



Burleigh House

Monthly Newsletter

Volume 18 Issue 10

April 2021

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

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BURLEIGH HOUSE

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NOTICE OF BOARD OF DIRECTORS MEETING FOR THE 2021 BUILDING REMEDIATION PROJECTS

Date: April 14, 2021 7 P.M.

VIA ZOOM <https://us02web.zoom.us/j/85212873010?pwd=SVBndWsyMi9ObUMrSVduc0d6UGY2QT09>

Phone in number +19294362866 **Meeting ID** 85212873010# **Password** 297953#
Our Windows and Building Remediation Projects were approved in April, 2018. Since then a significant percentage of the Tower and Garage Concrete Restoration and Window Installation have been completed. We have also completed the design, Association approval and selection of the contractor for the Pool and Pool Deck Restoration. Based on current actual costs of the work that the building needs, a more accurate estimate of total costs to complete our current projects has been calculated. In 2018 the estimated overall costs for the approved projects was \$10M. Over the course of the production phase it was discovered by our engineering professionals that additional restoration and projects to repair the building became necessary. The Board approved these additional scopes of work during these past 3 years, which has increased the overall project costs to \$20M. As such the Board will need to levy an additional assessment in the amount of \$10 Million at the April 14th, 2021 Board Meeting. At this time, we are also negotiating our 2nd round of financing with the bank in support of this new assessment. The following re-caps the additional scope of work and projects approved by to Board to remediate the Burleigh House building.

- 1) The additional concrete restoration of the Tower, Garage and Pool Deck's structural slabs, columns, beams, window sills, including stucco restoration, and the pending repair estimates for the building perimeter wall surrounding the lower part of the building and garage.
- 2) The removal of balcony tiles and the concrete repairs of balcony slabs and fire escape landings.
- 3) The complete resurfacing and painting of the balcony and fire escape railings.
- 4) The application of a suitable waterproofing systems on the balconies, fire escape landings, PH Solarium and Garage.
- 5) The pool box re-build and the pool deck restoration project with professional management.
- 6) The costs associated with the extended project duration with regard to; engineering analysis and inspections, job site equipment rentals such as swing stages, overhead protection systems and additional costs for the city building permits.

The Board has communicated regularly about the increasing scope of these projects in the monthly newsletters and board meeting minutes distributed to the association

Continued on page 2

Board of Directors Meeting (from page 1)

members since early 2018 and in the letter sent to the association announcing the meeting, provided the summary details line by line of the estimated costs of the projects which had been communicated in 2018, 2020 and recalculated in 2021. In regard to financing, the Board was able to extend the draw period of the initial \$10M financing by an additional year from May 2020 to May 2021 and negotiate a lower long-term rate of 4.75% for 15 years. Now with the recalculated projects costs, the Board is negotiating with Popular Bank a new phase of financing needed for this assessment for the completion of the building remediation. Based on the new total project costs, the Board will levy an additional common building remediation assessment of \$10 Million. This new funding is in addition to the \$6M common building remediation assessment and the \$4M Window/Door assessment from April 2018. As a re-cap, below are the definitions of the building assessments and their status.

A) The 2018 Window/Door Assessment: This assessment consists of the fixed costs for the purchase and installation of windows and doors appurtenant to the individual unit owner's apartment. In total the cost for all the residential units is \$4M and was assessed in April 2018. For those owners on the payment plan whose interim payments have been based on the interim 3.5% interest rate during the finance draw period on; a) the South side since July 2018, b) the East side since July 2019, c) the North side since July 2020 – your payments will change effective July 2021 based your remaining principal balance amortized over the 15-year 4.75% fixed term of our construction loan. You will be notified of this new payment amount and new payment coupons will be mailed to you in advance of the July 2021 payment date. As we are just ordering the West side windows now, the payment plan option form for the West owners will be mailed this week with the finance payment option effective July 2021 based the window/door costs amortized over the 15-year 4.75% fixed term of our construction loan. Any owner may pay their remaining principal balance in full at any time without penalty. If you have already paid for your windows in full these payments do not apply to you.

