

## **BUILDING COMMITTEE REPORT FOR SEPTEMBER 9, 2024 @ 3:00 P.M.**

- 1. Concrete Restoration Phase 1 Completion: Pat (Flacks) and Steve Schardt (ACG) & Steve Strong (Owners Rep)**
  - a. Atrium Beach Gate: Jason from the BC advised Pat Flack that the gate is not acceptable. It looks very industrial and is not good quality. Pat advised that the inserts were delivered, and the gate company was there today adjusting the gate and installing the new inserts. Tabled until a Committee/Board member accompanied by Pat and ACG inspect the gate.**
- 2. Concrete Restoration Phase 2 Update: Pat (Flacks), Steve Schardt (ACG) & Steve Strong (Owners Rep)**
  - a. Update for Timeline: Timeline included with this report. Flacks is ahead of schedule.**
  - b. North, South, and West Side Balconies- Progress, Railings, Issues: All concrete repairs are complete at stacks 2,3,4,5,6,7,15,14, and 12. Stacks 8,9,10, and 11 still in progress. Railings installed on 2,3,4,5 and 6, except for 504 and 604. These units have a dip in the middle of the balcony and require an railing extension at the bottom, necessitating additional approval from the engineer. We are hoping to have approval soon so those rails can be installed. The waterproofing of stack 2 will start this week and will continue down the north side. The railings for stacks 15 and 14 are expected the week of September 23. For all units on the 1<sup>st</sup> floor, railings will be installed last as this is the staging area for the swing stages. A unit owner raised questions on the schedule for railing installation on the north side, Stack 7, and this matter will be reviewed.**
  - c. Front Step, Portico, Columns, and Signs: ACG provided a couple of options for the portion of the front step that our insurance audit tagged as needing to be fixed. Steve will send over more detailed drawings and the BC will review. The synthetic brown trim (previously installed by a prior Board) on the columns and portico will be removed to give a more updated appearance to the front, but we cannot remove the top trim piece as it is tied into the roofing system. Instead, the top trim will be painted in our new trim color to give a contrast to the columns. The front sign on the portico will also be painted. Ferrin signs will be coming out to give us options on replacing the sign close to the street which is in disrepair.**
  - d. Proposal on Repainting Stack 1 and 16 balconies/painting edges: Flacks gave a revised, less expensive proposal for re-waterproofing the east deck of \$3450.00 per deck so that all painted surfaces of the building match. There are 7 decks that would need this as they do not have tile on their decks. After much discussion, this has been tabled.**

- 3. Flack's Bid for Phase 3A: Pat Flack submitted his bid for Phase 3A. Pat relayed that Flack has done work for Overlook for over the past 25 years. Pat makes himself available at any moment for issues needing to be addressed. Pat advised that this Atrium/Catwalk phase of the project will be the most difficult phase of the restoration project undertaken to date and we will need a reliable and trustworthy contractor. This phase will need to be managed properly and safely, as it will impact on the entrance and exit of owners into their units. People will need to walk along the catwalks during construction and railing removal.**
- 4. Bills & Payouts/Change Orders: (Steve Strong (Owners Rep) and Steve Schardt (ACG))**
  - a. Change order 3.3 for Column 33: ACG approved this revised change order for column 33, as did Steve Strong, our owners rep. The BC recommended board approval of this change order for Flacks in the amount of \$253,690.00. This will be presented for approval at the next scheduled board meeting.**
  - b. Excavator Contract: CPRR Bobkat gave a proposal of \$16,800.00 to remove all of the dirt and trees in the work area for Column 33. The BC recommends the board approve this proposal.**
  - c. Metal Door Proposal: We have one proposal from Flacks of \$34k. Door Dr. had to revise their proposal. ACG provided specs to Door Doctor, and they came back with a revised proposal of \$33k. This was just received and ACG will need to review it. This will be discussed at the next BC Meeting.**
- 5. Phase 3 A Planning: Steve Strong (Owners Rep) and Steve Schardt (ACG)**
  - a. Bids for Phase 3A (Floors 2-7): We have received 6 bids for Phase 3A. The 2 highest bids (higher than Flacks) were removed from consideration due to cost. The lowest bids were removed from consideration due to information received about the company. The 3 remaining contractors will be coming back with the best and final bids by the end of this week.**
  - b. Bidder Interviews: Interviews are scheduled for tomorrow with 2 of the 3 remaining bidders, South Coast Painting and Waterfront.**
  - c. Tile Vote: We currently have 71 proxies for the material alteration tile vote and have met the required amount for changing the tile color on our catwalks.**
  - d. Tile Contractors/Waterproofing Options: We are awaiting engineering review and approval for a less expensive waterproofing option provided by a potential tile contractor for the 3A work on the catwalks.**
- 6. Phase 3B Planning: Steve Strong (Owner Rep) and Steve Schardt (ACG)**
  - a. 1<sup>st</sup> Floor planning- Landscaping in Center: We have a couple of bids from landscape architects to be reviewed.**

- b. Pool Contractors:** We have reached out to several pool contractors, and they are all telling us we need an aquatic engineer for drawings in order for them to provide bids. Steve Strong will provide the names of additional pool contractors.

**7. Action Item List: Building Maintenance – Review and Additions**

- a. Fire Alarm System Update:** Tabled until next meeting.
- b. Bid from Smart Air on the Generator Exhaust problem:** Jason from the BC feels replacing the pipe is a waste of money as it is in the dirt and that this is not the cause the fuel smell in P1. He believes the fumes are coming back into the garage due to our fan system and nearby vents. We are going to try to shut off the fans temporarily while the generator is running to see if this fixes the problem. If this works, we can have an electrician add a temporary shut off for the fans when the generator runs. To be discussed at the next meeting.
- c. Update on Door Lock Issue:** Overlook's attorney will be writing a letter to SIW about this problem. He has been provided with all relevant facts.
- d. Maintenance Room/Storage Room Clean-up:** Both maintenance rooms have been cleaned up and organized. We are working on taking all the old paint to the recycle center. We are also addressing the storage rooms.

**Next Meeting: Scheduled September 23, 2024 @ 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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