



Burleigh House

Monthly Newsletter

Volume 19 Issue 10

April 2022

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BURLEIGH HOUSE

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PRESIDENT'S MESSAGE

Dear BH Owners and Residents

At the March Board meeting, several important topics were discussed and are summarized here in this month's Newsletter.

Air Conditioning Pump System and Cooling Tower:

As reported previously, the main AC water pumps that service the cooling tower for all the AC systems of the building need to be replaced since they are original to the building and their impellers have severe corrosion. As a result, we cannot run the full capacity of the system due a low-pressure condition. We have turned off non-critical AC units in come common areas including the hallway AC systems as we need to have enough capacity to support the needs of the residential units. After 2 months of investigation, analysis and bidding among 3 suppliers; the board selected and approved the vendor for the replacement of 2 AC Pumps, 2 Pump Controllers and the Fan Controllers for the Cooling Tower. In addition, a refurbishment project of the cooling tower condenser fins and other needed maintenance was approved along with an annual maintenance contract. We are working with the selected vendor to install these new systems as soon as possible.

Mechanical Room Roof

The Mechanical Room, which sits on the top of the building needs a new roof. This room houses the critical mechanical equipment including the AC pumps, Air Handler and Condenser for the Hallway AC system, Hot Water Boilers and Elevator Motors. The Board had voted to replace this roof in November and we had been under contract to do so and awaiting the supply of the insulated sloping material before the project could start. All the supplies are in and the roof replacement will begin in the coming weeks including any necessary additional concrete repairs to the roof deck.

Penthouse Sauna Rooms adjacent to the Solarium

We have a valuable common space on the Penthouse level which were the old Men's and Woman's Sauna Rooms that are just past the Penthouse Solarium area on the SW wing of the building. In the attached pictures you can see the poor condition these rooms, but this space has amazing long-term potential for a future common space which includes a terrace at the end of the building on each side of the individual rooms.

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President’s Message (from page 1)



As part of the ongoing building project, we will be waterproofing and updating the Solarium area as well as the two Terrace areas adjoining the far side of the Sauna rooms. Without the addition of light and ventilation into these rooms they would remain unused and abandoned. As we find ourselves in the home stretch to finish the residential Tower, we have an opportunity to facilitate the future use of this space by installing new windows and doors. Since we have the contractors and engineers

mobilized in our building already, this will be the last reasonable opportunity to install these windows and to facilitate any future use of these areas as a useful amenity for the Association. The windows planned for installation will be the same style and layout as in the other PH windows and since this design is the same, we would not need to get approval through the city design review board.

The Board approved the addition of these windows and doors to the ongoing building remediation project. This is an immense opportunity, to recuperate this prime common owner space, and to lay the path for future plans to renovate and use this space with unobstructed ocean and city views.

Pool Deck Project/ Garage Level repairs

We continue work structural repairs on the 1st floor beams under the pool which is now accessible since the shoring for the pool box rebuild has been removed. In addition, we are systematically working on the inside of the

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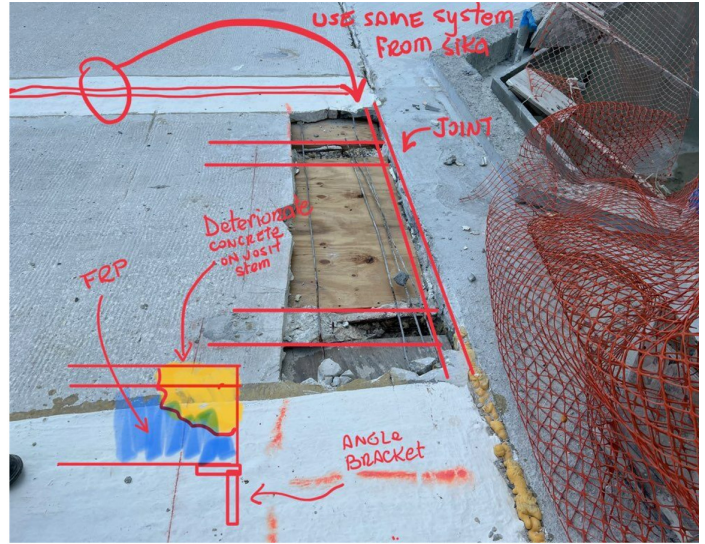
President's Message (from page 2)

perimeter wall, repairing sections at a time by replacing deteriorated concrete, repairing rebar and re-pouring new high strength concrete. In addition, we will be repairing the deteriorated stems of the floor joist system in the 1st and 2nd floor garage supporting the pool deck to be sure we have a stable foundation upon to replace the finished surfaces of the pool deck.

