

Overlook Condominium

Phase 3 Atrium Renovation – Project Update

Date: November 13, 2025

Updates and Projections from Onsite Meeting

Attendees: Glenn, Patrick, Trish, Joe, Joe's wife, Frank, John (TDC), Steve Strong, and Steve Schardt

The following reflects discussions, observations, and forward projections based on the walk-throughs and coordination efforts held on November 12th, 2025.

Tile Work

- John (TDC) conducted a final walk-through to confirm tile layout as per the ACG drawing, with all parties present.
- Material load-in began today, Thursday, November 13th, with installation of the 7th floor East breezeway scheduled to begin immediately.
- Estimated completion for the 7th floor is Friday, December 5th. John anticipates narrowing installation time to approximately 2 weeks per floor as the crew becomes familiar with the site and layout.
- Note: To Flack's knowledge, Steve Strong and Steve Schardt have approved the VersaBond material substitution. Installation will not proceed until your final approval is received. All other parties involved have approved the change.

Painting

- 7th Floor: All door painting was completed on November 12th.
- 6th Floor: Pressure cleaning was completed on November 11th.
- Blue film protection and seal coat application began November 12th and continued today.
- Estimated full completion of 6th floor including all door paintings is Wednesday, November 26th.



Railings

- Core drilling for railing installation is on track for completion by Friday, November 14th.
- Fabrication is nearing completion, with railing deliveries expected to begin arriving during the week of Thanksgiving.
- Once delivered onsite, crews will begin staging the railings on each floor.
- Full installation will commence the week of December 1st.

Holiday Closure Schedule

- Thanksgiving Break: Closed from Thursday, November 27th through Friday, November 28th. Returning to work Monday, December 1st.
- Holiday Break: We will shut down for the holidays beginning at noon on Friday, December 19th, with crews returning on Monday, January 5th, 2026.
- Site Preparation: Prior to each closure, all jobsites will be properly secured and tidied up to ensure clean, safe, and orderly conditions during our absence.

