



# Burleigh House

## Monthly Newsletter

Volume 18 Issue 9

March 2021

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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

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**Security**.....(305) 861-1869

### BURLEIGH HOUSE

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### PRESIDENT'S MESSAGE

As reported several months ago, a pool deck rendering was sent showing a vision for our new pool. This was developed by working with a landscape architect, a pool engineer, and a life safety engineer. We received a majority vote from the owners to move forward with the pool design developed. The next step was to acquire bids for a contractor to build the new pool deck and that is done! There were 4 bidders. After careful consideration, the board has selected GC Construction, (our current building remediation contractor) to do the job. We will get a high-quality job at a competitive price with a company who already understands the constraints of our building structure and how to work around it. A logistic consideration was the space and day-to-day operations that will take up more parking and storage space but the impact of this will be minimized because GC is already here with equipment needed. Another consideration is that we can start the job immediately, rather than contract with another company and bring them up to speed with the BH building structure. We understand that all owners are very much looking forward to having our pool back!! So overall, the Board selection brings us to the fastest and most efficient way we can get the job done. Below are detailed points that were considered:

- 1) GC's quote is cost competitive.
- 2) Their 8-month schedule is realistic and was proposed with sufficient detail and is in line with the expectations from our pool engineer Maestre.
- 3) We have seen the work of GC's subcontractors on pool finishes and deck paver installation in several of their pool and pool deck projects and it is quality work.
- 4) We can commence immediately as we already have a contract with GC and we just need to add a pool deck amendment
- 5) The deck demo can start immediately and not have to wait for the pool box to be completed – the city will not allow two contractors working on the same permit at the same time.
- 6) No additional space on site would be needed for a new contractor staging/office area.
- 7) A third contractor on site could add additional unanticipated complexities and interference.
- 8) GC has assured us that they would have the manpower for the pool project

*Continued on page 2*

**President (from page 1)**

as a separate team and will not slow down the building work and will assign a new foreman with separate and distinct team.

- 9) GC has been working our building for 2 years and is familiar with the building, our staff, the board and our engineers. They have proven to be responsive to our concerns and show flexibility when we need workarounds. Our engineers testify that they provide quality work. For the pool box demo project, they easily adapted to working with Maestre Engineering, who is yet a 3rd Engineering Company who is inspecting their work showing that they are readily adaptable.
- 10) With the professional engineering design and inspection and project management from our pool engineer Maestre, we believe we can have a successful and efficiently executed project.

Some factors which we considered in regard to the other bidders are the following;

The costliest bidder gave us a time frame of 4 – 6 months but our engineers agree that 4 – 6 months is not realistic. It is a very time-consuming effort to understand and work around the engineering structure of our building. A new contracting

company would need to learn, understand and work around the supporting structure of the pool deck. The reality is that we do not have any space available, and the start of the pool project would need to be delayed until after the pool box is totally demoed. Even then it would be difficult because GC and Windready, our window installer, needs the current storage space they have to complete the tower work. Our building layout is such that there is no place for a dumpster. Debris removal has been a serious and painful issue because of the need to hand remove debris to the 1st floor and then have trucks come to pick it up. The pool box demo is estimated to complete by beginning to mid-June. GC can start the pool deck while the pool box demo is being done. Otherwise, any other contractor could not start until July, after the permit is revised for a different contractor. We do not have the luxury of extra time to begin working with another contractor. Our owners are very tired of construction and just want it done. A new contract with another company can take 3 or more months to start and changing the permit and figuring out the logistics of how everyone interfaces with space.

In summary the Board believes that the team of GC Construction and Maestre Engineering will result is successfully executed Pool Deck and we will be on our way to completing the polishing of the Star of 71<sup>st</sup> Street.

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## PROJECT CORNER

### EAST TOWER – WHAT A DIFFERENCE!



We are very close to finishing the East Tower. Lines 2 and 12 are completed. Lines 4, 6 and 14 are completed except for the application of waterproofing on balcony floors. Line 16 balcony railing work is underway for paint removal/application, to be followed by the application of waterproofing on the balcony floors. The building view from the beach is gorgeous!

Window installations on the North tower are proceeding well. Lines 1 and 32 are installed. Estimated dates for window completions for line 5 is March 18 and for line 3, April 9. Window installation on line 34 will start March 22. Line 36 balcony restoration is underway from floors 3 – 7, with the upper floors completed. We have a lot more work to complete on the North, after windows are installed. That is tower wall repairs, railings, additional waterproofing on tower walls, windows & floors and painting. But we are well on our way!

South balcony waterproofing on line 15 is estimated to complete by March 9. The rooftop parapet wall has been repaired. South balcony floor waterproofing will continue as well on the other South Balcony Lines. Our parking situation is very tight because of the protection needed in several areas being worked including the Pool Box, so we thank everyone for their patience.

### POOL NEWS

As of Monday, March 8 the demolition and removal of the old pool box is underway. You will see shoring and protection of the area in both the 1st and 2nd floor garages. It will be VERY noisy and dusty for the next 5 weeks while this demo is underway. 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. Polishing...Polishing...Polishing

## Did You Know?: Caffeine Trivia

March is National Caffeine Awareness Month.

- Caffeine was on the International Olympic Committee list of prohibited substances until 2004.
- The human body can absorb up to about 300 milligrams of caffeine at any given time. Any excess is secreted off.
- 20% of the caffeine you've ingested is dissipated from your body every hour, so it takes about five hours for caffeine to fully leave your body.
- Dark roasted coffees have less caffeine than medium roasts. A strong cup of tea has about the same amount of caffeine as a cup of filtered coffee.
- Trimethylxanthine is the chemical term for caffeine.
- 70% of all the sodas sold in the US contain caffeine.
- In its pure state, caffeine is a crystalline white powder.
- 10 grams of caffeine is considered a lethal dose, the same as drinking 80 to 100 cups of coffee in rapid succession.
- Over 450,000,000 cups of coffee are consumed in the United States every day.

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## GET READY FOR TAX TIME

The first step to preparing your taxes is organization of your records. Use this list of commonly needed documents to help you with this year's tax return.

- W-2s
- 1099s
- Statements you've received from your employer or the government, both state and federal
- Interest earned statements
- Interest paid statements
- Notice of distribution from partnerships, estates, or trusts
- Records of unemployment insurance
- Records of Social Security benefits
- Social Security numbers for you, your spouse, and any dependents
- Receipts for deductible expenses, including business, moving, childcare, medical, and home office expenses
- Records of charitable contributions
- Your tax return booklet with label

Although this list is not comprehensive, it is a good start on your way to preparing for your tax preparation.







PATRICKJAIMEZ PA

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