



# Burleigh House

## Monthly Newsletter

Volume 20 Issue 3

September 2022

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### OFFICE HOURS

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

### IMPORTANT NUMBERS

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### BURLEIGH HOUSE

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### PRESIDENTS MESSAGE

Dear Burleigh House Owners and Residents,

I would like take a few moments to reflect on the status of our many building projects that are underway. I receive many questions from new owners who do not have the historical context of the journey we have been on, and as well it is important to refresh our collective memory.

When we started our restoration project, its scope was defined as a 2-year window replacement, some tower wall stucco repair and painting, but it has turned into a major structural restoration. The project grew to the level to give the building what it needs to survive into the future. We are well into our 4th year of the building restoration projects and as we have been reporting since we started, the project has become increasingly complex due to the massive amount of concrete and structural restoration of balconies, columns, beams and slabs in just about every area of the building and especially the garage, all of which are essential to structural integrity of the building. In addition to all the structural repairs mentioned, we are uniformly waterproofing all the balconies and stripping and repainting all the balcony railings. In the garage we are now repairing structurally deficient sections of the interior of the perimeter walls and we will also need to repair the exterior perimeter walls. We need to complete the window installation and exterior work on the West, the fire escape landings on each corner of the building, re-assemble the pool and pool deck and perform the final waterproofing of the garage. Additionally, the Board made the strategic decision to install new windows to the PH common areas so that they may be used in the future, an area that has been abandoned for well over a decade.

We are fortunate to be so far along into the project completing more than 3 sides of the residential tower and having most of the structural work in the garage and on the pool deck complete. With the new requirements that have been imposed for building certifications we are fortunate to have our team in place and to be so far along as many buildings will be scrambling for window and restoration contractors and engineers in a very constrained market which have significantly escalated overall costs. We are now well into the final west side of the residential tower and are fortunate to have our team of contractors and engineers continuing with us to completion operating under 2018 contract pricing.

The pool and pool deck were never contemplated for any restoration at the beginning of the project in 2018, but seeing the level of structural degradation

*Continued on page 2*

**Message from the President** *(cont. from page 1)*

and the poor condition that it was in, there was no choice but to take this project ahead for the safety of everyone and for the long-term viability of this most valuable asset. We needed to completely rebuild the pool shell, all of its structural beams and columns and re finish the entire pool deck, railings and all pool mechanical equipment. The pool and pool deck project required us to bring to our team a group of qualified specialists including a mechanical and electrical engineer as well as specialized contractors for pool and deck waterproofing and refinishing. Many layers of permitting are required for the pool and deck project from the pool box to the waterproofing, mechanical and every architectural item on the deck including; railings, trellis, windbreaks, staircase and the elevated tile system all of which need to be customized for our application, engineered and approved by the city. We are at that point that all of the major structural repairs are in the final stages and the deck can be started to put back together, but we have many long lead time items that need to be fabricated and we can't get too far ahead of the permitting process for each architectural element to risk additional costs and some items need to proceed serially as they are interdependent upon each other.

Overall, we are holding to our baseline costs except for those that have been absolutely unpredictable associated with concrete restoration. Every one of our engineers in the past 8 years that attempted to offer an estimate for the structural restoration has been way under what we will likely spend to completion. Estimates were made with no way of knowing the level of restoration needed within our building as the damage is visible only once concrete is removed when inspecting the areas. These costs plus the overhead for scaffolding, swing stages and engineering fees for inspection continue to exceed any budget we have tried to create. We even thought that the west side of the building would have less structural repairs since it is not directly ocean facing, but honestly, we are seeing just as much work needed on the prior 3 sides. However, we have no choice but to complete this essential work as needed as we hold the line on the known fixed costs, such as window installation, waterproofing and painting as they are all known quantities at our contracted costs. As an association we will need to reassess where we are at the completion of the tower and pool deck and work to identify the remaining efforts in the garage and on the exterior perimeter wall of the building. We stand in a good position in our financing to complete these projects as many owners have paid their assessments in full allowing us to finance additional scope beyond our

\$20M overall existing assessments from 2018 and 2021.

We also know that we need a new roof on the main residence tower, but we can't start that in earnest until all the swing stages for the tower are removed. We have evidence that there is concrete restoration of the roof deck that is needed in the section the roof that has the cooling tower due to the multitude of penetrations from mechanical elements in those sections which have led to leakage and concrete degradation.

We are also taking on many mechanical projects such as the replacement of the original main AC water pumps with their controllers and a refurbishment of the cooling tower as well as the fan motor controllers and the replacement of our domestic water pumps from 1999.

We are all aware of the overall exhaustion related to all these ongoing projects but the Board, with the daily help of our staff and you the residents, is determined to drive the projects to completion and deliver the renovated Burleigh House. We ask for continued patience during this process and ask to look back at the results of what has been completed so far knowing with confidence that all of our goals are achievable. At this time, we need to stay with our process till the end as we have all the resources in place for completion. We will reach our goal for the building which are safety, enhanced value and a spectacularly beautiful building in North Beach along with the other public and private investments taking place around us.



# EGG MUFFINS

- ½ pound sausage
- 12 eggs
- ½ cup chopped onion
- ½ cup chopped green bell pepper
- ½ teaspoon salt
- ¼ teaspoon ground black pepper
- ¼ teaspoon garlic powder
- ½ cup shredded Cheddar cheese

## Directions

Preheat the oven to 350 degrees F. Lightly grease 12 muffin cups or line with paper muffin liners.

Heat a large skillet over medium-high heat. Stir in sausage and cook until crumbly, evenly browned, and no longer pink, 10 to 15 minutes. Drain off grease. Beat eggs in a large bowl. Stir in onion, green pepper, salt, pepper, and garlic powder. Mix in sausage and Cheddar cheese. Spoon into the prepared muffin cups.

Bake in the preheated oven until a knife inserted near the center comes out clean, 20 to 25 minutes.





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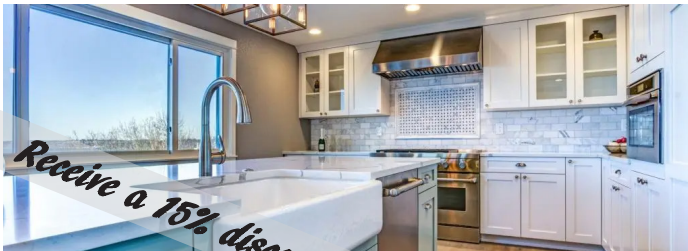
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