

**Message from the Board of Directors regarding the Window and Door Project**

June 6, 2016

Since our letter dated April 28<sup>th</sup>, our committee presented the Architectural concepts for the window project at the Burleigh House Board Meeting on May 18<sup>th</sup>. The Window Committee and Board is recommending a change of window design and the replacement of all exterior windows and doors based on the professional recommendation of our Architect, John Medina. Because this is a change in building appearance it will require a majority vote by the membership. This informational document has been approved by the Board of Directors and outlines the compelling reasons to move forward with the project, provides estimated pricing and proposed renderings of the new building look.

As a result of many years of requests for new windows by the unit owners, the committee set out to learn how to tackle a project of this magnitude and concluded that: **We can replace our current windows with hurricane windows and at the same time modernize the building.** Owners have requested the following:

- Protection from Storms and Hurricanes
- Stop Air leakage and Water intrusion through the windows and facade
- Reduce Street Noise and Pollution
- Save Money on Energy utility costs
- Save Money on Insurance, both for unit owners and the Burleigh House

The new window design will cost less money than the replacement of the windows with the existing design. We will increase our property values and beautify and modernize the Burleigh House at the same time. Our Architect has said that as our building has a unique architectural appeal and new windows and doors will enhance its beauty. We will also remove the existing Hurricane Shutters, which has been recommended by window manufacturers. Hurricane shutters have the potential of crumpling in heavy winds which could cause window damage. The shutters are also a cause of water penetration today in some units because of how they are bolted to the building.

The Burleigh House has a unique opportunity as the City is planning many improvements including 71<sup>st</sup> Street as a Town Center for North Beach. There is private investment ongoing in North Beach to improve commercial areas and a new development plan for Ocean Terrace has been approved. The Window Committee has worked very hard to develop a plan for new windows and doors for the Burleigh House to take our building into the 21<sup>st</sup> Century. Now is the opportunity to make our building Safe from storms and hurricanes, Spectacular in beauty while making our Life Style More Comfortable. It is imperative for each of you to return your vote, **PLEASE VOTE YES.**

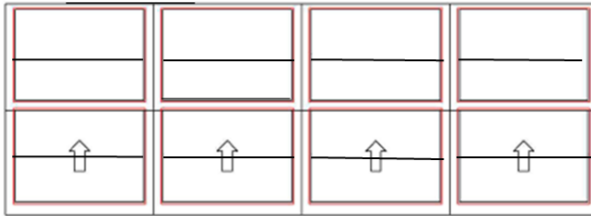


**City Planning concepts for 71<sup>st</sup> and the Beach Entrance at the end of 71<sup>st</sup> aside the Burleigh House**

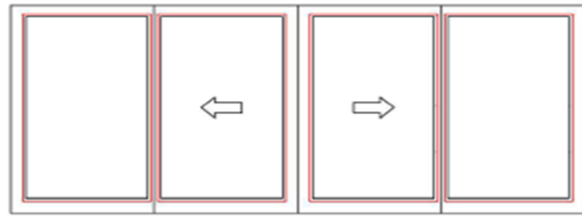
**Our Architect has proposed several changes in window style that will transform the look of the Burleigh House:**

- 1) **Replace our single hung windows with hurricane protected horizontal sliders.** This will eliminate all of the horizontal bars that disturb our view from inside and it eliminates the external busy look of our building.

**OLD** Single Hung Window

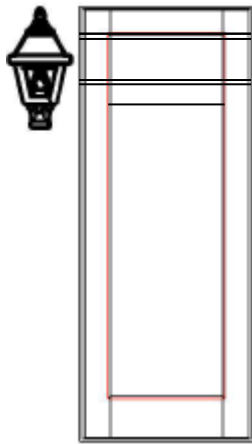


**NEW** Horizontal Slider

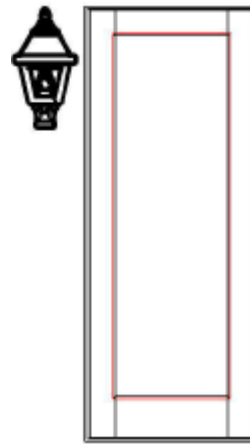


- 2) **Replace the existing balcony swing doors with floor to ceiling hurricane protected doors** and remove the existing plywood transom that we have today above our balcony doors, which is not hurricane protected.