On the top surface of the pool deck we are finding additional repair areas adjacent to the pool which were discovered after the removal of the old waterproofing layer. In this case we need to re-build some of the flanges and stems of the joist deck system and repair of the concrete encapsulated in the old carbon fiber wrapping repairs.

We are consulting with an engineering firm that specializes in carbon fiber wrapping who have already solved for us the technical issues of strengthening the landing area for

new pool deck staircase exit as well as strengthening of the railing curb.



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It is a long and arduous process to continue to find and remediate these new repair details, and they are slowing the overall schedule to complete the pool deck, but is an absolute necessity to make ALL of these repairs at the Garage level that are critical to the structural integrity of the building and the pool deck and to preserve our investment and for the safety for all our residents.

The pool deck project is extremely engineering intensive, with each architectural element requiring the interaction of our contractors, engineers and architects to design, bid,

quote, prepare drawing and submit to the building department approval for permits.

We are working all of these elements in parallel with our teams which include; Plumbing, Electrical, Pool Mechanical, Railing, Trellis, Staircase, Tile Installation and Windbreaks.

Each and every item must be approved by the city prior to placing orders for these materials which is becoming extremely challenging today in the current environment of shortages of materials and labor. But we are pushing forward to complete each critical step to bring it all together for completion.

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WINDOW CORNER

As we look at the completed sides of the building, its new beauty gives us a burst of energy to reach our end goal. And we are well on our way.



The North side of the building is 90% completed. Balcony line 5 has one touchup to complete. This means that North lines 1, 3, 5 and 32 are completely done. Balcony line 34 is delayed a bit because we are unable to get railing paint due to a shortage of construction supplies.

Once received, line 34 will complete within 1-2 weeks. The remainder of work on balcony line 36 is to complete the sanding and painting of railings and to apply waterproof to the balcony floors. As just mentioned, timing depends on when we are able to get our railing paint.

The West is a blaze of activity. All balcony lines (23, 25, 33 and 35) are working simultaneously in addition to window installations. Our contractors are interleaving work areas to stay clear of each other and yet to continue with all of the work. Windows are installed on lines 21, 31, 23 and 33 except for 23 and 33 balconies. The window/door installations on those balconies are on hold until balcony concrete work is completed to assure a proper fit for the door. Plans are being made between our contracting companies to continue with window installations on lines 25 and 35 as soon as possible.

We delayed the South balcony waterproofing installations last year when rainy weather just wouldn't stop. We hope to return back to the South in a few weeks to complete the balcony waterproofing plus a few other finishing details.

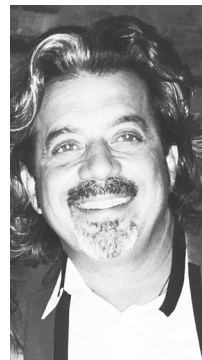
We are restoring our fire escape landings and fire escape stairwells. The fire escape landings were never waterproofed and the concrete layer on top was very thin. We are 65% finished with concrete repair on the landings of the SE staircase and the interior stairwell has been repaired. We are preparing the drawings

needed to submit to the city for permit request to close the NE staircase as for safety reasons we can only close on Fire Escape staircase at a time.

Restoration of an older building is a very long and an arduous process. As we have routinely discussed and published, when we remove old windows and open the obvious external delaminated areas of the building for repair, we often see further degradation inside that needs engineering analysis and repairs. Our number one priority is safety and security of the building and our secondary benefit is the beauty that results. All homeowners should be proud of what we have supported and accomplished to preserve our beautiful "Star of 71st Street".

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