



Burleigh House

Monthly Newsletter

Volume 17 Issue 12

June 2020

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PRESIDENT'S MESSAGE

Building Remediation Assessment forms are due back to the office by Monday, June 15. North Sider Owners have 2 assessment forms to return – one for Building Remediation and one for your new Windows. Watch for payment coupons in the mail. For any questions please contact the Burleigh House Office at 306 866 7314.

We are in the final planning stages to bring together all the advice from our Structural Engineer, Pool Engineer and Landscape Architect in order to bid the Pool Deck Project. The bidding process will establish our total costs and options for the Board and Association to make final decisions on this pool project. As we have outlined in several board meetings and reported in our newsletters, the costs for the Pool Deck as well the additional ongoing but necessary concrete restoration costs to the Tower and Garage level will need to be funded by an additional assessment by the Board.

POOL DECK

As we have articulated at prior meetings and in our newsletters the pool deck is in need of remediation as we know the waterproofing layer which protects the structural layers is beyond its useful life. This resulted in the complete degradation and the need to rebuild the entire section between the pool and the party room last year and work underside is near complete in the section between the pool and Gym. Our Pool Engineer, Maestre, confirmed the same with our Structural Engineer Bunker, in his pool evaluation report that the waterproofing layer is beyond its useful life and will only continue to degrade the structural elements in the Garage. Below are excerpts from our Pool Engineer's report.

On the pool deck, we observed several cracks. The expansion joint which extends East to West from the pool to the seawall appeared deteriorated at the time of inspection. The deteriorated topping slab on the pool deck is likely allowing water to intrude into the parking garage below. The existing pool deck waterproofing is likely deteriorated and allowing water intrusion since water marks were observed in the parking garage below. The expansion joint around the perimeter of the pool is likely deteriorated and allowing water intrusion since water marks were observed in the parking garage below.

After reviewing the on-site conditions, it is our best professional opinion, that the pool and pool deck be repaired and waterproofed in order to extend the life of the concrete repairs below. The deteriorated conditions at both locations is likely allowing water to intrude into the parking garage below and corroding re-

Continued on page 2

President (from page 1)

bar causing the spalling conditions observed below. A full restoration is highly recommended. This is to include, new pool finishes, new pool equipment and piping (as needed), new deck waterproofing and finishes, new deck lighting, new glass railing, new sand and paver system.

POOL BOX

In our consultation with our Structural Engineer Bunker and our Pool Engineer Maestre, we have come to the conclusion that the pool box should be completely rebuilt. The initial exploration of the pool box reveals that at least 65% of it would need to be rebuilt and the result of that would be many cold joints between old and new concrete which would not tolerate the suitable installation of a 20 year waterproofing system, since the pool box is 50 years old. Our contractor GC believes it is actually lower cost to completely demolish it and re-build it than to continue with the partial repairs based on unitary repair quantities. Our Structural Engineer Bunker has measured the necessary areas and volumes of unitary repairs and is preparing a bid package accordingly.

POOL

Some owners have asked about a salt pool and the pool engineer recommends against it as outlined in his report below.

We do not recommend the installation of a saltwater chlorination system due to increased electrical costs, initial cost, and maintenance costs required. The storing, handling and dosing of heavy salt along with the high pH levels in the pool require continuous monitoring. Since this is a commercial pool, a chlorination system is required by code regardless, therefore this would mean double systems with significant ad-

ditional cost. There may also not be enough space in the equipment room to accommodate both systems. Additionally, saltwater is extremely corrosive and can damage pool equipment, surfaces, lighting and liners.

Due to the pool deck construction with the double T pre cast deck adjacent to the pool on the East side, it would not be possible to create an “infinity pool” where the pool level is the same as the deck. But rather a “roll out gutter” as we had previously would be re built, but we can make the pool coping level with the deck to achieve a sleeker lower profile look. Also, we need to pursue a preapproval from the city to grandfather the depth of our pool as it currently does not meet the current code. This needs to be determined prior to the rebuild of the pool box, see the comments from the report from our pool engineer.

