



Marcel R. Morfote, President
 Ana Garcia, Vice President
 Raul J. Estevez, Vice President
 Katina L. Alvarez-Ruiz, Director
 David A. Wolfberg, Founder (1947-2015)
 Julio E. Alvarez, Founder (1947-2017)

75 VALENICA AVE., SUITE 1050, CORAL GABLES, FL 33134 PH. 305-666-5474

December 12, 2019

via Email: SabrinaBaglieri@miamibeachfl.gov

Ms. Sabrina Baglieri
 Senior Capital Projects Coordinator
 City of Miami Beach
 Office of Capital Improvement Projects
 1701 Meridian Avenue, Suite 300
 Miami Beach, FL 33139

RE: Flamingo Park
 WA Project No.: 2801000
Subj: Stucco Remediation for Joe Rubin and Robert C. Haas Courts

Dear Ms. Baglieri:

As a follow-up to our meeting of December 11th, and as per your request, following is our recommendation for stucco remediation for the above-noted projects. In formulating our recommendation, we have taken into consideration that this was an unknown condition, and as such, was not originally funded. We believe this to be the most cost effective solution.

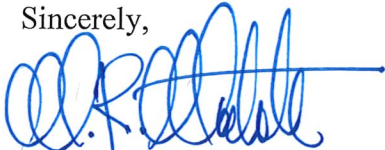
- Recommendation/Scope of Work:
 - All delaminated and cracked stucco is to be mechanically removed down to substrate (masonry or concrete). Pre-formed control/expansion joints and corner beads shall also be removed.
 - The remaining suitable stucco is to be sandblasted to remove paint and to provide for a textured surface to increase bonding of new stucco.
 - Apply bonding agent to exposed masonry and concrete those areas where the stucco was removed down to the substrate and patch with stucco – flush with the existing stucco to remain.
 - Apply a bonding coat over entire stucco area and apply a new, 3-coat, 5/8" total thickness coat of stucco with a float finish. Include the necessary control joints and apply a bead of sealant in the cavity of the joint to provide a flush surface (in the play surfaces only).
 - Prime and paint stucco after it has cured and the alkalinity and moisture content are within the limits established by the paint manufacturer.

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The above recommendation is applicable to all stucco finished surfaces of the courts. The resulting product will visually resemble a new court wall surface and will not show the patching performed below the finish stucco.

I trust this satisfies the City's request. Should it be necessary, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Marcel R. Morlote', with a long horizontal flourish extending to the right.

Marcel R. Morlote, R.A.

cc: Daniel F. Cevallos – City of Miami Beach
Jorge Maldonado - WA