

Royal Coast Condominiums

Lobby Renovation Construction Meeting

June 13, 2018

In Attendance: Jeff Furmanski (NJB Construction), Kim Culbertson (Zelman), B. Bellantoni (by phone), Judy Cole (by phone), B. Webster, M. Connelly

The permit for our lobby renovation project was finalized this past Friday and picked up today by the contractor. The tentative starting date for the project is Monday, June 25, 2018.

Jeff Furmanski, the contractor for the bulk of the work, indicated that he would be finalizing the project schedule and sending it electronically, hopefully by Friday, but no later than Monday, June 18. This will be a web based, dynamic schedule updated regularly to reflect the current state of the project. It will be sent to Bill initially and will be made available to the construction group through logon and password. It is a read only document that we will be able to comment on if desired. Kim will also have access to the document.

We are still looking to start with the gym and once the actual work begins, Bob Lawrence of GymSource will be contacted to confirm lead time for equipment ordering and determining how long he will be able to keep the equipment if we are not ready to receive it when it comes in (in the event of any delays).

It was recommended and approved that concurrent with the gym the main lobby area be worked on first. This will require the main entrance to be shut down for at least a month. This is now the least populated time of year so a minimum of residents will be inconvenienced.

Bill Webster will be coordinating and working with the contractor to insure the business of the RCC can keep running as efficiently as possible in light of entrance closings, detours, etc.

Originally seen to be five phases, in a walkthrough following the meeting Jeff revised this to four phases:

- Lobby area from manager's office diagonally to mail room door to service corridor. This includes the main lobby area by the fountain, gym and the sitting area. Access to the mailroom will be from service corridor
- Service corridor/pool deck path to pool door/main lobby east of manager's office to pool door lobby
- Kitchen and Social Room
- Lower elevator lobby in garage

Kim pointed out that the rear wall of the social room needs to be prepped so that final measurements for the built ins (TV area and chair storage closets) can be taken for fabrication.

Jeff was reminded that we are purchasing all of the kitchen appliances and we will get specs to him as needed. No unusual fire code requirements are indicated with the exception of a Sabbath mode timer for automatic shutoff of the oven but Bobby suggested that Bill coordinate Jeff's meeting with our fire safety engineer to insure that everything is being done that needs to be done.

Jeff requested that 5 to 6 spots be allocated for his use in the south parking lot for his dumpster and staging needs. He also requested that signage and/or monitoring be in place to insure that no other vendors working in the building use his dumpster. It was also suggested that any vehicles near the kitchen door be relocated to the north parking lot for this period as there will be a lot of dust generated.

Jeff is to provide Bill with a list of subs he will be using and insure that all workers check in daily with Security.

The kitchen door to the south parking lot will be opened for access/egress daily to facilitate incoming and outgoing materials.

The 8 barrel chairs will be picked up by Kim's people next week. They are being refinished and reupholstered for recycling into the new lobby. They are currently being stored in the old billiard room for safekeeping.

The group, minus Jeff, then reviewed some contract issues with Kim about some possible relief to address the sudden \$2500 cost increase for the required fire glass and some other items. Some recommendations from Roseann Minnet on lighting were favorably received by Kim in the post meeting walkthrough and she agreed with not putting up the chandelier in the pool door lobby, which will save us money, and some other items to be discussed with the group. The chandelier will not be visible from the front door or even from well into the lobby because of the new doors into the area. This was proposed back when we thought there would be a fancy curved bench built in, which we subsequently voted down, so Kim does not think the chandelier is still relevant. More to follow on this topic.

Future meetings will be held on an as needed basis. The computerized schedule will provide real time updating of the project's status.

In the post meeting walk through, Jeff asked that the entire lobby be cleared of furniture, pictures, etc. no later than Friday, June 22, 2018.

Respectfully submitted,
M.J. Connelly