



Burleigh House

Monthly Newsletter

Volume 18 Issue 5

November 2020

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OFFICE HOURS

- Monday - Friday**..... 9:00 to 5:00
- Lunch 1:00-2:00 p.m.** Closed
- Wednesday**Closed to the Public
- Saturday & Sunday** Closed

IMPORTANT NUMBERS

- Office**.....(305) 866-7314
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BURLEIGH HOUSE

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Miami Beach, FL 33141



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PROJECT UPDATE

Hi Neighbors,

For the past 3 weeks we have been plagued with unrelenting rain and wind. Exterior construction has been halted by this amount of time because it is unsafe for the construction teams to work on suspended scaffolds under these adverse conditions. The current forecast is predicting rain for another week. Let's hope that this rainy season will end by Thanksgiving, when hurricane season is officially over!!



The priority of work is to finish sealing up the East side of our building. Given the weather conditions, we cannot give you time estimates until the weather stabilizes but a guess is that we have fallen behind by about 1 month. The hope was to be finished with the tower walls, railings and painting before Christmas but most likely it will be January.

Work has started on the North side on balconies and we are making good progress. More detailed information is published in our bi-weekly "Polishing the Star of 71st Street" reports.

All of our work processes include continual engineering inspections and testing. A major goal is for the Burleigh House to end up with a water-tight building. So, how do we assure this will be achieved...

Each phase described below is photographed and documented by our Engineers and subject to City Inspections.

1. Once the old windows are removed, our engineer inspects the opening. If there is sill or rebar damage, the engineer advises the construction company how to repair. All repairs are then inspected by the engineer until approval is reached.
2. Next a waterproofing membrane is installed around the window opening and inspected by the engineer.
3. Next the windows are installed and inspected by the engineer. Once

Continued on page 2

Project Update (from page 1)

approved, interior finishing around the windows is completed and finally inspected.

- 4. The next phase is to do additional exterior flashing (waterproofing) around the newly installed windows and doors which is then inspected. And finally, a layer of stucco is applied over the flashing and inspected. We are then ready for the final painting of the exterior.

In addition to the inspection/approval process, random water tests are conducted by our engineering team. The water tests are performed as per ASTM E 1105 standards. This test is defined as “Standard Test Method for Field Determination of Water Penetration of Installed Exterior Windows, Skylights, Doors, and Curtain Walls, by Uniform or Cyclic Static Air Pressure Difference”. This test method is a standard procedure in order to evaluate the resistance of the specimens to water penetration under uniform or cyclic static air pressure differences at random installed exterior windows and doors. This test method consists of sealing a chamber to the interior face of specimen to be tested, exhausting air from a chamber at the rate required to maintain the test pressure difference across the specimen while spraying water onto the outdoor face of the specimen at the required rate and observing any water penetration.

Despite the continuing rainy and windy weather, we have confidence of our final product as the South Side is proof of our successful completion of the renovation of the residential Tower Facade.

Just as we at the Burleigh House are motivated to achieve a water-tight building, our construction teams and engineers share that motivation because they are responsible for the warranty of work.

Our first floor garage columns and beams are under repair. On the first floor we have 23 more columns to repair and the good news is that these appear to be minor repairs. And the better news is that there are 94 more columns that are OK and need NO repair. There are structural beams overhead that are in bad condition and work is underway to repair those. There is considerable degradation of the structural beams and concrete located in the 1st floor garage at the base of the ramp that goes up to the 2nd floor. Repairs have started and some of the ramp will be blocked off from time to time. All residents need to be careful when driving in this area.

Doing it right takes a long time. But after all of our efforts we **will** be “The Star of 71st Street”.

Craig Trester
Elaine Litwin

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POOL PROJECT UPDATE

I am happy to report that our Landscape Architect - **Landscape Design Workshop** who designed our pool deck, has recently won two recognitions in the 2020 Muse Design Award competition (click the link in the pdf version of the newsletter)

[AMLI MidTown Miami Award Link](#)
Winner Residential Landscape (Gold)
[Marlin Bay Yacht Club Award Link](#)
Winner Hotel & Resort (Platinum)

With an award winning architect directing our project, we are confident to have a beautifully aesthetic design to compliment the modernization of the residential tower. We urge all owners to vote for the pool deck so we can continue the execution of this project. Below are pictures with details chosen by Architect of our Railings, Umbrellas, and the Trellis on the North and South ends.



We are submitting permits this week for the repair of the pool box and will be bidding the pool deck costs this month as our Pool engineer is completing the details of the lighting, electrical and drainage plans to be compliant with city code. We know that the cost of the pool project is a major concern, but the majority of the costs will either be mandated by building code or will be necessary system and structural repairs. The cost of the few discretionary design elements (porcelain tile, trellis and artificial grass settings in the North and South areas) will represent a small portion of the overall project costs. Nevertheless we are pushing our engineer to complete the bid package so we can have these project costs needed to negotiate with our bank for the 2nd round of our financing. These pool project costs and the escalating costs of the concrete restoration on the Residential Tower, Window sills, Balconies and Garage will have to be supported by a new common assessment to be established. More details to follow.

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