

BUILDING COMMITTEE REPORT FOR JULY 15, 2024 @ 3:00 P.M.

- 1. Concrete Restoration Phase 1 Completion: Pat Flack (Flacks) and Steve Schardt (ACG Project Manager/Inspector)**
 - a. Atrium Beach Gate: The top gate inserts are in production. They should be here within the next 3 weeks. When they install the inserts, the gate will be adjusted and then the side rails will be installed.**
 - b. 101 Gate Installation: Pat advised he will try to get the gate installed this week.**
- 2. Concrete Restoration Phase 2 Update: Pat Flack (Flacks), Steve Schardt (ACG) & Steve Strong (Owners Rep)**
 - a. Update on Permits, Timeline: Pat advised he is still waiting for the permit from the Town. All drawings have been submitted. Pat will update the timeline so we can provide it to all owners. (See attached updated timeline)**
 - b. North Side Balcony Progress/Issues: Pat reported that the 2, 3, 4 stack painting is complete. They are still painting the 5 stack. The swing stages have been moved from the 2,3 and 4 stacks. All concrete repairs are complete on stacks 2,3,4 and 5. Swing stages have been moved to the 6 and 7 stacks. The railings have been removed and concrete restoration is in progress. Unit 306 required an intrusion and weather walls have been installed in order to complete the concrete restoration in that unit.**
 - c. South Side Balcony Progress/Issues: All concrete repairs at 15 and 14 stacks are complete. The swing stages have been moved to 12 and 11. They will begin to remove railings and the tile along the edge, then the engineer will do inspections for repairs needed. Painting will then commence at the 16 stack and then work their way around. Railings are in fabrication and expected to be delivered the second week of August. Railings will be installed beginning on the north side of the building, starting with the 2 stack and they will continue to move from stack to stack.**
 - d. Column 33: The problem at Column 33 has been determined to be shear punching, and it is believed to have developed from improper construction at the time the building was first built. Hank, our engineer, developed a plan for repairing it, but he recommends a complete removal of the dirt on the lawn above it, with a new 16" concrete cap and waterproofing. We are waiting for Flacks to give us a proposal for the full area of recommended repair. We also need to remove 1400 sq. ft. of additional dirt to access the area. We are getting pricing from our landscaper and additional vendors to remove the dirt. It has been determined the best place to store the dirt is in the guest parking lot which is on front of the tennis courts. This repair will take a couple of months to complete.**

- 3. Bills & Payouts/Change Orders: (Steve Strong (Owners Rep) and Steve Schardt (ACG))**
 - a. Change order for Column 33: Building Committee and Owner's Rep are ok with the additional days for liquidated damages on this change order. The owner's rep and building committee will research the additional charge of \$8000.00 for the shoring posts.**
- 4. Phase 3 Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG)**
 - a. Review of RFP/Bid Timeline and Process for Phase 3A (Floors 2-7): The bid spec sheet has been given to our Owner's Rep, but the engineer needs to add the attachments and the Owner's Rep needs to review the entire package prior to the package being sent to bidders. The Owners Rep and Steve Schardt will work together to determine who the bid package will be sent to, and the process for evaluating bids. Jason made a suggestion to use a less expensive waterproofing membrane than the Sika product we are using for the balconies and for the breezeways. Steve Strong advised that the less expensive products are prone to failure, but they might be sufficient for the walkways as they are not as Exposed to the elements as other parts of the building. That determination will be made after the current extent of damage to our breezeways is examined. The bid sheet will be sent out asking for for the 2 options (sika option and less expensive option). Once the package is reviewed and complete, it will go out for bid. We will also need to review our tile proposals and tile options for the catwalks and hold a material alteration vote with owners to decide on our new tile.**
 - b. 1st Floor Planning/Phase 3B: ACG and the Owners Rep are also working on a plan for the 1st floor of the atrium and the pool . The owner's rep met with a landscape architect for the atrium area, and he is awaiting answers to several of his questions from us before he provides us with a proposal. We will provide those answers this week. We also met with an aquatic engineer, and he gave us a proposal of \$5-6K for plans in the pool area. We are reaching out to other pool vendors to see if we can tackle this project without an engineer. Our owner's representative advised we will need drawings for permits so we might have no choice but to contract an aquatic engineer. We will discuss it at a future meeting.**
- 5. Fire Alarm System Update: Bass claimed to fix many of the issues and the panel is showing all clear, but the first and second floor speakers are not working. Joe Tolento and Trish have a scheduled meeting with Bass tomorrow to discuss and get a plan of action to remedy.**
- 6. Action Item List – The purpose of our Action Item List is to ensure that repair items around our building are tracked and completed, as there is so much going on at once. See attached updated action item.**

7. Next Meeting: Scheduled July 29, 2024 @ 3:00 p.m. The Building Committee Meetings will be via ZOOM ONLY until further notice.

NOTE NEW START TIME: BUILDING COMMITTEE MEETINGS WILL NOW BE HELD AT 3:00 P.M.

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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