

BUILDING COMMITTEE REPORT FOR JULY 29, 2024 @ 3:00 P.M.

1. Concrete Restoration Phase 1 Completion: Pat Flack (Flacks) and Steve Schardt (ACG Project Manager/Inspector)

Atrium Beach Gate: The top gate inserts are in fabrication and will go to be painted next week. They should be delivered in the second week of August for installation. The side rails will be installed immediately after the inserts.

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 amended permit to be approved by the town. All drawings requested by the town were submitted. We will reach out to see what is causing the hold up this week. A revised timeline with work projections through August were submitted by Pat and are included with this report. Additionally, Claire questioned Pat regarding the anticipated end date for Phase 2. Although the original date for finishing Phase 2 was in February, given the revised work plan and work needed, he is now anticipating that by November he will have essentially finished the bulk of the work, and have moved to the punch list.
- b. North Side Balcony Progress/Issues:** For Stacks 2, 3, 4, 5 all concrete repairs have been completed, and the work has been inspected and approved. The railings are expected to be in the second week of August. Work continues on Stacks 6 and 7. Painting is complete up to the 5 stack. A swing stage has been moved to the 8 stack to begin precondition inspections.
- c. South Side Balcony Progress/Issues:** For Stacks 14 and 15 all concrete repairs have been completed and the work has been inspected and approved. Work is continuing onto the 12 and 11 stacks. Painting is almost complete at the 16 stack and the side wall. The painters will be moving shortly to the 15 and 14 stacks. Swing stages will be moving to the 10 and 9 stack Monday, August 5, 2024. All owners have been notified. Pat advised it generally takes 1 week to paint a stack.
- d. Column 33 (Carried over from Phase 1):** Claire reiterated the importance of this large repair being undertaken. The engineer believes we have ‘shear stress’ at this Column in P1 caused by a failure of the developer to add required additional concrete over that column when the building was built. According to our engineer, we now have “a substantial structural defect” in need of repair. We have received a proposed change order from Flacks for \$250,910.00 to complete this repair, including the \$33,610 already owed Flacks for exploratory work. Flacks, our engineer and owners’ rep are looking into possible less expensive waterproofing materials from 2 different manufacturers to bring down the cost. Pat is meeting with the representative

of Sika this Thursday. Our owners rep has reviewed line-by-line all other costs in proposed CO and said they all are fair and in line with standard prices from other contractors. We will also need to remove all the dirt above Column 33 from an additional 1400 sq ft. In front of the building. We have 3 proposals for dirt removal from \$13,000.00 to \$68,500. The bid for \$13k is from an excavating company named CPRR. As we have not used this company before, Trish will do a background check on CPRR and also request their COI (certificate of insurance). If this all checks out, we plan to recommend using CPRR for the excavation.

3. Bills & Payouts/Change Orders: (Steve Strong (Owners Rep) and Steve Schardt (ACG))

Change order for Column 33 - Waiting for additional information on different waterproofing materials.

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 specs will be ready to be sent out this week for this phase. The specs will be sent to 6 different concrete restoration companies: Flacks, NorthStar, CRT, Restore, Southcoast and USSI. These are all reputable companies that both our owner's rep and ACG are familiar with. The bids will be due by August 19, 2024, and will be reviewed on August 20, 2024. In order to perform concrete restoration on the catwalks, the tile will need to be removed and replaced. Changing the tile color will require a material alteration vote by the owners. As such, we need get working on this now, so we have enough time to approve the tile choice and order materials to be available when the tile is needed. Concrete needs to be waterproofed and tiled immediately so as to avoid water intrusion into the concrete.
- b. Phase 3B (1st Floor and Pool):** ACG and the Owners Rep are also working on a plan for the 1st floor of the atrium and the pool. We received a proposal from a landscape architect for \$23k, which is far too expensive and is not being recommended for approval. Joe Tolento reached out to another architect, and we are waiting for that proposal. ACG to give us an engineering sketch of that floor, including a sketch of drain locations. We will need to come up with a plan for the first floor that also addresses our slip and fall risks, as outlined in our insurance audit discussions. The aquatic engineer proposal for removing our pool equipment from our deck was \$6k. This has not been approved. We will be reaching out to several pool builders to get a budget number on the cost of new equipment and moving it to another location.

- 5. Fire Alarm System Update:** Joe Tolento explained that we are collaborating with Bass to proactively get the fire alarm working properly. This may require replacement of modules. Bass just provided proposals today. We have not had time to review but will this week and report at the next meeting. We are also looking at other vendors for proposals on the alarm.
- 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. Owner Q&A:** Glass railing at the front of the building, and a plan to enhance and possibly add lights to our signs was raised. These items will be explored.
- 8. Next Meeting:** Scheduled August 12, 2024 @ 3:00 p.m. The Building Committee Meetings will be via ZOOM ONLY until further notice.

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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