**OLD** Door with Wood Transom



**NEW** Floor to Ceiling Door



This new design will give us more open glass area to expand our views and is less expensive than just replacing our current window style with hurricane protected versions.

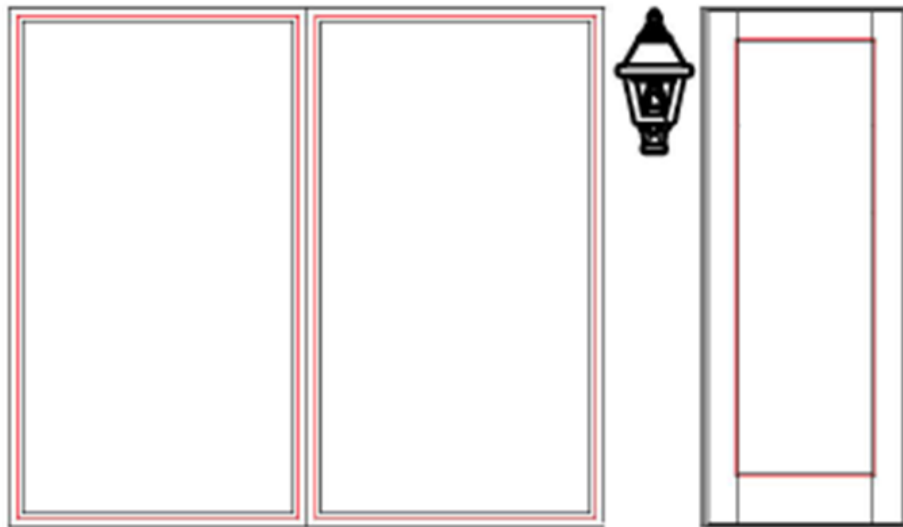
- 3) **Use Solexia Green Glass and Silver Window frames to color the building.** Solexia Glass provides good light transmission and low solar heat gain for our apartments. The left section of the picture below is the view through the Solexia Green Glass.



- 4) For apartments with Balconies; replace the existing Balcony windows with floor to ceiling windows to give the Burleigh House a complete Modern look.

Balcony Unit owners will have the option to choose either fixed panels OR horizontal sliding doors that can open both ways. This will further expand our views and create architectural columns of glass when viewed from the outside enhancing the property value for the entire building.

