourly rate (\$/hr)	\$ 85.00	Hourly Rate	TBD
Phase I (Billed hourly but provide NTE amount)		NTE	\$ 5,000.00
Phase II (Billed hourly but provide NTE amount)		NTE	\$ 10,000.00
Phase III (Billed hourly but provide NTE amount)		NTE	\$ 15,000.00
Phase IV (Billed hourly but provide NTE amount)		NTE	\$ 20,000.00



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SITE PLAN



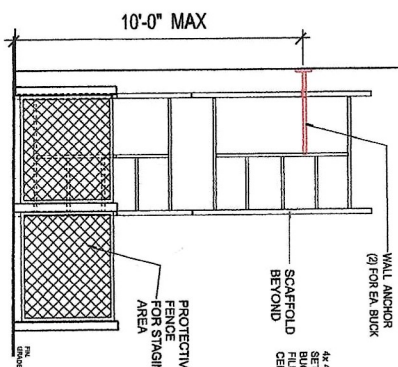
SIGNAGE # 1



SIGNAGE # 2

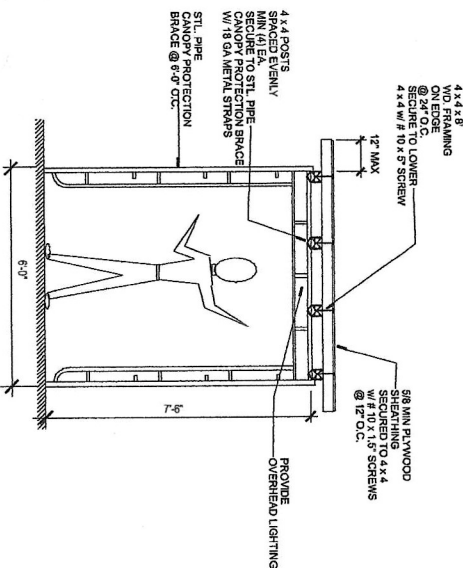
LEGEND

- OVERHEAD PEDESTRIAN PROTECTION
- SCAFFOLD SYSTEM FOR SWING STAGE LANDING
- ORANGE SAFETY NETTING PERIMETER
- SAFETY SIGNAGE NETTING PERIMETER

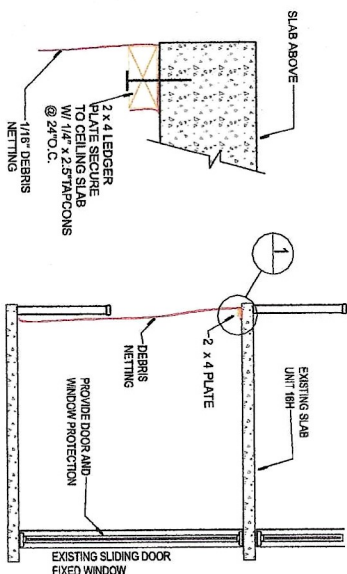


SCAFFOLD ATTACHMENT

SAFETY NETTING POST



OVERHEAD PROTECTION PEDESTRIAN WALKWAY



BALCONY SECTION

1 PLATE DETAIL



REVISIONS:

AREA DATE

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THE OVERLOOK

1167 HILLSBORO MILE, HILLSBORO BEACH, FL. 33062

NAME

PROJECT # 010822

DATE 11/11/22

DWG. BY S.L.S.

PLAN LS-1

SCALE

HENRY S. KREH, P.E. PE #39539 hkreh@acg-eng.com

1-10

THE OVERLOOK

ACG
Engineering Services Inc.



SEAL: []
HENRY S. KREH P.E.
PE #39539

LEGEND	
	EXPANSION JOINT
	COL. REPAIR