



# Burleigh House

## Monthly Newsletter

Volume 21 Issue 6

January 2024

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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  
**Fax** .....(305) 866-8733  
**Security**.....(305) 861-1869

### BURLEIGH HOUSE

Condominium Assn. Inc.  
 7135 Collins Avenue  
 Miami Beach, FL 33141



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## MESSAGE FROM THE BOARD

At the January 3<sup>rd</sup> Board Meeting the Board approved to move forward with Atlas/Apex Roofing company for the BH re-roofing project. Our Engineer and Project Manager, Stone Building Solutions, prepared Bids on Dec 8<sup>th</sup> after several visits to the roof from their team including their lead PE Dr Dudley McFarquhar to inspect the condition of the Cooling Tower screen wall that we had previously indicated needs repair.

Three contractors responded: Best Roofing, Atlas Apex and Stratus with two material options that were requested; a single ply 45mil thick Fibertight that has embedded Kevlar and, Soprema multiply conventional modified bitumen. All quotations were based on the application of a lightweight concrete to obtain sloping of the deck for suitable drainage and for the use of a crane to transfer materials to and from the roof. Best and Atlas had similar pricing and Atlas who only quoted the Fibertight material was significantly higher. Atlas pricing included the necessary deck and parapet repairs, had lower misc hourly rates for non-contract contingency items, better payment terms and a full 5 yr workmanship warranty and faster start times. Atlas also has the advantage of having a GC license to be able to perform the re-build of the Cooling Tower Screen wall and any other conditions that may come up where Best would need to bring in a 3<sup>rd</sup> party General Contractor. Below you will see the summary bid sheet with the responses from the 3 bidders. All of quotes, and engineering reports are on building link for further review.



12/28/23

#### Burleigh House Condominium Roofing Project

Contractor	Fibertite	Soprema 2-Ply
Best Roofing	1,177,545	1,383,849
Stratus Roofing	1,680,000	Stratus does not recommend Mod-Bit due to standing water voiding warranty-NO BID
Atlas Apex	1,196,600	1,310,800
Southern Certified	NO BID	NO BID

Additional Costs Unit Pricing	Deck Surface Concrete Repair/SF	Roof Drain Bowl Assembly	Parapet Wall Repair
Best Roofing	TBD	Included	N/A
Stratus Roofing	15	Included	Included
Atlas Apex	Included	1200	Included
Southern Certified	NO BID		

Hourly Rates	Roofing	Sheet Metal	Concrete
Best Roofing	85	115	75
Stratus Roofing	75	125	85
Atlas Apex	58	53	47
Southern Certified	NO BID		

Warranties	Workmanship	FiberTite	Soprema
Best Roofing	2 years	20 years	20 Years
Stratus Roofing	5 years	20 years	N/A
Atlas Apex	5 years	20 years	20 Years
Southern Certified	NO BID		

Timelines	Start Time from Signing of Contract	Material Delivery	Re-Roof Timeline
Best Roofing	10-12 weeks	6-8 weeks	65 Days
Stratus Roofing	Permit Pending-10 days	2 weeks	10 Weeks
Atlas Apex	10 days	2 weeks	90 Days
Southern Certified	NO BID		

Continued on page 2

**Message from the Board** (from page 1)

Payment terms
<b>Best Roofing:</b> 20% deposit 30 % upon mobilization 45% upon substantial completion 5% upon final inspection and warranties
<b>Stratus Roofing:</b> 1/4 due upon execution of contract 1/4 due upon delivery of materials to community property 1/4 due upon 50% completion of the job 1/4 due upon final inspection
<b>Atlas Apex:</b> Monthly Billings 30%, 30%, 30%, 10% upon Final Inspection

In a post bid selection meeting between Stone and Apex, it was agreed that the Soprema multiply was the best solution for our roof given the amount of foot traffic to and from the cooling tower and mechanical room. The concerns expressed by Stratus of ponding and the potential voiding of the warranty is not a concern since Apex controls the lightweight concrete process and can guarantee sufficient sloping so there is no ponding water. With the assistance of Frank Raposo and his neighbor Maria Louisa, a forensic roofing and building expert, Henry Gembala from Apex agreed to upgrade us to the Soprema 3 layer multiply 200 mil built up, with a 2 ply over the parapet wall, an upgraded base layer under the Lightweight Concrete and stainless-steel parapet cap. This system by Apex has been installed in all of the Broward School roofs and last time Apex quoted this configuration it was \$1.52M and now will be contracted @ \$1.31M.