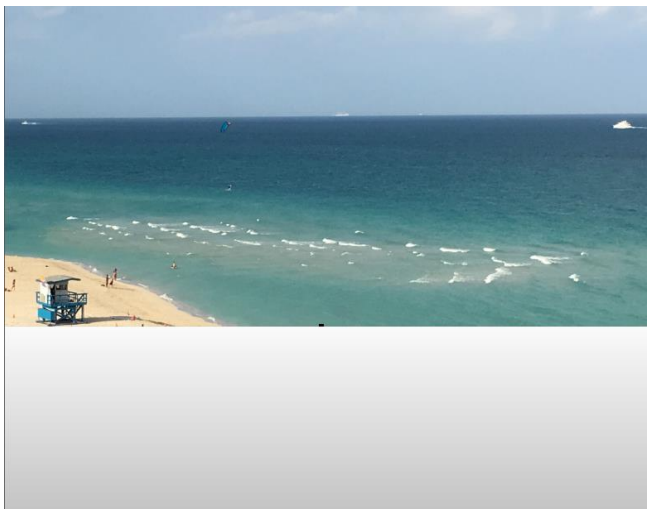
**New Balcony Look**



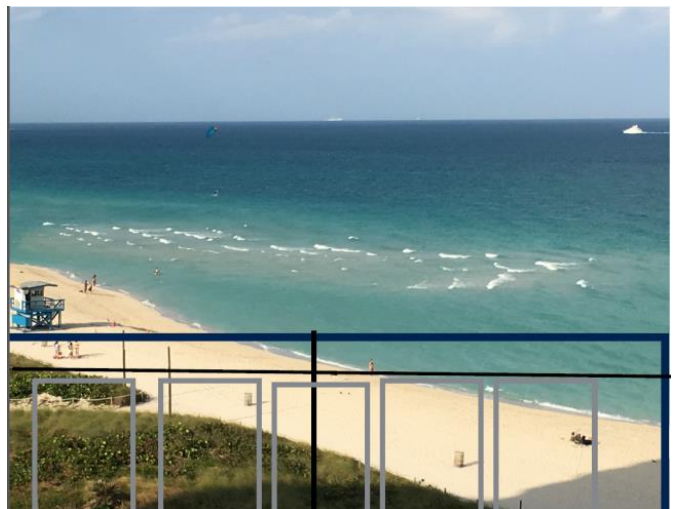
This installation requires that the wall below the existing balcony windows will be removed and there will be no structural impact to the building. **The cost of this design element that includes wall removal and new glass will be charged only to those units that have balconies.**

The Architect recommended this modernization based on engineering analysis that the wall below the window is non-structural and the Board has confirmed this with our own engineering firm. Committee members visited the “Alexander”, which is an older building like ours in Miami Beach, and witnessed the process of the removal of the wall beneath the window and the end result looks very beautiful.

The Slider door option adds other benefits by expanding your living area to the outdoors and using this door will eliminate the slamming of the existing swing door problem in the wind.



**OLD View**



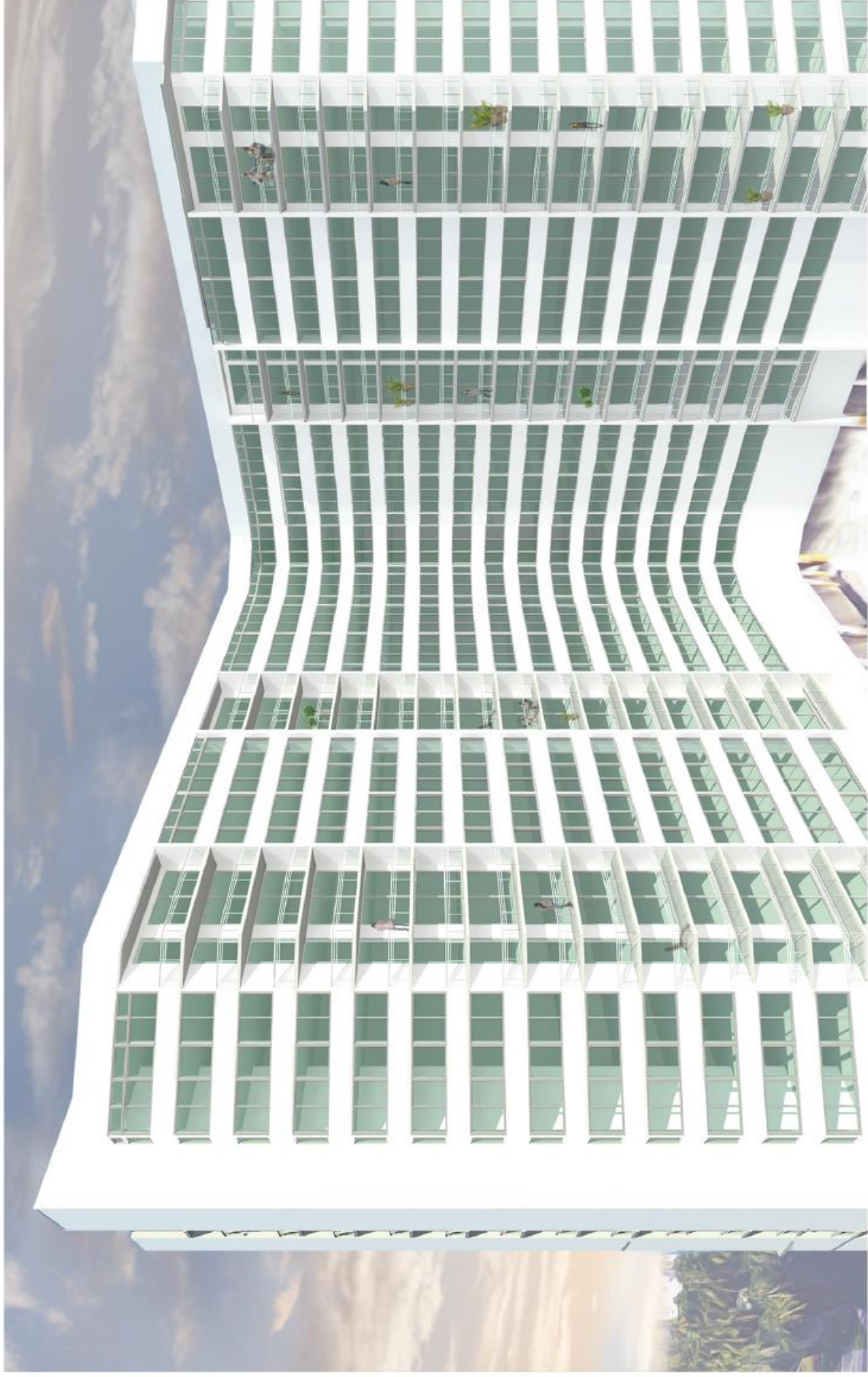
**NEW Enhanced View with Floor to Ceiling Windows**



