

BUILDING COMMITTEE REPORT FOR OCTOBER 21, 2024 @ 3:00 P.M.

Agenda

- 1. Concrete Restoration Phase 1 issues: Pat Flack (Flacks) and Steve Schardt (ACG Engineering) & Steve Strong (Owners Rep)**
 - a. Atrium Beach Gate Replacement – Plan from CPR Fabricators: CPR Fabricators sent over a design that was circulated to the board and BC. No one was happy with the design. After much discussion, Jason Enters advised he take this as an action item and see if he can get a better design.**
- 2. Concrete Restoration Phase 2: Pt Flack (Flacks), Steve Schardt (ACG) & Steve Strong (Owners Rep)**
 - a. Update of Timeline- Timeline attached to the report.**
 - b. North, South and West Side Balconies – Progress, Railings (Including extensions), Issues. Concrete work completed at stacks 2,3,4,5,6,7,8,9,10,11,12,14 and 15. Work inspected and approved. Railings are complete on stacks 2,3,4,5,6,10 and 12. Stacks 15,14,11 will be next. On Stack 7 the post pockets are being drilled out. Waterproofing is complete on stacks 2 and 4, and stack 3 is in progress. Painting is almost complete at the 9 stack and at the front of the building. They will be moving to the 8-stack next for painting. A thank you to Pat for helping with the Hurricane issues from the prior week by closing shutters and making sure the building was safe. There will be an inspection of the 2 stack balconies tomorrow.**
 - c. Front Step Plans: The plan is to make it a step down and level the area removing the trip hazard. There are enough unused concrete quantities in the contract so that we will not need to be a change order.**
 - d. Column 33 Schedule and Progress- Drains, Waterproofing Slab on West side, Pipe Inspection: All dirt has been removed. The entire area has been hydro blasted. The Tremko rep has been out to inspect the area to ensure that they are waterproofing correctly as this has a 20-year warranty. There were discussions about “floating” the area so that water runs towards the road, rather than take building. We also need a drain installed. Gimler Plumbing will be here to inspect the pipes as well as look at the area for a drain and provide a cost estimate. The steel was delivered for the column cap. We also need to get the electrician out to provide a cost estimate for electrical work needed for the lighting out front.**
- 3. Clubhouse Railing Plan: ACG inspected the upper railing of the clubhouse and pointed out loose areas. Flacks and ACG to inspect tomorrow and provide a cost estimate for temporary safety repairs, until such time as we repair/replace the clubhouse.**
- 4. Phase 3A Planning: Waterproofing Product (Red Gard, Sto, Sika?): Discussion with Pat about the different waterproofing options. Red Gard lacks a local**

representative and warranty. Laticrete offers a warranty and a local representative but is costlier. BC and Board prefer products with warranties and local support. Steve Strong to reach out to local reps for Aqua Defense, a Mapei Product. Steve Strong to review options and make recommendations for waterproofing.

5. Metal Door Proposal: Flacks provided proposal at \$39k for metal doors with epoxy coating. The aluminum option would come with a better warranty but needs to make sure it meets fire rating specifications. Pat to follow up with the door manufacturer, so a decision can be made at the next meeting.

6. Phase 3A: Steve Strong (Owners Rep) and Steve Schardt (ACG)

- a. Separate Tile Contractor Selection/Bid Comparison. Pat resubmitted his bid by removing the tile removal, installation and waterproofing to make them optional. BC and Board have concerns about Pat's pricing being significantly higher compared to other bidders. Excel and TDC are the remaining bidders after eliminating other bidder due to high costs or lack of experience. We are still waiting for TDC updated pricing. Interviews for both tile vendors will take place next Tuesday from 10-12.**
- b. Discussion with Matt Goode, lawyer, regarding Legal Concerns: Matt cautioned against using separate contractors for concrete restoration and tile installation. Matt advised over the years when other associations have done this, there have been issues with warranty claims. There is potential for finger pointing and complications in determining responsibility for water intrusion or tile issues. Also, there can be delays due to failures in coordination between contractors who depend upon each other's timelines.**
- c. Contract Negotiations with Flacks - Update: Steve Strong is handling the contract negotiations with Flacks.**
- d. Tile Order Status: Padron requires a 50% deposit to place the order for the tile. Trish attempted to pay the deposit online with Padron but they only accept credit cards. The deposit is \$75k, so Trish will make a manual check and take to Padron to get tile ordered tomorrow. Delivery for tile is expected in early February.**

7. Action Item List - Building Maintenance Issues:

- a. Generator Exhaust- Proposal for Plume Fan: Trish reached out to 2 HVAC companies to have them provide a quote for a plume fan. While we are collecting bids, we are going to try another potential remedy as the plume fans will be expensive. We are going to shorten the pipe that comes out of the generator room so that the diesel exhaust evaporates at the top of the collection area. This is how was designed 25 years ago.**
- b. Fire Alarm Project. Trish met with Dyno Fire and we are waiting for them to send over a quote to make repairs to the existing system. They advised it would be expensive as will take them a while to figure out the system design. During the meeting Trish texted Brad from Bass United who advised that we do not need a new system, we need certain upgrades. Brad advised**

he sent over a quote to make these changes. The cost is \$25k. Once we receive another quote, we can determine the best course of action.

- c. **Zoom System in Clubhouse.** We are going to reach back out to Cornerstone to make sure their quote is still valid and move forward.
- d. **SIW Inspection- Instruction for Owners/Maintenance Staff Role.** SIW will be here October 28th and 29th to inspect all front doors. They will work with staff to train them on how to access doors in case of lockout. SIW gave us the names of a couple of locksmiths to use in the event of lockout. Trish will contact them to confirm they work on our type of door and are available 24/7. A note will be sent to the owners detailing door operation instructions and any updates from the upcoming inspection.
- e. **Plants at the sidewalk drain on the west side.** The landscaper will be installing clusia plants behind the sidewalk drain to prevent anyone from falling into the drain.

Owner Q&A

Next meeting: November 4, 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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