B) The 2018 Building Remediation Assessment: This assessment is for the common costs associated with the projects and was assessed in April 2018 @ \$6M. Owners on the finance plan have been making payment since July 2020 based on the interim 3.5% interest rate during the finance draw period. Your payments will change effective July 2021 based your remaining principal balance amortized over the 15-year 4.75% fixed term of our construction loan. You will be notified of this new payment amount and new payment coupons will be mailed to you in advance of the July 2021 payment date. Any owner may pay their remaining principal balance in full at any time without penalty. If you have already paid for your portion of the 2018 Building Remediation assessment in full these payments do not apply to you.

C) The 2021 Building Remediation Assessment will be assessed @ \$10M by the Board on April 14th, 2021. Below is an estimate of unit owner costs for the \$10M common assessment as well as estimated quarterly payments for an owner who chooses the financing option. Based on the final negotiations with the bank on the 2nd round of financing, the final quarterly payments will be re-calculated and you will be notified of this new payment amount and new payment coupons will be mailed to you in advance of the July 2021 payment date. Any owner may pay their remaining principal balance in full at any time without penalty.

2021 Building Remediation \$10M	Convertible	1 BR Balcony	2 BR Balcony	Stores
Share of Common Cost @ \$10M	\$ 23,700	\$ 22,010	\$ 35,230	\$ 287,200
Quarterly Payment 15 Yr Term 5 % ESTIMATE	\$ 563.82	\$ 523.62	\$ 838.12	\$ 6,832.47

We urge you as owners to send any questions related to the project costs and assessments ahead of time to propertymanager@burleighcondo.com who will accumulate your questions so the Board can respond back to you in advance of the meeting and will review and discuss them at the April 14th, 2021 meeting. We look forward to completing Burleigh House remediation projects for us all to enjoy a safe and new building for many years to come.

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Burleigh House Remediation Update: Testing, testing, testing

East Balcony waterproofing is moving along with Line 14 is completed ☐. During the waterproofing process, as with all building processes, multiple inspections are performed. Our engineers noted that on a few balconies the base sloping concrete material was not adhering as it should. The product manufacturer was called in, who agreed to supply us with a newer sloping product at no charge. Testing was performed and we have the green light to move forward. Because of the testing, there was a delay with some estimated completion dates. The new dates for balcony waterproof completion on lines 4 and 6 will be on or before May 7.

Line 16 railing paint stripping was delayed because of window water testing that needed to be completed by our engineers on that line. Each step of the way, before sealing up the building, multiple inspections and tests are done to locate any hidden leakage points and correction to be applied universally to the

building. All testing has been completed successfully and we are ready to start the railings on Monday, 4/5. Balcony work items are to strip and paint the railings, to test and correct the floor sloping, to apply the floor waterproofing layers, to waterproof and seal up the corner between the floor and terrace wall under your window, to paint the walls, to install the new exterior lights and to apply extra waterproofing at the outer corner of each balcony. For line 16, all of these work items are estimated to be completed by end of May.

The south line 15 balcony waterproofing is completed ☐. Installation of balcony door stops down the line will continue and complete next week. Work continues on the southeast fire escape stairwell column to repair the rusted rebar and crumbling concrete. Also, the parapet wall at the top of the building on this line is getting repaired. And, extra waterproofing will be added to the exterior corners of the line 15 balconies where they meet the living room window lines, which was an enhancement that came out of experiences from the East



during last year's rainy season. This is estimated to complete by end of April. Scheduling will be planned for waterproofing balconies on lines 13, 24 and 26.

North window installations on lines 3 and 5 are completed ☐. The only window installation lines left on the North are lines 34 and 36. Line 34 installations started on 4/1. Line 36 will be delayed until approximately May 7 because of extensive balcony repairs on the lower floors. Waterproofing layers are being applied around the installed windows and soon the tower walls will be marked and repaired where we have any loose concrete and stucco.

The west side of the building is presenting its challenges, with planning protections in the courtyard when work begins. More to come on that later...

You may have noticed the gym is closed and boarded up. With the old Gym windows removed, new curbs are being built that the new windows will rest on since the old curbs were crumbling. Electrical conduit was found inside the crumbling curbs! Solutions are forthcoming for electrical needs. It will be a few weeks before our new windows are installed.



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POOL NEWS

Pool demolition is almost done! Planning is underway for next steps – repairing all beams surrounding the pool and creating a new supporting rebar grid. And more testing..... pool tiles will be tested by an independent company to assure that they will not be slippery.

Please drive slowly and cautiously in the garages. Please stay clear of the area – no peeking through the protective layers. The protected areas are CONSTRUCTION DANGER ZONES

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