## The Burleigh House - Today



# The Burleigh House – Beautiful



## BURLEIGH HOUSE CONDOMINIUM

7135 Collins Ave, Miami Beach, FL 33141



Miami Curtain Wall Consultants Corp.

John R. Medina, RA AIA ,AA0014867 , Architect of Record



# The Burleigh House – Beautiful



## BURLEIGH HOUSE CONDOMINIUM

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## **WINDOW QUALITY CRITERIA**

### **In the committee's extensive research for windows and vendors we determined the following important criteria:**

- Windows should be manufactured in Miami area, using U.S. glass and certified by the State of Florida
- High quality frames need to provide maximum hurricane protection strength
- Secure up to a 10 year window and door installation warranty
- Secure up to a 20 year warranty on primary window caulking
- Secure up to a 15 year warranty on mechanical components (rollers, door handles etc.)
- Select Aluminum frames with recommended Silver Anodized or Kynar finish to obtain a 15 year warranty
- Every window will be measured and manufactured to fit to the specific apartment

### **Some of the efforts the committee performed in order to learn and understand these issues were the following :**

- We interviewed vendors with long standing and successful business practices who are fully licensed
- We interviewed vendors with experience with large installations and who employ their own installers
- We visited sites where windows were getting installed
- We visited window manufacturing facilities
- We consulted with the city of Miami Beach about requirements and submitted preliminary drawings to the Miami Beach Design Review Board
- We engaged an architect to assure that a new design would be structurally sound and feasible
- We continue the vetting of vendors, and will have a professionally drafted RFP/RFQ for vendor selection, with the expectation that our current pricing estimates will be lowered

## **Benefits of the Community Replacing Windows Together**

**Working together the Window Committee and Board will collectively offer services to you and our building by;**

- Coordinating Engineering and Architectural services
- Completing the Miami Beach City Design Review Board Approval and City permits
- Identifying appropriate window vendors with experience in high rise buildings
- Coordinating the final bidding and discounting processes
- Securing volume discounts of 20% - 25% vs individual unit owner purchases
- Researching various financing programs from Miami Beach and the State of Florida

PACE <https://www.floridapace.gov/benefits/property-owners> Funding is repaid through an assessment included on the annual property tax bill for qualified wind mitigating improvements including: wind-rated doors, impact-resistant windows.

