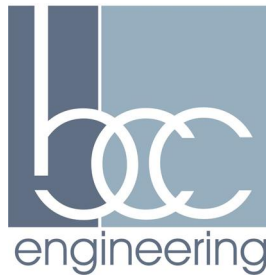


STRUCTURAL CONDITION ASSESSMENT

For

**VILLA MATTI APARTMENTS
221 28th Street
Miami Beach, FL**

Prepared by:



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

February 1, 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 221 28th Street, Miami Beach, Florida.

1.1. Objectives

The objective of the report is to provide an observation of the existing condition of the residential 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.

1.3. Documents Used in Review

- Miami-Dade Property Appraiser

2. DESCRIPTION OF STRUCTURE

Based on the Miami-Dade Property Appraiser, the existing structure is a 36 unit five-story residential building built in 2014. The existing structure consists of CMU exterior walls. The structural framing of the building consists of reinforced concrete slabs, beams, and columns. The roof of the building is flat and enclosed with a parapet. There is an area of the roof that is

being used as a roof top terrace. There are two concrete stairwells on the east and west of the structure. The ground level consists of parking and lobby entrance.

3. FIELD OBSERVATIONS

On January 28, 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	10-Years	General condition of façade. No observable deficiencies were observed.	Photo #1
S-2	10-Years	General condition of meter room. No observable deficiencies were observed.	Photo #2
S-3	10-Years	General condition of RTU frames and roofing. No observable deficiencies were observed.	Photo #3
S-4	10-Years	General condition of a typical unit. No observable deficiencies were observed.	Photos #4 to #5
S-5	Immediate	ADA lift is not functional.	Photo #6

4. CONCLUSIONS

Overall, the structure is in good condition with some isolated areas requiring attention. These areas pertain to an ADA lift which is not functional. To gain access to the lobby, individuals who require the use of a lift need to traverse through the parking lot and around the building.

The interiors of the units are in good condition with no observable deficiencies. However, over time due to wear and tear and outdating of appliances, fixtures, etc. we have provided in Section 6 a budget for future renovations of the units so that the City can budget over the years.

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 our field observations, we recommend the following:

- Retain a certified contractor to repair ADA lift.

6. OPINION OF PROBABLE COST

Based on our field observations, an opinion of probable repair and maintenance cost has been provided for budgeting purposes. The ADA lift repair is an immediate cost that the City will need to budget for. The unit renovation cost is presented for budget purposes so the City can allocate budget for future renovations, whenever desired.

Opinion of Probable Cost of Immediate Repairs			
Item Description	Unit Cost	Unit	Cost
ADA Lift Repair	\$5,000	1	\$5,000
Subtotal			\$5,000
General Conditions (10% of Construction Cost)			\$500
General Requirements (15% Contractor O&P)			\$825
10% Contingency			\$633
Total			\$6,958

Opinion of Probable Cost for Future Budget			
Item Description	Unit Cost	Unit	Cost
Unit Renovation	\$30,000	36	\$1,080,000
Subtotal			\$1,080,000
General Conditions (10% of Construction Cost)			\$108,000
General Requirements (15% Contractor O&P)			\$178,200
10% Contingency			\$136,620
Total			\$1,502,820

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



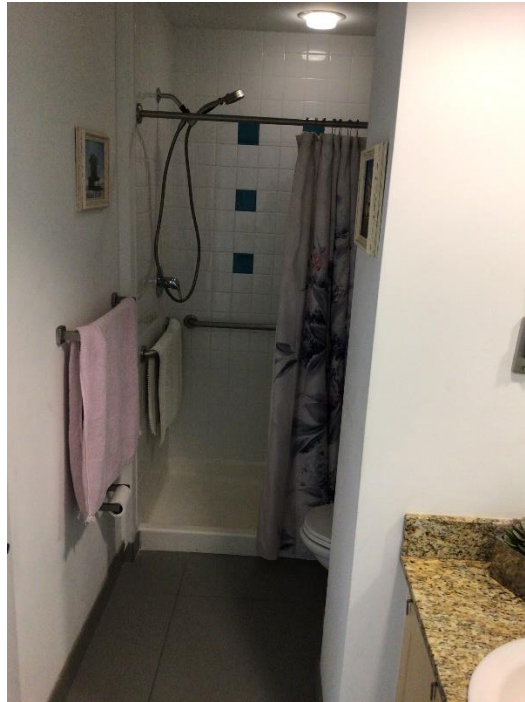
Photograph #2



Photograph #3



Photograph #4



Photograph #5



Photograph #6