

Maintenance Committee Meeting Minutes

1/18/22

Attendance: Morris Bencini, Jeff Winsler, Bill Horton, John Ollsen, Joanne Peters, Gary Schuster, Peter Fehr, Nick Dunning – Karins Engineering (phone)

Meeting was called to order at 10:45pm by Mr. Bencini.

Mr. Bencini Mr. Dunning to discuss the protocol used to determine which balconies needed immediate remediation. Mr. Dunning stated that any balcony containing more than 8 contiguous square feet of “hollow” tile was recommended for rehab. This is due to the potential failure of the membrane under the tiles and the possible leaking and concrete damage that can be caused.

Their revised report showed a total of nine units (12 balconies total) that were recommended for immediate reconstruction consisting of removal of existing tiles and membrane, re-sloping the balconies away from unit doors, flood testing, application of a new membrane (BASF 1500 or Sika Pro) and new tiles to be installed. He added that expansion joints would be added on the larger balconies to minimize potential buckling.

He maintained that the tile edge by the railings needed to be open to allow water to drain over the slab edge. It was noted that several balconies were allegedly caulked and/or painted over at the tile edge and that these would be reviewed by the QA personnel.

Mr. Bencini stated he would verify with the contractor that a 15% spoilage factor was used over the measured balcony square footages.

The committee asked Nick to send us their written protocol for prep and re-tiling. He mentioned that the membrane would wrap up the door edges to 4” above the tile and over the slab edges. He also mentioned that the tile allowance of \$7.50/sf was used for the estimate, but we can expect a cheaper cost since the tiles we are using should result in an approximate \$7.20/sf cost.

A question was posed regarding the status of the painting of the “eyebrows” above the 7th floor transition on the south side of Bldg. 2. Nick believed that these were completed but Mr. Horton questioned this and provided pictures regarding their current look. Mr. Dunning was to follow-up with his inspector and report back.

The thickness of the primer and paint thickness was also discussed. Mr. Dunning stated that they would use a “Touk Gauge” rather than ultrasonic to determine the millage was within spec.

Ms. Peters also brought up the condition of the railing on the north side of her balcony in her unit. Mr. After reviewing pictures, it was determined that the flaking of the paint may be a warranty item and Mr. Fehr would check the railing material warranty.

The committee unanimously voted to recommend that the Board approve a change order not to exceed \$135,000 for the remediation of the balconies noted in the Karins Engineering report.

The meeting was adjourned at 12:00 Noon.

Morris Bencini – Treasurer