

## **BUILDING COMMITTEE REPORT TUESDAY, NOVEMBER 7, 2023**

### **ACCOMPLISHMENTS:**

**16 STACK PRESSURE WASHED, PARTAIL REPAIRS TO SLAB EDGE ON 7<sup>TH</sup> FLOOR. RAILINGS WERE DELIVERED BY RAILING COMPANY AND DROPPED AS THEY WERE BEING DELIVERED SO WERE SENT BACK AS SOME WERE DAMAGED. RAILING COMPANY WILL BE REPLACING DAMAGED RAILINGS.**

**ALL DRIP EDGES DONE ON 16 STACK. STUCCO FINISHED ON 16 STACK.**

**01 STACK EDGES WERE POURED, FORMS REMOVED. WILL BEGIN STUCCO.**

**BREEZEWAYS- 7,6 COMPLETE. 5<sup>TH</sup> FLOOR TO 1<sup>ST</sup> STILL IN PROGRESS OF REPAIRS. THE REASONING THIS IS TAKING SO LONG IS THEY ARE NOT ALLOWED TO REMOVE MORE THAN A 6FT X 6FT SECTION AT A TIME.**

**P-2 IS COMPLETE- WE WILL BE SCHEDULING ANOTHER PRESSURE WASH.**

**P-1 PART 1 IS COMPLETE. WE WILL BE MOVING TO PART 2 (NEXT LOCATION).**

### **CHANGE ORDER/ISSUES:**

**CHANGE ORDER #9 DUE TO THE BREEZEWAYS BEING CANTILIVERED – THE ENGINEER HAD SEVERAL AREAS EXPOSED TO TEST THE SLIP JOINTS. THE PINS ARE 12 INCHES APART ALL EXISTING PINS ARE BEYOND THEIR USEFUL LIFE. THEY ARE MADE OF STEEL ALL ARE IN BAD SHAPE AND FROZEN SO NOT ALLOWING THE SLAB TO MOVE. WE HAVE NO CHOICE BUT TO REPLACE ALL OF THEM ON ALL 6 FLOORS. THIS WORK WILL ADD ANOTHER 6-8 WEEKS OF WORK.**

**THE CHANGE ORDER IS TO REMOVE 2 FT OF CONCRETE ALONG THE SLAB AT THE 16 STACK AND REPLACE ALL OF THE SLIP JOINTS WITH STAINLESS STEEL PINS AND PVC SLEEVES. THE REASON FOR THIS FAILURE IS THAT WHEN THE BUILDING WAS BUILT BY THE DEVELOPER THEY DID NOT WATERPROOF ANY OF THE CATWALK BREEZEWAYS AND INTERIOR WALKWAYS. THIS WORK NEEDS TO BE DONE FOR THE SAFETY OF THE BUILDING. THE COST IS NOT TO EXCEED \$225k.**

**THIS WILL BE REFERRED TO THE FINANCE COMMITTEE FOR FUNDING.**

### **2 WEEK PLAN:**

**01 AND 16 STACK WILL BE PRESSURE WASHED TO GET READY FOR WATERPROOFING AND PAINTING.**

**REMOVE BREEZEWAY RAILINGS AND BREEZEWAY EDGES.**

**HOPING THE 16 STACK RAILINGS WILL BE BACK IN 2 WEEKS. NO RAILINGS WILL BE INSTALLED PRIOR TO THANKSGIVING.**

**THANKSGIVING WORK SCHEDULE IS MONDAY FULL DAY, TUESDAY FULL DAY, WEDNESDAY 1/2 DAY WORK 1/2 FULL CLEAN UP OF WORK AREAS. NO WORK THANKSGIVING AND FRIDAY.**

**NEXT MEETING – MONDAY, NOVEMBER 27, 2023 @ 9:00 A.M.**

**PAYMENTS:**

**SPECIAL ASSESSMENTS AS OF 11/7/2023**

<b>TOTAL COLLECTED TO DATE:</b>	<b>\$1,757,536.05</b>
<b>TOTAL SPENT TO DATE:</b>	<b>-\$1,229,153.96</b>
<b>BALANCE</b>	<b>\$528,382.09</b>

**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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