

## **BUILDING COMMITTEE REPORT FOR JANUARY 27, 2025 @ 3:00 P.M.**

- 1. Concrete Restoration Phase 2: Pat Flack (Flacks), Steve Schardt (ACG), & Steve Strong (Owners Rep)**
  - a. Update of Timeline: See section b below.**
  - b. North, South and West Side Balconies – Progress, Railings, Issues: Unit 114 and 115 railings have been ordered and should be delivered in 2 weeks. Phase 2 has a planned completion within the next 2-3 weeks. We still need to schedule the inspections for 8-stack and the first-floor units. Flacks' workmen will be here completing the walk-through and punch out for stacks.**
  - c. Column 33 Schedule and Progress/Schedule and Coordination with Landscaper (Dirt Replacement, Sprinkler System, Shoring Posts) with Flacks and ACG: Brian the landscaper has been here all-day moving dirt from the front so they can install clean fill over column 33. He will then install the remaining dirt from across the street, and any extra dirt will be hauled away. ACG to evaluate how many, if any, shoring posts need to remain at the slab below where the dumpster will be placed for tile removal.**
  - d. Revaluation of Plan for Lobby Ramp: Handicap Access (CO#12 ON HOLD). Possible handicapped pool access through side lobby doors: Claire discussed the possibility of allowing handicapped people through the lobby bathroom/storage room. Trish has done this in the past due to the steepness and unevenness of the driveway. There is enough room for someone to pass through. The decision will be to go back to the original plan for Change Order #12. Claire will contact Rosemary to discuss the plan as she was very concerned about her mother's access to the pool.**
  - e. Metal Door Replacement – Update on Delivery: Original lead time was 4-6 weeks for these doors. It has been 2 weeks since they were ordered so we are looking at another 4 weeks for delivery. We will be inspecting all the other doors to see if any more need replacement for safety purposes.**
- 2. Phase 3A Planning: Pat Flack, Steve Strong, Steve Schardt**
  - a. Contract and Schedule- Flacks contract is complete and ready for signing. TDC Contract is almost ready. The Building Committee recommends approval of the Flacks Contract to the Board.**
  - b. Expectations for Approval Process for Plans/Work: Pat (Flacks) and John (TDC) will produce a plan for removing tile on each floor and installing tile on each floor. All work will be coordinated and relayed to all owners to ensure a smooth process.**

- c. Supervision of Tile Contract – Product Issues. No issues with Pat supervising tile vendor. ACG will produce a detail as far as pattern and tile edge. All parties will sign off on plan.**
- d. Tile Contract and any Remaining Issues: TDC Contract is almost ready. TDC is concerned with warranty issues because the Overlook does not want expansion joints every 8-10 ft., as they will not look good. Our engineer and Owner's rep, as well as building committee members, including Jason who is a property developer, do not think they are necessary as long as the proper elastic-type grout is used. Expansion joints will be placed along the walls of the building, and where they currently exist across the walkways. Jason advised these manufacturer warranties are pretty "worthless anyway", as they always deny claims. Joe Tolento to discuss contract issues with John of TDC so we can get the contract ready and signed. Steve Schardt to provide the Overlook and Flacks an explicit plan for the tile layout, so we can all review it and ensure concurrence.**
- e. Phase 3A planned schedule: Pat will reinstate a written timeline for presentation at our BC meetings. The current plan, after the precondition videos are taken and equipment is mobilized, is to start on the 7<sup>th</sup> floor. Tile will be removed first on the walkways and then concrete restoration work can begin. Temporary railings will be installed as railings are removed. The expected order of work after that will be painting, railing installation, waterproofing, tiling and then edge completion. Changes to this plan may occur depending on the conditions encountered.**

**3. Change Orders and Pay Apps: Steve Strong, Steve Schardt.**

**Pay Request # 6 has been submitted. We are still waiting for ACG to review/approve so the bill can go to Strong Associates for approval. Steve with ACG promised he will review it this week. Pay request #6 is for \$849k.**

**4. Action Item List: Building Maintenance Issues**

- a. Generator Exhaust- Experiment with Duct Work- All experiments done did not work. Trish reached out to the generator company to see if they can reduce the testing of an hour every Thursday to 20 minutes. They advised that we could reduce the time. Trish to schedule Genserve to reduce the time and then we will see if this reduces the diesel smell to an acceptable level.**
- b. Fire Alarm Project- Bass United Update – Bass United completed all repairs and so far, we have not had any false alarms. Bass United finally**

- produced the report of our trouble tickets, but it is many pages long and does not provide the requested analysis. Joe Tolento will address Bass.
- c. **Maintenance Progress and Schedules: Cleaning Schedule, Stairwell Doors, Door Waxing and Painting, Door Numerals:** Maintenance has waxed all doors and has started replacing the door numbers. Maintenance has completed painting all the east stairwell doors, except for the 1st floor as that one is being replaced.
  - d. **Storage rooms-** All storage rooms have been cleaned up and we have 18-inch clearance for all sprinkler heads, according to safety requirements. We got rid of about half of the tile in the corner of P2 storage room. They will be coming to pick up the rest of the tile over the next couple of weeks. These tiles are tucked away in the corner and out of view.
  - e. **Building Grounds Committee-** Dan Kodz is getting a couple of owners together to monitor building, maintenance and grounds. He will team with Ed as he has been handling maintenance issues.

**5. Phase 3B Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG) – TO BE DISCUSSED AFTER 3A COMMENCEMENT.**

**6. Owners Q &A: No questions asked.**

**7. Adjournment**

**Next meeting: February 10, 2025 @ 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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