



May 25, 2017

Frank Garcia, Construction Manager
City of Miami Beach
Property Management Department
1833 Bay Road
Miami Beach, Florida 33139

RE: Proposal for Professional AE Services; Evaluation of Existing Log Cabin Structure at North Beach; City property at 8100 Collins Avenue

Dear Mr. Garcia:

Pursuant to City of Miami Beach's (CMB) request, BEA Architects has prepared the following evaluation report for the existing Log Cabin structure located at a CMB nursery property at 8128 Collins Avenue, Miami Beach, Florida.

The intent of this evaluation is to provide CMB with general information regarding the condition the Log Cabin structure, and possible options for its utilization, within the context of a proposed redevelopment of the nursery property. This evaluation also provides a general cursory review of probable construction costs associated with the proposed options. The evaluation is based strictly on observable conditions of the structure; there is no testing (destructive or non-destructive), nor analysis of the structure.

DESCRIPTION OF THE REFERENCED STRUCTURE:

The Log cabin is a single story wood structure with an interior area of approximately 1,000 SF. The Log Cabin appears to be constructed in the traditional method of Log Cabin construction, utilizing whole



wooden logs laid in horizontal fashion, intersecting at the corners with jointed connections; the horizontal gaps between the logs filled in with a stucco, concrete or grout-type material. The structure includes a central coral rock chimney; roof construction is wood framed with round rafter wood members; flooring is wood planking. The building is not sprinklered. Existing windows are covered in plywood. The exterior roof material is asphalt shingles.

The exterior wood members of the Log Cabin bear evidence of significant deterioration (rot) and possible termite damage, the building is in a state of disrepair and in overall poor condition. Numerous locations at the exterior logs where rot has caused deterioration have been filled in and patched with concrete. The building is reportedly infected with fleas and vermin (this made a follow-up interior visit impossible until building is fumigated). The building is currently utilized, in part, for storage. The building is not in a state suitable for public occupancy.

Per drawings provided by the City for adjacent newer concrete structure the Finished Floor Elevation of the Log Cabin is 8.10' Bay Datum; by comparison, the newer structure has a Finished Floor Elevation of 10.6' Bay Datum (9.81 NGVD). The existing floor level of the Log Cabin is below Flood Elevation for its location; its proximity to the Atlantic Ocean places this structure under High Velocity wind requirements (unlikely to be met by this structure).

Per information provided by the City, the Log Cabin has NO historical designation, nor to BEA's knowledge any potential for such designation. Many aspects of this Log Cabin structure appear to be non-compliant with current building codes.

It should be noted that the interior configuration of this building (low ceilings, small spaces, poor natural light, poor ambient control) does not lend itself for use as a public gallery or exhibit space. BEA understands that the current building location is in conflict with the planned redevelopment of the site.

Refer to attached photographs for additional graphic information of existing conditions.



POSSIBLE UTILIZATION OPTIONS PROPOSED BY CMB:

OPTION A: Conduct a major upgrade of the existing structure to comply with applicable building codes; make the building suitable for public occupation, including upgrade of bathrooms and full ADA accessibility. Possible functions may include gallery space, exhibit space, classroom space.

OPTION B: Physically raise the structure from existing foundations (on-grade), and relocate elsewhere on the nursery property site without any improvements to the building. A future use to be determined; not for public use.

OPTION C: Maintain existing structure as a non-occupied space (such as a gateway); this will still require structural upgrades, and possibly removal of significant portions of the existing building.

OPTIONS REVIEW/COMMENTS:

OPTION A: Conduct major upgrades of existing structure to comply with current code; given the extent of deterioration of the existing structure, the unconventional type of construction, and the existing (below flood level) floor elevation it is reasonable to state that making this structure code compliant is synonymous with construction of a new replacement structure of similar size and configuration utilizing conventional contemporary building methods and typology. Thus, BEA recommends demolition and removal of the existing Log Cabin structure, and construction of a similar replacement structure.