Miami Beach Home owner Rehabilitation program is available for certain income requirements [miamibeachfl.gov/WorkArea/DownloadAsset.aspx?id=83542](http://miamibeachfl.gov/WorkArea/DownloadAsset.aspx?id=83542)

- Ensuring all work is done to city code
- Assuring protection of unit owner's property during installations
- Securing the entire building against storm and hurricane damage, so no pockets of weak glass will be left that can cause vulnerability to wind damage
- Ensuring all common areas are storm secured which will strengthen the entire fabric of our building
- Ensuring the Building Wind Insurance master policy is appropriately discounted

For these reasons, we are certain that a **Vote YES** to approve this project is in the best interest of you as a unit owner and for the Burleigh House as a community.



## **Common Area Budgetary Costs**

There will be common costs associated with securing the common areas of the building and for that you will pay according to your ownership percentage of the building. This cost will be charged sometime in 2017 once the project is approved and begins. Below are the estimated expenses:

<b>COMMON AREA EXPENSE</b>	<b>Estimated Cost</b>
Lobby and 3 <sup>rd</sup> Floor Windows and Doors	\$ 151,548
Survey	\$ 13,500
Stairwell Doors	\$ 147,986
Staging, Mobilization, Protection	\$ 266,448
Architectural Services	\$ 87,850
Engineering Oversight	\$ 200,000
City Permit and Design Review Board Costs	\$ 4,612
Unit 334 Window replacement (The Association owns this unit)	\$ 15,461
Delinquency Contingency for common areas only	\$ 44,370
<b>TOTAL</b>	<b>\$931,775</b>

<b>Unit Description</b>	<b>Percent Ownership</b>	<b>Estimated Total Per Unit Type</b>
HA (1 Bedroom w/ Balcony)	0.002201	\$2,051
HB (1 Bedroom Convertible)	0.002370	\$2,208
HC (2 Bedroom w/ Balcony)	0.003523	\$3,283
STORES	0.028720	\$26,761

## **Unit Owner Costs**

Please be aware that as a unit owner, you own your windows and are responsible for replacement costs, which include:

- Windows and Materials
- Installation

The Retail Stores on Collins Ave own their windows and are responsible for their replacement costs. However at this time they are not replacing their windows as they already have hurricane windows that are code compliant. Therefore, the only expense to the Retail Stores is the sharing the cost of the common elements.

## New Window and Door Budgetary Pricing Charts

NEW WINDOW DESIGN PRICING ESTIMATE (PLEASE REMEMBER THIS IS AN ESTIMATE ONLY**)				ESTIMATED COMMON AREA EXPENSES RELATED TO WINDOW PROJECT ONLY	TOTAL ESTIMATED PRICE WITHOUT INCLUDING ANY OPTIONAL UNIT OWNER UPGRADES
UNIT TYPE FLOORS 4 TO 18 Small Missile	Estimated Window/Door Cost and Installation	Estimated knee-wall demolition for Balcony Units Only	Estimated electrical relocation (IF NEEDED) for Balcony Units Only		
HA (1 Bedroom w/ Balcony)	\$10,667	\$1,000	\$700	\$2,051	\$14,418
HB (1 Bedroom Convertible)	\$7,219			\$2,208	\$9,427
HC (2 Bedroom w/ Balcony)	\$19,982	\$1,000	\$700	\$3,283	\$24,965

Small missile strength is required for windows higher than 30 ft. above ground.

