

BUILDING COMMITTEE REPORT OCTOBER 2,2023

BUILDING COMMITTEE MEETINGS ARE SCHEDULED THE SECOND AND FOURTH MONDAY OF EACH MONTH AT 3:30 P.M.

ACCOMPLISHMENTS:

16 STACK POURED AND STUCCO BEING APPLIED TO THE EDGES. RAILINGS ARE IN FABRICATION AND SHOULD BE DELIVERED MID OCTOBER. THE NEXT STEP IS TO INSTALL RAILING AND WATERPROOFING.

01 STACK FORMS ARE ON ½ OF ENTIRE STACK, REMAINDER FORMS WILL GO UP THIS WEEK. 01 STACK CONCRETE POUR IS SCHEDULED FOR OCTOBER 16, 2023, WEATHER PENDING. BLOCK OUTS FOR THE RAILINGS WILL GO IN- FORMS OFF WITHIN 5 DAYS.

P-2 PART 4 OF THE GARAGE (NORTHWEST CORNER) WILL BE DONE WITHIN A WEEK. THERE ARE REPAIRS NEEDED TO BE DONE IN THE MIDDLE DRIVEWAY. P2 WILL BE COMPLETE WITHIN THE NEXT 2 WEEKS. AFTER COMPLETE FLACKS WILL PRESSURE CLEAN THE ENTIRE GARAGE BEFORE THE MOVE TO P-1.

P-1 WILL BE DIVIDED IN 6 PARTS.

BREEZEWAYS: 7TH FLOOR ALL OVERHEADS COMPLETE. 6TH FLOOR OVERHEADS COMPLETE. 5TH FLOOR IN PROGRESS. 4TH FLOOR/3RD FLOOR/2ND FLOOR HAVE FULL DEPTH REPAIRS ARE IN PROGRESS. EDGES AND RAILING REMOVAL TO BE ADDRESSED IN APPROX. 3-4 WEEKS.

CHANGE ORDER/ISSUES:

BREEZEWAYS ARE CANTILIVERED SLABS. THIS MEANS THE 01 STACK IS ATTACHED TO THE 16 STACK VIA A SLIP JOINT. THERE ARE PINS THAT GO INTO A SLEEVE AT THAT SLIP JOINT THIS IS TO ALLOW FOR MOVEMENT. THE PINS THAT HAVE BEEN EXPOSED ON 5 AND 4 ARE CORRODED AND IN NEED OF REPLACEMENT. REPLACEMENT PINS WILL BE STAINLESS STEEL AND INSERTED IN PVC SLEEVES TO PREVENT FUTURE DETERIORATION.

THE ENGINEER HAS SENT OVER A PLAN FOR THESE REPAIRS. SO FAR WE WILL NEED TO REMOVE THE WINDOWS AT 516 AND 416 TO MAKE THESE REPAIRS. FLACKS WILL BUILD A DUST WALL IN BOTH UNITS SO THESE REPAIRS CAN BE ACCOMPLISHED. WE ARE WAITING FOR THE CHANGE ORDER FROM FLACKS.

ACG WILL BE DOING A DETAILED ASSESSMENT ON EVERY FLOOR WHERE THESE SLIP JOINTS ARE AND WE WILL ADDRESS ANY IN NEED OF REPLACEMENT. THE OFFICE WILL REACH EACH OWNER INDIVIDUALLY.

2 WEEK PLAN:

16 STACK- STUCCO TO BE FINISHED. RAILINGS EXPECTED MID OCTOBER.

WATERPROOFING BREEZEWAY – FLACKS FINALLY HAS NUMBERS FOR THE LATICRETE SYSTEM. THEY WILL PROVIDE AND A SPREADSHEET COMPARING WILL BE SENT TO THE BUILDING COMMITTEE.

LATICRETE IS A 2 LAYER WATERPROOFING SYSTEM THAT REQUIRES TILE TO BE INSTALLED WITHIN 30 DAYS OR THE WARRANTY IS VOIDED. IT ALSO REQUIRES ALL LATICRETE THIN SET, GROUT, FLOATING MATERIAL, FOR THE TILE INSTALL. TILE MUST BE INSTALLED BY FLACKS FOR WARRANTY.

SIKA IS A 3 LAYER SYSTEM THAT FLACKS HAS BEEN USING FOR DECADES AND IT HAS PROVEN ITSELF. THIS SYSTEM YOU CAN INSTALL TILE WHENEVER NO TIME LIMIT. TILE CAN BE INSTALLED BY ANYONE.

NEXT MEETING – MONDAY, OCTOBER 16, 2023, AT 3:30 P.M.

PAYMENTS:

SPECIAL ASSESSMENTS AS OF 10/04/2023

TOTAL COLLECTED TO DATE:	\$1,757,536.05
TOTAL SPENT TO DATE:	- \$726,758.57
BALANCE	\$1,030,777.48

FIRST INSTALLMENT PAID BY ALL OWNERS.

SECOND 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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