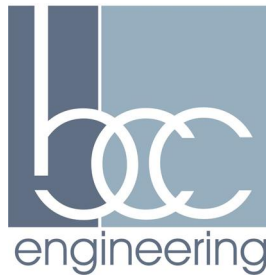


STRUCTURAL CONDITION ASSESSMENT

For

**Sabrina Apartments
1551 Pennsylvania Ave.
Miami Beach, FL**

Prepared by:



**BCC Engineering, Inc.
Certificate of Authorization No. 7184**

February 4, 2022

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Florida License No. 74647**

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1. INTRODUCTION

On January 10, 2022, the City of Miami Beach Office of Housing & Community Services authorized BCC Engineering, LLC (BCC) to perform a structural inspection of an apartment building located at 1551 Pennsylvania Ave, Miami Beach, Florida.

1.1. Objectives

The objective of the report is to provide an observation of the existing condition of the building, identify any deficiencies, and provide recommendations on our findings.

1.2. Methods and Techniques

BCC utilized the following methods and techniques:

- Visual observation/digital camera

The inspection was based on visual observation of the accessible portions of the apartment building. In order to determine the importance of observations noted at the site, items were categorized as one of three types:

- Immediate: This category refers to items that require immediate attention for one or more of the following reasons:
 - 1) They pose a threat to human health and/or safety.
 - 2) They are in an impending state of failure.
 - 3) Their condition is likely to worsen rapidly and result in more expensive repairs in the future.
- 5 Years: This category refers to items that are currently in acceptable condition but it is likely that within 5 years they will require attention and repairs.
- 10 Years: This category refers to items that are in current acceptable condition, but over the repeated use of the building through the next 10 years, they will need maintenance to remain functional and safe.

2. DESCRIPTION OF STRUCTURE

Based on the Miami-Dade Property Appraiser, the existing structure is a 20-unit two-story residential building built in 1947. The existing structure consists of CMU exterior walls. The ground floor structure consists of a combination of concrete slabs and wood joists. The second floor consists of wood rafters and roof level consists of wood trusses. The stairwell to the second level of the building is wood while the stairwell to the basement of the building is composed of concrete.

3. FIELD OBSERVATIONS

On January 27, 2022, BCC visited the site to observe and document the overall condition of the existing structure. The conditions were based on visual observations during the time of inspection. Table 3-1 summarizes the main observations of the structure. Refer to Appendix A for the photos identified in the Table.

Item	Repair Priority	Item Description	Representative Photos
S-1	5-Years	General condition of stucco/façade throughout building. Cracks observed throughout.	Photos #1 to #6
S-2	5-Years	Door oxidizing.	Photo #7
S-3	5-Years	General condition of roof soffit.	Photo #8
S-4	10-Years	General Condition of roofing	Photos #9 & #10
S-5	5-Years	General condition of units.	Photos #11 to 14

4. CONCLUSIONS

Overall, the structure is in fair condition with some areas of concern. There are cracks and delaminated areas on the building exterior that need to be repaired. The roof overhang soffits have sporadic patchwork and have not been painted leaving the new wood exposed to the elements. The roofing is in good condition and may have been recently replaced. In the interior, the wood floors have signs of wear and tear. Termite damage was also observed throughout the wood floors. At the basement, there are pumps that are constantly running and pumping out water from floor drain. According to building maintenance personnel, the pumps have to be replaced every 2-3 months.

Given the age of the building and corrosive environment, spalls/delaminations are expected and do not pose an immediate unsafe condition. If left unresolved, however, these areas will worsen increasing the damaged area requiring repair and creating an unsafe condition. Delaminated portions of the structure will eventually spall off and fall to the ground. If left untreated, cracks can become spalls and delaminations. As water seeps into the unsealed cracks, the reinforcement corrodes which expands and loosens the concrete.

The information contained within this report is based on the conditions observed at the time of inspection. The report is for general condition assessment purposes only and is not sufficient, in and of itself, to prepare construction documents for rehabilitation/repair work. Existing conditions are subject to change.

5. RECOMMENDATIONS

Based on field observations, it is recommended that aforementioned areas of the structure be repaired. The following types of repairs are recommended:

- Hire a pest control company to tent the structure.
- Stucco and repaint the exterior of the building.

6. OPINION OF PROBABLE COST

Based on our field observations, an opinion of probable repair and maintenance cost has been provided for budgeting purposes.

Opinion of Probable Cost of Immediate Repairs			
Item Description	Unit Cost	Unit	Cost
Stucco	\$120,000	1	\$120,000
Exterior Painting	\$25,000	1	\$25,000
Subtotal			\$145,000
General Conditions (10% of Construction Cost)			\$14,500
General Requirements (15% Contractor O&P)			\$23,925
10% Contingency			\$18,343
Total			\$201,768

Opinion of Probable Cost for Future Budget			
Item Description	Unit Cost	Unit	Cost
Unit Renovation	\$30,000	20	\$600,000
New Windows & Doors	\$85,000	1	\$85,000
New Condensing Units	\$5,000	20	\$100,000
Subtotal			\$785,000
General Conditions (10% of Construction Cost)			\$78,500
General Requirements (15% Contractor O&P)			\$129,525
10% Contingency			\$99,303
Total			\$1,092,328

7. DISCLAIMER

The opinions and comments in this report are based on visual observation at the time of inspection only. There is no claim, either stated or implied. This report does not address any other portions of the structure other than those areas mentioned, nor does it provide any warranty, either expressed or implied, for any portion of the existing structure. This report is created solely for the Client's benefit, and no other entity shall have any rights or claim against the conditions assessment professional because of the performance or non-performance of the observations, opinions, conclusions or recommendations contained herein.