NEW WINDOW DESIGN PRICING ESTIMATE (PLEASE REMEMBER THIS IS AN ESTIMATE ONLY**)				ESTIMATED COMMON AREA EXPENSES RELATED TO WINDOW PROJECT ONLY	TOTAL ESTIMATED PRICE WITHOUT INCLUDING ANY OPTIONAL UNIT OWNER UPGRADES
UNIT TYPE 3 <sup>RD</sup> FLOOR ONLY Large Missile	Estimated Window/Door Cost and Installation	Estimated knee-wall demolition for Balcony Units Only	Estimated electrical relocation (IF NEEDED) for Balcony Units Only		
HA (1 Bedroom w/ Balcony)	\$11,708	\$1,000	\$700	\$2,051	\$15,459
HB (1 Bedroom Convertible)	\$8,097			\$2,208	\$10,305
HC (2 Bedroom w/ Balcony)	\$22,154	\$1,000	\$700	\$3,283	\$27,137

Large Missile strength is required for windows up to 30ft above the ground level.

NEW WINDOW DESIGN PRICING ESTIMATE (PLEASE REMEMBER THIS IS AN ESTIMATE ONLY**)				ESTIMATED COMMON AREA EXPENSES RELATED TO WINDOW PROJECT ONLY	TOTAL ESTIMATED PRICE WITHOUT INCLUDING ANY OPTIONAL UNIT OWNER UPGRADES
UNIT TYPE PENTHOUSE Small Missile	Estimated Window/Door Cost and Installation	Estimated knee-wall demolition for Balcony Units Only	Estimated electrical relocation (IF NEEDED) for Balcony Units Only		
HA (1 Bedroom w/ Balcony)	\$11,883	\$1,000	\$700	\$2,051	\$15,634
HB (1 Bedroom Convertible)	\$8,190			\$2,208	\$10,398
HC (2 Bedroom w/ Balcony)	\$22,076	\$1,000	\$700	\$3,283	\$27,059

Small missile strength is required for windows higher than 30 ft. above ground.

### Optional Choices

- Balcony Units Only – If you desire a sliding door, upgrade cost is approximately \$1036
- Extra laminate to provide more external noise sound suppression can be added

## **PLEASE Vote YES in favor of the Window and Door Project**

### ***Because***

- We will modernize the Burleigh House and be at the center of the revitalization in North Beach “NOBE”
- We will save money on windows and doors by 20-25% by purchasing in bulk. Additional discounts may be achieved during the formal bidding process.
- Our property will increase in value, likely in excess of the cost of the windows and doors.
- We will be protected from Storms and Hurricanes and Stop Air leakage and Water intrusion
- We will save Money on Energy and Insurance costs
- We will feel safe in our homes, knowing that our entire building is protected.
- Independent of the vote outcome, there will be a common area assessment to upgrade all common areas of the building with hurricane protection.

***IT WILL COST YOU LESS TO CHANGE YOUR WINDOWS NOW, RATHER THAN LATER .....AND IT WILL BE OUR ONLY OPPORTUNITY IN THE NEXT 20 TO 25 YEARS TO MODERNIZE THE LOOK OF THE BURLEIGH HOUSE***

### **QUESTIONS or SUGGESTIONS?**

Please send your questions to: [info@burleighhousecondos.com](mailto:info@burleighhousecondos.com)

Para leer este documento en español, por favor envíe su solicitud a [info@burleighhousecondos.com](mailto:info@burleighhousecondos.com)

## **BURLEIGH HOUSE Window and Door Project - June 6th 2016**

\_\_\_\_\_ YES, I Vote in Favor of the Window and Door Project as described in the attached document

Replace existing Single Hung with Slider Windows

Balcony Swing Door to be Floor to Ceiling

Balcony Windows will be Floor to Ceiling

Solexia Green Glass and Silver Frame Windows

White Paint on Entire Building

\_\_\_\_\_ NO

Unit Number \_\_\_\_\_

Owner(s) Name \_\_\_\_\_

Unit Owner (s) Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_

Updated email address \_\_\_\_\_

Updated Phone \_\_\_\_\_

Please return the Ballot by July 1<sup>st</sup> 2016 to Burleigh House Condo /Management Office

7135 Collins Ave

Miami Beach FL 33141 USA

