

BUILDING COMMITTEE REPORT JUNE 17, 2024 @ 3:30 P.M.

- 1. Concrete Restoration Phase 1 Update: Pat Flack (Flacks) and Steve Schardt (ACG Project Manager/Inspector). Phase 1 work to be closed out as noted below.**
 - a. Punch List-** All remaining items on the punch list are being taken care of this coming week as the railing company is scheduled to be here Wednesday.
 - b. Column 33 –** Our engineer advised that the hole needs to be opened up more towards the south as the delamination and cracking of the concrete has continued under the dirt. Steve Schardt will meet with our landscaper this Wednesday to instruct us where to place the dirt and expose the area. Our engineer will be providing a recommended plan for resolving this issue. Claire advised that continuing work addressing column 33 will be handled as part of Phase 2 and Flacks will be providing a new Change Order for approval by the Board.
 - c. Atrium Gate-** The railing company will be here on Wednesday to install the new beach gate.
 - d. Additional Leaks in P1-** Owner's Rep Steve Strong met with management to evaluate the leaks at parking spaces 206 and 207, as well as any additional visible leaks. These leaks are located at expansion joints. The engineer and Owners Rep do not recommend pressure injections, as they often serve only to redirect water. They recommend instead the installation of gutters to relocate the water until the expansion joints are replaced.
- 2. Concrete Restoration Phase 2 update: Pat Flack (Flacks), Steve Schardt (ACG) & Steve Strong (Owners Rep)**
 - a. Permit Status-** Hank Kreh (ACG) approved revised plans for railings. The Town requires hard copies to be delivered to them for the permit. Hard copies will be dropped at Poma for their signatures and then dropped at the Town for them to approve the permit.
 - b. Timeline-** This remains as provided at the last meeting.
 - c. Railings-** The railings as finally approved will be in production within a week.
 - d. North Side Balcony Progress-** The 01 stack has been painted. There are some drip marks on the edges that appear to be from tile installation thin set, among other causes. Pat from Flacks will be out on Wednesday to inspect and remedy. The 02 stack has been pressure cleaned and painting has started. This will continue week by week, with each stack taking a week to paint. Concrete work is mostly complete on stacks 2,3,4 and 5. The 3 intrusions (units 605,604 and 504) are complete, and the weather walls have been removed. Tile still needs to be removed from 605,604 and 705. There is an expansion joint issue at 105 causing a leak into the garage which needs to be remedied, as well a few other expansion joints which need to be fixed (Change Order 2)

- e. South Side Balcony Progress-** The preconditioning survey is complete on the 14 and 15 stacks, blue plastic has been applied to all sliders, and the engineering inspections for this phase are finished. Tile by sliding doors at 715 and 215 will be removed and inspected by ACG this week. Tile at the sliders on 514 and 314 will be removed and inspected by ACG this week. The pool has been covered and is closed until further notice.

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

- a. Flacks Pay Request #2-** Flacks pay request was approved by the engineer, our owner's rep, and was reviewed by the building committee. The pay request is \$108,312.00. This will be paid this week.
- b. Change Orders-**
 - i. Change order 18** for column 33 work will be closed out and a new change order for continuing work will now be part of Phase 2.
 - ii. Change order 19** for the injections at P-1 was not approved and has been voided.
 - iii. Change order 20** for the north stairs was not approved and has been voided. The work was completed by another company.
 - iv. Change order #1** for the recoating of waterproofing on stacks 01 and 16 was not resolved. More research will be done, and this will be brought up at the next meeting.
 - v. Change order #2** for the expansion joints where the balcony meets the building is estimated at \$5500.00. Steve Strong will be addressing liquidated damages with Flacks as they are requesting 2 additional days per 20 LF. It is recommended to the Board for approval upon resolution of the LD issue.

4. Phase 3 Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG)

- a. Phase 3 Timeline/Owner Pause Request-** Claire explained that our engineer filed a 25-year Structural Safety Inspection Report in 2022 for the Overlook, as required by the County and the Town under Florida law. Although our building was essentially found to be safe (not in danger of collapse such as Surfside), the engineer's report noted signs of concrete damage and corrosion on walls, columns, slab floors, ceilings and stair structures and co, especially on catwalks and balcony slabs. The engineer stated that repairs are recommended "at all locations as soon as possible". We are required to follow this and perform the repairs in order to be recertified, and the Town is actively monitoring our progress. As such, we cannot simply decide to pause the work on our building.
- b. Bid Process-** Phase 3 will be sent out for bid. In order to simplify the bidding process and to do the work in an orderly and efficient manner, the bid requirements will be divided into Phase 3A for the floor 2-7 catwalks and

Phase 3B for the atrium ground floor. Steve Schardt to provide a scope of work this week.

- c. Landscape Architect- Steve Strong met with a landscape architect to discuss the planning for the ground floor atrium area and pool area. Awaiting proposal.**
- d. Pool Plans- Trish, Dan Balsamo and Steve Strong met with a aquatic engineer to get a proposal on replacing and relocating the 40 year old outdated pool equipment that sits on our pool deck. Trish will do an analysis of the costs of maintaining and repairing this pool equipment over the last 5 years. This analysis is to be provided to the building committee.**

5. Fire Alarm Repairs – We still have one trouble on a fire alarm panel. Bass United will be out this week to address it. All speakers in units are working, as well as the strobes and horns. Trish is meeting with a couple of vendors this week to get proposals for changing fire alarm companies.

6. Action Item List – See attached updated action item list.

- a. A cellphone for our guards to carry when they make rounds was ordered from Boost Mobile. The phone should be received this week. Once in place we will train staff on how to use call-forwarding, as well as give the cell number to all owners.**

7. Next Meeting: Scheduled June 17, 2024 @ 3:30 p.m. The Building Committee Meetings will be via ZOOM ONLY, until further notice.

PAYMENTS:

Special Assessment as of 06/17/2024

Phase 1 Total Collected to Date: \$2,394,767.80

Total Spent to Date: -\$2,289,251.58

Balance: \$105,516.22

All owners paid the special assessment for Phase 1.

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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