

Manager Report
November 3, 2023

C Sharpe

East Laundry Room will begin on Monday, November 6, 2023

GM and Maintenance will inspect the ceiling of this area regarding a possible leak from the fire suppression system.

GM is waiting for a written change order from C Sharpe for additional drywall due to mildew cut out.





Ceiling of the portico

This has been removed on the east and west side.





While the vendor was removing stucco, the drain pipe attached at the ceiling fell. The drain did have an excessive amount of debris inside. C Sharpe has contacted a plumber to schedule the repair. To be efficient and limit further issues, this will be repaired after C Sharpe completes the metal work in that area.

Stucco Removal Needing an Engineer Assessment

During the stucco removal process around the perimeter of the building, it was discovered at the corner build out areas, that the sheathing there is bad/gone. This means we are unable to properly attach the flashing in this area and unable to properly apply stucco back. The other concern is that it may require removing more stucco to properly tie new sheathing in as well. Contractor recommends that the SOA contacts MK Webber to come out to do an assessment for the photos below.









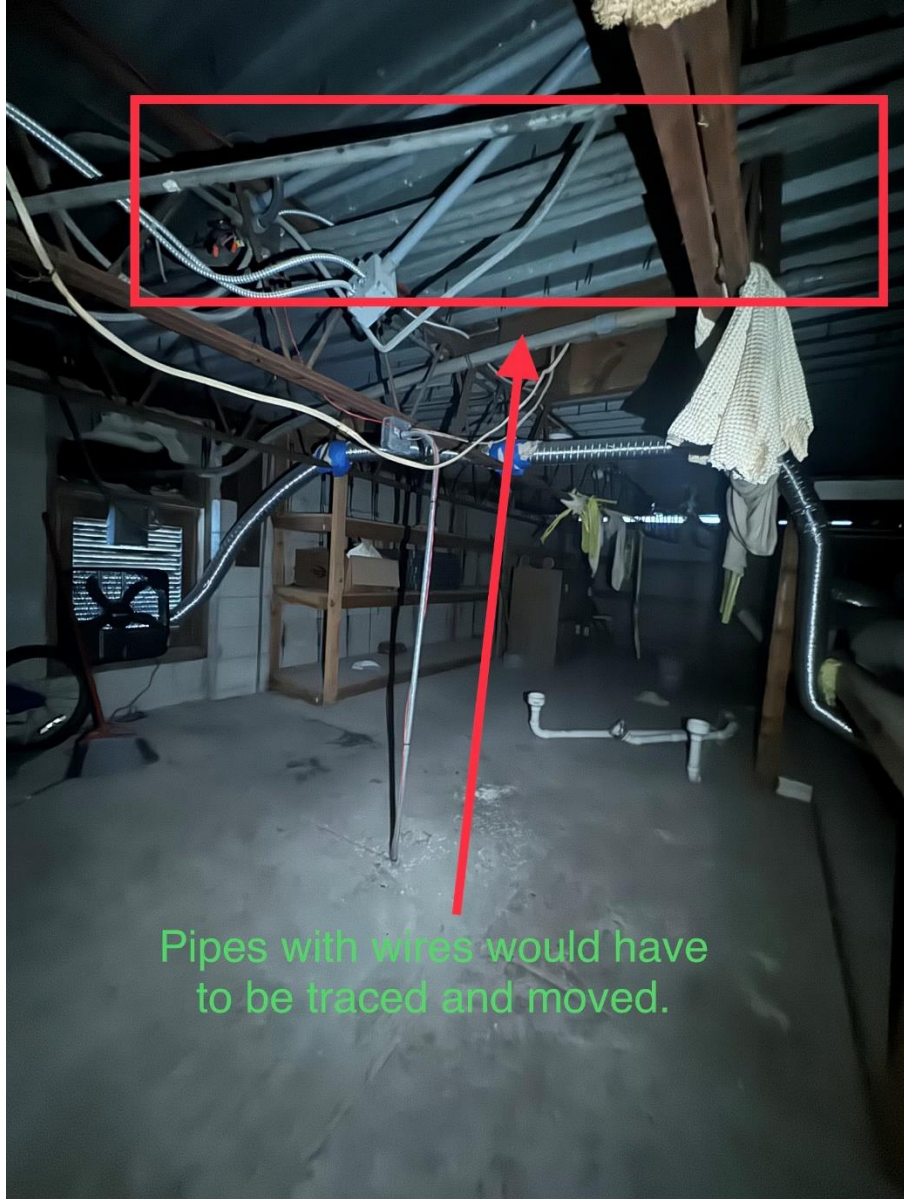
Electrical Update and Communications GM IS WORKING ON THIS MIDDLE OF NEXT WEEK

