

BUILDING COMMITTEE REPORT TUESDAY, NOVEMBER 27 2023

ACCOMPLISHMENTS:

16 STACK RAILINGS BEING DELIVERED ON WEDNESDAY. THIS STACK HAS BEEN PRESSURE CLEANED AND READY FOR PAINT.

01 STACK FINISHING OVERHEAD REPAIRS AT 701. PRESSURE CLEANING AND PREP FOR PAINT. RAILINGS SHOULD BE DELIVERED IN A COUPLE WEEKS.

BREEZEWAYS: FLACKS IS INSTALLING 350-400 SHORING POSTS THROUGHOUT THE BREEZEWAYS AS WELL AS P1 AND P2 GARAGE TO PREPARE FOR THE FULL DEPTH CONCRETE REMOVAL TO REPLACE ALL SLIP JOINTS.

P1- SEVERAL REPAIRS CONTINUE IN P1. HOPING TO BE FINISHED BY DECEMBER 15, 2023. THEN WILL FOCUS ON COLUMN AT S.E. PART.

MEZZANINE: THIS IS THE ROOM THAT IS LOCATED UNDER THE LOBBY DRIVEWAY. THE ENGINEER HANK ADVISED THIS NEEDS TO BE ADDRESSED. STEVE WITH ACG ADVISED THAT THE COLUMNS LOCATED IN THAT ROOM APPEAR TO BE IN GOOD CONDITION BUT SEVERAL ANGLE IRON BRACKETS NEED REPLACEMENT. ENGINEER AND FLACKS WILL DISCUSS TO GIVE US A CHANGE ORDER FOR THIS WORK. THEY SHOULD BE ABLE TO PROVIDE THEM BY NEXT MEETING.

CHANGE ORDER/ISSUES:

2 WEEK PLAN:

CONTINUE TO INSTALL ALL SHORING POSTS TO BEGIN BREEZEWAY DEMO FOR THE SLIP JOINT REPLACEMENT.

REMOVE ALL EDGES OF EAST BREEZEWAYS AND RAILINGS. THE NEXT 2 -3 WEEKS WILL BE VERY NOISY DUE TO ALL OF THE FULL DEPTH REMOVAL.

01 AND 16 STACK BEING PREPPED AND PAINTED TO GET READY FOR RAILINGS AND WATERPROOFING MEMBRANE. WATERPROOFING MEMBRANE TAKES A FULL 3 DAYS FOR THE APPLICATION. THIS ALSO REQUIRES NO RAIN AS CONCRETE NEEDS TO BE FULLY DRY FOR THIS SYSTEM APPLICATION.

ALL OWNERS IN 01 AND 16 STACK WILL BE NOTIFIED A WEEK IN ADVANCE WHEN THE WATERPROOFING WILL BE APPLIED DUE TO THE STRONG SMELL OF THE MATERIALS.

COMPACTOR ROOM WILL ALSO NEED TO BE ADDRESSED/WATERPROOFED AS WATER PONDS IN THE CORNER AND SEEPS THROUGH THE BASE OF THE WALL CREATING LEAKS IN P1 AND THE BICYCLE STORAGE ROOM. ENGINEER TO GIVE SPECIFICS TO FLACKS SO THEY CAN PROVIDE A CHANGE ORDER FOR THIS WORK NEEDED.

NEXT MEETING – MONDAY, DECEMBER 11, 2023 @ 3:30 P.M.

NO WORK DATES FOR THE HOLIDAYS ARE AS FOLLOWS: FLACKS WILL STOP WORK FOR 2 WEEKS. DECEMBER 25, 2023, TO JANUARY 5, 2024. WORK WILL RESUME JANUARY 8, 2024.

PAYMENTS:

SPECIAL ASSESSMENTS AS OF 11/27/2023

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