In regard to the Cooling Tower screen wall we agreed that the decorative blocks would be removed and the top beam will be rebuilt with a proposed metal inset instead of the decorative masonry. We will

contract Stone Building Solutions for a \$15.6k for the engineering development of the screen wall and for their development time to be included in the 350 hrs post roof bid phase on the roof inspection. Since we have Apex as our roof contractor with vast experience installing a known system we should be okay with the expected inspection hours.

On the finance side of things; within the Reserve Fund we have approx. \$1M free after the pump projects and an addition \$400K minimum or maybe \$550K if the full funding is not waived on the 3 remaining quarterly payments in 2024. This is sufficient to fund Apex and Stone and the cost of the screen wall re-build is still TBD and being estimated. In addition, we have a \$500K line of credit from Popular Bank that we can use which expires in May 2024 if we need to access to keep the project moving if need be. At this moment we are moving forward to get Apex in to contract and getting in place what is necessary for the permitting process.



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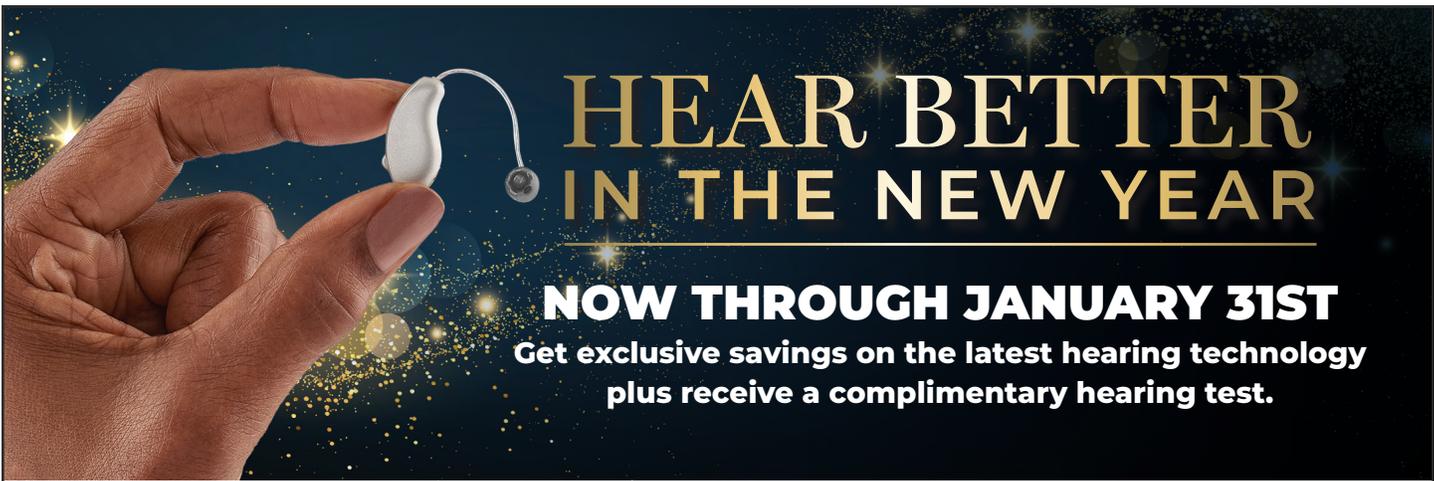
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**Happy  
New Year  
2024**

*Here's to a brand new year of good health, good fortune, and good times. Thanks for bringing in the New Year with us here at Burleigh House. We feel fortunate to have you all as our residents.*

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