



Burleigh House

Monthly Newsletter

Volume 17 Issue 11

May 2020

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BURLEIGH HOUSE

Condominium Assn. Inc.
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 Miami Beach, FL 33141



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PRESIDENT'S MESSAGE

Dear BH Neighbors,

I hope you all continue to stay healthy and I wish to thank the Management and Staff who are taking all necessary measures to keep the BH clean and safe for all our residents. I will keep this message brief and update on some of the items that were discussed at the May 5th Board Meeting.

2018 Building Remediation Assessment Forms

Reminder: Forms to select your payment options are due back to the office by Jun 15th

Both The North Side Window forms and the 2018 Building Remediation Forms are due.

Construction Loan Financing

Rebecca Prieto from Popular Bank joined our meeting to explain the offer to extend the draw period of our construction loan for an additional year which will allow us to continue our building projects. During the extended 1 year period of the loan the interest rate will be 3.5% and the 15yr long term rate has been reduced to 4.75 from our original rate of 5.375%. The Board voted to approve the loan extension offer which we will close by May 11th. Please note that the monthly interest that we are paying during the draw period is based on monies borrowed as we need it.

Fire Pump / Life Safety plan

As we had described in prior meetings; the Fire Pump project was initiated by contracting American Star as the Engineer, General Contractor and Electrical Contractor and Epic Fire Systems to be the supplier of the Fire Pump. At the last meeting with the MB Fire Department, they stipulated that in order to receive the permit the BH would need to close out our 2013 Life Safety Plan. We need an independent Life Safety engineer to do so and also provide the calculations for the pump sizing and specs to support the eventual installation of sprinklers in the building. Please note that we are operating under an opt-out waiver for fire sprinklers and we believe this waiver will expire on Dec 31, 2023. Mercy and Elier were able to secure 3 companies for quotation and Rukan was selected for a fee of \$13,800 to perform the calculations for the pump and address the 2013 Life Safety plan. Upon follow up with the MBFD and review of the 2013 Life Safety plan it was also determined that at this time we also needed to design a fire sprinkler plan in order to open the permit. This design is only a plan to show the city in the event that sprinklers are mandated in the common areas.

Continued on page 2

President (from page 1)

The quotation from Rukan was revised to \$23,100 to include the sprinkler design and the Board voted to approve this quotation. In addition to the Fire Pump and Sprinkler plans, Rukan will also address the other open issues in the 2013 plan by completing some of the exit egress, lighting, signage and for the installation of passive smoke dampers in the unit owner bathroom ventilation shafts. More details to come later, but the immediate focus will be on completing the Fire Pump project.

Front Door/ Canopy

Our existing Front Door is not Hurricane Proof and has difficulty opening in High Winds. Our Architect and Contractor proposed a new Stanley Sliding Door and in order to meet ADA requirements the threshold needs to be low profile for wheelchair access. In order to be water resistant at the threshold, there needs to be an overhang or Canopy which is the same height of the door. We cannot obtain a

permit without the submission of a plan for this requirement. Our Architect suggested that both a functional and decorative element could be designed to provide the necessary overhang requirements and as well provide an accentuation of the area of the entrance to the front lobby of the building and designed the following concept.



The Board voted to approve the installation of the new sliding door from WindReady for \$15,802.29 as well as to authorize Miami Curtain wall to complete the proposal for the Entrance Canopy in order to secure the permit.

The permit can remain open until the West side construction of the building is complete and the Canopy can be installed after that time to close out the permit. WindReady estimates that the cost of the Canopy will be in the \$35-45K range depending on materials selected which we have the option to modify, bid and choose when we are ready to complete this element.

Other News:

- We have our Property Insurance renewal due May 31 and we are awaiting options from our insurance broker USI.
- The Insurance Claim from Hurricane Irma is continuing and an Examination under Oath via Teleconference will be held on May 12.

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WINDOW CORNER

Although it seems like construction is taking forever, we are actually making good progress, considering the magnitude of the project. On the South side, although it looks like construction is jumping from one area to another, there is a reason for that. Final concrete repairs, final waterproofing application, paint layers (primer, block sealer and then final paint application), the sanding and painting of balcony railings and the balcony floor waterproofing process all need curing time. So rather than wait for those curing times, other south areas are being worked on. Lines 26, 11 and 13 tower walls are completely painted. Balconies are being prepared for railing refinishing and final floor waterproofing on lines 26, 24 and 13. Final tower wall painting is beginning on lines 22 and 24. Final stucco work is being done on line 15 to be followed by railing and balcony final finishing. Bottom line is that we are targeting completion of the South Side by end of July to mid-August, barring any weath-

er-related delays. We will open your balconies as soon as there is no danger from adjacent work on other south lines.

Window installations on the East are progressing nicely. We are finding that many of the sills are crumbling which is one of the reasons you were seeing so much water leakage during rains. This requires building a form and pouring new sills for your new windows to sit on. Our window supplier has hired additional staff to prepare the sills ahead of time so that we are not delayed with window installations. On the East, line 6 windows are completely installed. Lines 2 and 4 are being done simultaneously and it is estimated that within approximately 2 weeks, windows will be installed down to the 7th floor. Once lines 2 and 4 are completed, next up will be installations on lines 12 and 14.

We are making plans to wrap around to the North side of the building! As we have stated before, balcony work

is most time consuming and is a pre-requisite to installing windows. We hope to start balcony and tower work on the North in early June so that once the East windows are completely installed (by end of August), we will be ready to start installing windows on the North side.

Work on the 2nd floor garage is also progressing well. There are a few small areas on the floor and ceiling that will be completed by end of May. One out of 8 pool columns are completely repaired. Work is underway on 2 more. The remaining 5 columns are estimated to be completed by mid-June. Breaking news is that preliminary engineering evaluations are showing that at least 65% of the interior rebar in the pool shell is severely rusted. This means that the entire pool shell may need replacement. We have budgeted for repairing the pool box but it may be less costly to replace the entire pool box than to repair all of the rusted areas. Under consideration is that patched areas are not as long lasting as a full replacement may be. And the last thing we want is to find pool leakage around patches in a few years. Work is underway to fully understand the scope and final recommendations.

All in all, we are working in many parts of the building and construction is everywhere! But when you look at the beauty of the South side and realize that our entire building will look like that and be safe and sound, it will all be worth it! All of us should be very proud of how we are taking care of and beautifying "The Star of 71st Street".

Elaine Litwin





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Direct (305)-459-5019
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POOL CORNER

Our structural engineer (Bunker Engineering), pool landscape architect (Erez Bar-Nur, who is the designer for the “look”) and pool engineer (Maestre Engineering Consultants. Inc , who is the planner of drainage, pool equipment and structural work on the pool deck) have met and are coordinating all of the elements that will be needed to restore the pool deck and interior of the pool. The Landscape architect will create renderings to present to the ownership. Maestre will prepare detailed bid documents, will also conduct the bidding process and will create all documents to acquire city permitting. We hope to present all of this detailed information to the ownership at the June board meeting and subsequently conduct an owner voting procedure.



Once we complete window installations on the East side, the plan is to be prepared to start work on the pool deck itself. Barring any weather or structure related issues, this work could begin in September.

Realtors have told us that one of the biggest value enhancers is the pool amenity. Although not originally planned back in 2018, this component would complete a spectacular looking building. The shining “Star of 71st Street”.

Andrea Romagna

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