The existing pool slope on the South bend of the pool is not allowed by code at the time of this report. For the pool to pass building inspection the slope must either be grandfathered in or lessened. This could prove to be a significant repair if grandfathering is not a possibility. We will attempt to have the slope

grandfathered in with the building department.

LANDSCAPE ARCHITECT

Please attend our June Board meeting where we expect to reveal the pool deck design proposed by our Landscape Architect who is just placing the finishing touches on his proposal.

LIFE SAFETY PLAN / FIRE PUMP

We have submitted the plans to the building department for the Diesel Fire Pump which is the major item needed to complete the 2008 life safety plan. The additional items that need to be closed out are the; 1) the approval for the NE and SE fire escape exits to be at the 1st floor Garage Level by the addition of 2 additional fire doors from the parking garage exiting out of the building, 2) Provision for the future installation of sprinklers in the common areas as our current sprinkler system exemption expires at the end of 2023, 3) Installation of 22 inch smoke boot inhibitors in the residential bathroom ventilation shafts that will allow smoke to rise up and out of the building rather than settle in the unit through the bathroom vents.

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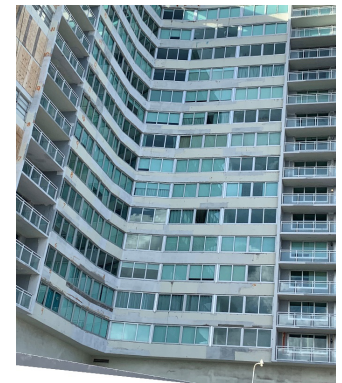
Mother Nature is playing havoc with our building project for the past 2 weeks. We are now in rainy season and have lost 2 weeks of waterproofing work that needs to be done in dry weather. On the South side, the remaining construction work is to finish our balconies. This includes sanding and painting railings, applying waterproofing to the balcony floors, doing final painting on the balcony walls and installing a new exterior light fixture. Our contractors are doing prep work for all of these phases so that it is ready to go when we have dry days. Earlier we estimated completion of the South side to be end of July. Our contractors are working diligently to make up lost time for those rainy days but it looks like this may push out until mid-August.

On the East side, windows are completely installed on lines 6 and 4. There are 5 remaining units on line 2, which should complete by mid-June. Simultaneously, window installation work will begin on line 14 on Monday, June 8. Line 12 installations will start soon after line 2 is completely installed. Since lines 2 and 12 are right next to each other, the proximity of swing stages hanging on the building is being managed carefully so that the stages are not able to contact each other in wind or just plain movement up and down the building. And, that leaves line 16 news. There is extensive balcony damage on floors 4 and 5. Work is progressing to complete all repairs in plenty of time before window installations are ready for that line. Our contractors hoped to complete all East window installations by end of August but rainy weather conditions also slow down the schedule and it looks like this may push out to mid-September.

On to the North side! We expect to start work on the North side in mid-June. Our engineers will start inspecting the exterior walls, sounding and marking where we have loose pockets of stucco and our contractor will begin removing shutters and tiles from the balconies. Line 5 will be the first area to be worked on. Please note that work will not slow or stop on either the south or the east as we are assured that our contractors can provide enough manpower to keep everything moving.

We continue to work on the supporting columns that are underneath our pool box. The 3rd column will be completed by June 9 and then repairs will continue on the remaining 5 columns.

These columns have sustained heavy damage from the leakage that came from both the pool box and the degraded waterproofing conditions on the pool deck. As you read Craig Trester's message in this Newsletter, you will see that we need extensive work done on the entire pool and pool deck. If we didn't address this now, we would end up with continued leakage into our structural columns and they would need repair in a few years once again. That's the last thing we need – to pay for redo work!!!! We need to do it right now, so that we have a long future free of major repairs.



Final work is being done on the pool deck that is directly in front of the gym. That should be completed by Friday, June 12. There are a few other small areas getting repaired on the 2nd floor garage floor and ceiling but overall, other than the pool box work itself, we have finished the bulk of structural column repairs, floor and ceiling loose cement and rusting rebar!

Construction is a tough experience to live through and because our community is so large with the building approaching 50 years old, it is a very long and tedious adventure. We will do it and we will do it right!!! We will end up with a shining "Star of 71st Street".

Elaine Litwin





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