



Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131
Tel: 305.374.5600
Fax: 305.374.5095

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Chair and Members of the Historic Preservation Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Versailles – modifications to the previously approved COA for additional details related to the basement levels; HPB21-0451

Dear Mr. Mooney,

Our firm represents 3425 Collins, LLC ("Owner") the owner of the parcel of land located at 3425 Collins Avenue (the "Property"), which is improved with the Versailles Hotel, a contributing historic structure in the Collins Waterfront Historic District.

On January 12, 2021, the Historic Presentation Board ("Board") reviewed and approved a COA for modifications to the contributing Versailles Building (HPB20-0389) ("Versailles Approval"); on February 9, 2021, the Board approved a COA for the approval of the redesigned new detached ground level tower addition ("Aman Approval") (collectively the "Proposed Project").

Condition I(C)(1)(d) of the consolidated order for the Proposed Project requires a licensed engineer to provide additional information regarding the excavation and construction of the three-level basement as well as information regarding the contractor's experience in successfully completing projects of similar magnitude, to be reviewed by the Board. Please find enclosed materials to fulfill this request, including a step by step analysis for construction sequencing, restoration, and repairs of the historic building, including the methodology for shoring and bracing, as well as diagrams outlining the process for constructing the future building and basement, and other technical details in the enclosed report. In addition, please find enclosed a letter outlining the contractor's experience with similar projects as well as several successful techniques proposed by Keller North America.

Faena District

The redevelopment of the Property is the last piece of the larger Faena District, stretching in parts from 32nd Street to 35th Street. The Faena District includes the neighboring Faena Hotel (formerly the Saxony and also a Roy France designed building), the Faena House

condominium (designed by Sir Norman Foster and Brandon Haw and whose condominiums have sold for record high prices), the Casa Faena (formerly the Claridge), the Faena Parking Garage, the Bazaar (the historically replicated Atlantic Beach Hotel and another Roy France building), and the Forum (designed by Rem Koolhaas of the Office of Metropolitan Architecture). Beneath Faena Park, the Bazaar and the Forum is an underground parking garage. Altogether, the Faena District provides a couple of hundred parking spaces where before only a handful of surface parking spaces existed. The Faena District also involved the complete reconstruction of the beachwalk within the District boundaries as well as the construction of the 32nd Street and 35th Street end improvements and improvements to the 34th Street right of way ("34th").

The Proposed Project is being developed -- by Aman Resorts/OKO Group in partnership with Owner -- as the last element of the Faena District. The Proposed Project will continue the pattern that has made the Faena District a special place for residents and visitors alike -- the preservation of important and invaluable historic buildings while injecting new life into the historic buildings and introducing new architecture and new uses that buoy the vibrancy and property values.

Basement Excavation and Construction

The scope of this application consists of additional information regarding the excavation and construction of the three-level basement ("Application").

The first basement level consists of storage, back of house, restrooms, mechanical rooms, trash rooms, and loading areas. The second basement level consists of active spa areas, a barbershop, salon, hotel administrative offices, and hotel parking (valet only). The third basement level consists of additional space for the spa, back of house, and additional parking (valet only).

In addition to the typical application requirements, please find enclosed the following technical reports:

1. A contractor report by Keller North America proposing several successful techniques and a list of similar projects in South Florida.
2. A letter by Desimone Consulting Engineers regarding the structural analysis, including the methodology for shoring and bracing the historic building.
3. Step by Step Diagrams outlining the basement construction, slab replacement sequencing, and restoration of the historic building.

As indicated in the enclosed Step by Step Diagrams, Applicant has proffered to install vibration monitoring devices around the perimeter of the building. This system will send alerts to the onsite team and the Engineer of Record (simultaneously) if vibration levels approach levels which may affect the existing structure. The General Contractor and the related subcontractor will be able to review, analyze and advise if the work should be stopped and/or modified based on such readings.

Sea Level Rise Criteria

In order to ensure that the Project is resilient in light of the effects of sea level rise, the sea level rise and resiliency review criteria from Section 133-50 of the LDRs is addressed below:

1) **A recycling or salvage plan for partial or total demolition shall be provided.**

The historic tower's interior consists only of the concrete shell. All concrete removed during reconstruction will be separated from its reinforcement steel and both the concrete & steel will be sent to recycling plants.

2) **Windows that are proposed to be replaced shall be hurricane proof impact windows.**

Not applicable.

3) **Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

Not applicable.

4) **Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 126 of the city Code.**

Resilient landscaping has been provided (see HPB20-0441).

5) **The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.**

This Application is only for below grade improvements. The existing hotel structure is above the base flood elevation and cannot be raised due to its historic design.

6) **The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.**

All ramps will be able to absorb the additional 3 feet in height based on the current street elevation of Collins Avenue and side streets.

7) **As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.**

All critical mechanical and electrical equipment will be located between 1 and 2 feet above base flood elevation with the exception of the FPL vault, which will be located at grade elevation as required by FPL.

8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

The existing building is located above the base flood elevation but it cannot be raised up to the freeboard due to its historic designation.

9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

All proposed construction located below BFE will be dry flood proof construction up to the BFE plus freeboard. All entrances to the basement located below BFE plus freeboard will be protected with flood panels or gates.

10) As applicable to all new construction, stormwater retention systems shall be provided.

The project's Stormwater Management System will be designed to meet the requirements for on-site retention for the State of Florida Department Of Environmental Protection, the City of Miami Beach and the State of Florida Department of Transportation.

11) Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials have been utilized.

12) The design of each project shall minimize the potential for heat island effects on-site.

The project's parking is located below grade, eliminating parking lots which contribute to the heat island effect. Hardscape areas will be limited. Landscaped areas will be planted with green lawns, bushes and trees for shade.

For the aforementioned reasons we respectfully request your favorable review of the Application and we look forward to working with your staff and presenting the project to the Historic Preservation Board.

Sincerely,



Neisen O. Kasdin