

August 23, 2016

City of Miami Beach Historic Preservation Board
1700 Convention Center Drive
Miami Beach, FL 33139

**Re: LETTER OF INTENT and SCOPE OF WORK
The Alexander Hotel Resort and Condominium – Balcony Railing
Modifications**

To Whom It May Concern:

The Alexander Hotel Resort, located at 5225 Collins Avenue, is also included in the Morris Lapidus / Mid-20th Century Historic District. It is flanked on the north by the Imperial House Condominium and on the south by the Seacoast Towers.

Due to the age, beachside location and weathering of the building, the reinforced concrete structure of the Alexander is in need of repair, as there are many cracks, spalling concrete and rust stains due to damaged steel reinforcing throughout the building. This significant damage includes the existing balconies and balcony railings, which are constructed of cantilevered concrete slabs with low concrete walls as railing enclosures. The Alexander has commenced a complete restoration of all the damaged concrete and reinforcing rods throughout the building, including the balconies, the majority of which exhibit damage.

The existing design of the balconies with the 42" high walls as the railing enclosure are requiring almost complete removal and reconstruction due to the damage. This design has the drawback, given the location of the building that a person sitting on a chair in any balcony, the extraordinary views of the beach and the ocean are hidden.

It is The Alexander's intent, since the existing balcony walls are being removed in order to repair the existing damage, to replace these walls with glass and aluminum balcony railings, as described in the attached drawings and documents, which would afford the owners and guests of the Alexander the magnificent views of the beach and the Atlantic Ocean due to the hotel's privileged location.

The proposed Scope of Work will include the following:

- On the long balconies on the west side of the building which wrap around to the north and south elevations, the intent is to restore the concrete balcony walls 12" lower than the existing and add aluminum railings above. This maintains the architectural character of the building as seen from Collins Avenue.
- On the north, east and south elevations, the intent is to remove the concrete balcony enclosures entirely and replace them with glass and aluminum railings, as described in the attached drawings.

Your consideration of this request is humbly requested.