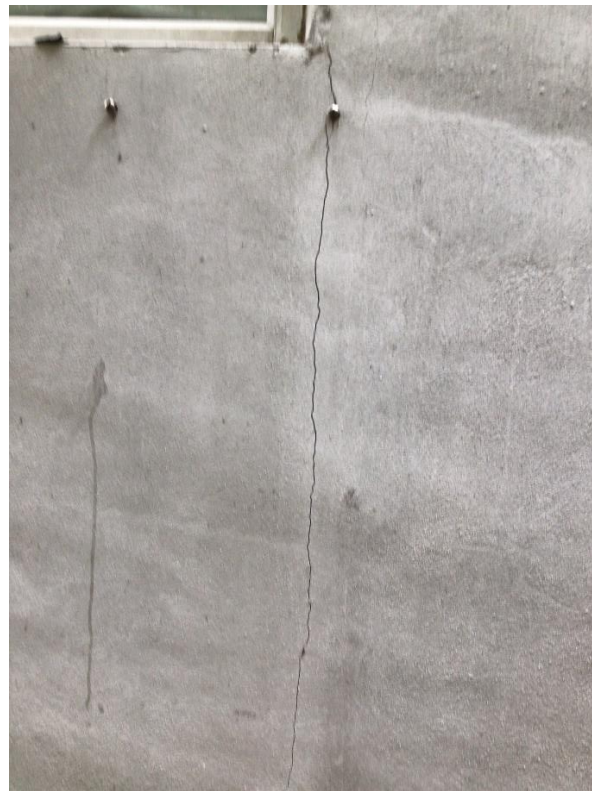
Photograph #1



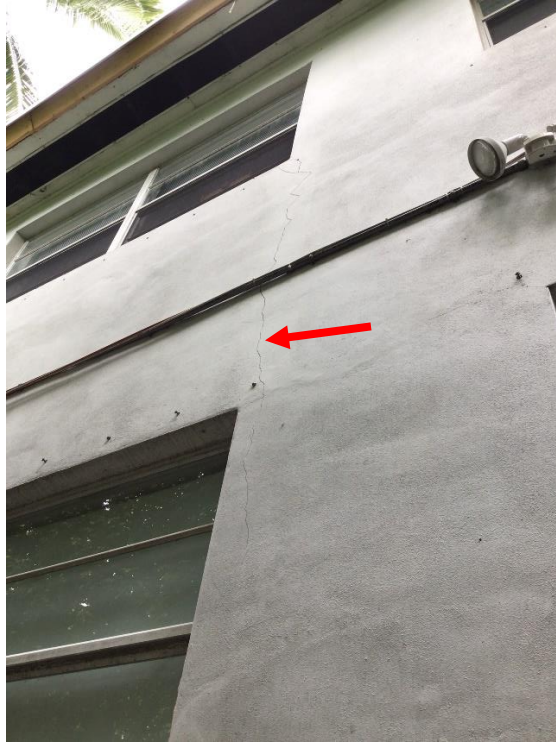
Photograph #2



Photograph #3



Photograph #4



Photograph #5



Photograph #6



Photograph #7



Photograph #8



Photograph #9



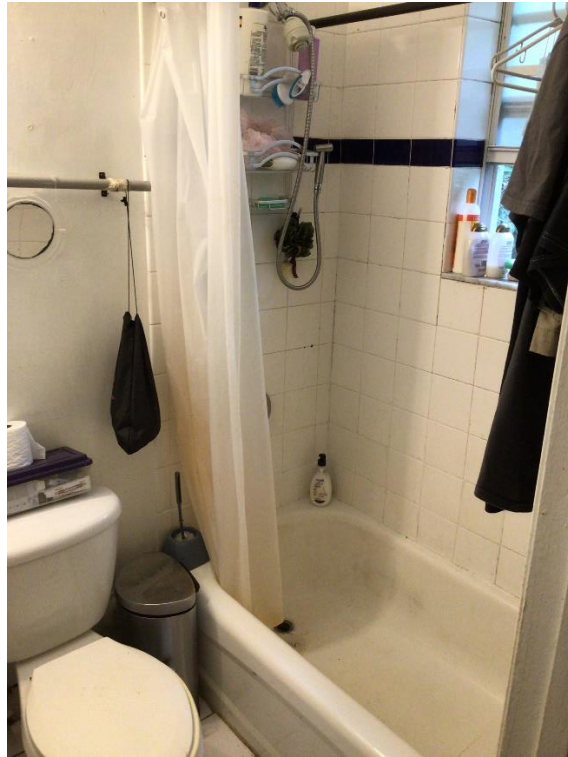
Photograph #10



Photograph #11



Photograph #12



Photograph #13



Photograph #14