Middle building. Attic area. Electrical: in this area C Sharpe is going to have to disconnect and move the electrical set up to allow for the joist install and decking. An electrician looked over everything and he said anything priority that still needs power he'll reconnect the same day though it may be down for 30-60 minutes. This would be the security room and possibly few other locations he would know for sure until they start disconnecting and tracing them down.

Fire system/alarm: the electrician mentioned that we would need the company that handles your fire systems to shut that zone down so they could be disconnected and moved off to the side. To avoid setting them off and would be reconnected after the install.

Lastly, if there are phone and internet cables run through them they might have to be temporarily disconnected as well in order to be properly moved. However, this won't be known until he begins tracing the wires and tubes and what they go to.





Pipes with wires would have to be traced and moved.



Cavinder Update

Elevator 4 is currently down however the vendor has been contacted to come out.

Cladding was installed on elevator 2 on floors 15 – 5. Tech maxed out his time. Vendor will return next Tuesday, November 7, 2023 to finish elevator 2.

Stucco Repairs Throughout the Building

Two vendors were onsite this week to quote the stucco repairs throughout the building. GM has not received the bids back.

Window World

GM is working with Window World to schedule the last of the units, window only units, punch list units and scheduling city inspections for completion.

Legal Update

VTrips did not respond to the first demand letter sent in September. The Association Attorney sent a second demand letter today, November 3, 2023.

Fire Marshal Update

The Fire Inspector was onsite on Thursday, November 2, 2023 to inspect the fails of the annual building inspection. The building is on a ONE WEEK NOTICE to complete all the fails to avoid being fined \$250 per fail per day. To avoid fines, the SOA has to have contractor start dates. GM will be working on this with the Fire Inspector.

GM will be reaching out to all storage unit owners to educate and express the requirements of having a 24 inch clearing from the ceiling for fire protection purposes.

- Trash Chute Self Closing
 - Giant Enterprises will be onsite either Monday or Tuesday to look at this.
 - Staff was able to create a trash chute inspection list which has already been shared to the vendor.
 - Fire Cabinet Locks
 - Maintenance has installed this.
 - Storage
 - GM will be reaching out to all storage unit renters to inform them that there must be two feet of clearance from the ceiling per building code.
 - Elevator Room Exhaust Vents
 - System Services and Engineering will be onsite Monday.
 - Floor 15 to 16 Door
 - GM has reached out to two welding companies to see if there is something to fabricate.
 - Fire Extinguishers Missing Inspections
 - This was taken care of by Hiller today.
 - All other fails
 - GM and Staff are working on this.

Gym Equipment

GM has called manufactures and has not been able to find a company to service the equipment that is down yet. GM has asked maintenance to address this and I will have an update next week after they complete the fire inspection report fails.

Past BOD Meeting Minutes

GM will have to work on this over the weekend to complete for the upcoming BOD meeting.

Vacation Rental Registration

GM is waiting for mass email approval to be sent to owners regarding this information.

Night Swimming Lighting Permit

GM has contacted two companies to come out next week to survey and inspect the lights for night swimming permit.