OPTION A – CONSTRUCTION BUDGET INFORMATION:

Demolition/Removal Allowance:	\$ 15,000.00
New Construction of 1,000 SF single story building at \$200/SF:	\$ 200,000.00
Allowance for exterior Architectural enhancements:	\$ 75,000.00
Allowance for exterior Site Work:	\$ 50,000.00
Allowance for interior build-out:	\$ 50,000.00
SUBTOTAL:	\$ 390,000.00
Contingency/Fees (25%):	\$ 97,500.00
TOTAL REPLACEMENT BUDGET:	\$ 487,500.00



OPTION B: Relocation of the existing Log Cabin to another location on the nursery site; BEA considers this option to be highly unlikely to be satisfactorily achieved. The existing condition of the building and the type of construction (Log Cabin), makes this structure very difficult to physically lift and move without damage or possible collapse. Another strategy for relocation may be to disassemble and reassemble the structure piece by piece; this will likely require replacement of many deteriorated pieces and extensive reconstruction of the structure.

BEA does not recommend relocation/disassembly/reassembly of this structure as the City would be left with a still unsatisfactory, impractical, non-code compliant structure at a different location on site, still requiring extensive improvements or replacement. This will be a continued liability to the City.

OPTION B – CONSTRUCTION BUDGET INFORMATION:

BEA cannot assign a Budget or Allowance to this option

OPTION C: Maintain existing structure as a non-occupied space (such as a gateway); BEA considers this structure - regardless of its occupancy status - will need to comply with numerous code requirements (including structural High velocity wind requirements) if it is to remain on site as part of the new planning/redevelopment of the nursery site; this will entail significant work, probably reconstruction/replacement with new construction.

OPTION C – CONSTRUCTION BUDGET INFORMATION:

BEA proposes an ALLOWANCE of \$150,000.00 for construction of a new (non-occupied) gateway structure.

NOTE: Construction of a new gateway or entry feature on site (regardless of a resemblance to the existing Log Cabin) has the added value of enhancing the site for the new redevelopment; such a feature can become an icon/marker/branding element in establishing this new destination outdoor space on north Collins Avenue.



CONCLUSIONS/RECOMMENDATIONS:

Whereas BEA can understand certain interest in maintaining this Log Cabin, it is important to recognize the deteriorated state and possibly obsolete nature of the structure, including the overarching fact this structure has no historical designation. Short of replacing this structure with new construction, including raising its floor above Flood Elevation, this structure cannot reasonably be maintained on the site.

It is possible to replace the Log Cabin with a similar sized and scaled building; this may or may not be designed to recall the Log Cabin construction (at least visually). This may require a considerable expenditure; such a building may also not be necessary or conducive to the new redevelopment program intended for the site. It is also important to note that the adjacent concrete building located immediately north of the Log Cabin, is an excellent candidate for renovation/adaptation to support the new redevelopment program; this building has none of the structural or floor elevation issues afflicting the Log Cabin. BEA considers this building is a better focus of the City's funding for redeveloping and repurposing the nursery site.

Lastly, as an alternative to attempting to salvage the Log Cabin as a gateway or entry way, there is an opportunity to create a new gateway feature (with new construction) to identify as an icon the new redevelopment/destination on Collins Avenue; this is also a better focus of the City's funding.

BEA Architects appreciative of this opportunity to assist the City in evaluation of this existing building. Please let us know if we can provide additional information.

Sincerely,

BEA architects, Inc.

A handwritten signature in blue ink, appearing to read "Bruno E. Ramos".

Bruno E. Ramos, AIA, GC, NCARB, LEED AP

Principal-In-Charge



Log Cabin Interior



Log Cabin Interior



Log Cabin Exterior -
North



Log Cabin Exterior -
West



Log Cabin Exterior -
Northeast



Log Cabin Exterior -
North



Log Cabin Exterior -
North



Log Cabin Exterior -
North



Log Cabin Exterior - East



Detail Rotted Wood



Detail Rotted Wood



Detail Rotted Wood



Detail Rotted Wood



Detail Rotted Wood



Detail Rotted Wood