

March 5, 2021

OKO Group  
4100 NE 2<sup>nd</sup>. Avenue  
Unit 301  
Miami, FL 33137

Attention: Mr. Kevin Dunn

**RE: Aman Versailles – Renovation**  
DESIMONE Project No. 190580.00

Dear Mr. Dunn,

The project consists of the existing 14-story Versailles Hotel, an Art Deco style tower designed by architect Roy F. France and constructed in 1940. Since its opening in 1941, the tower was and remains a historic landmark on Miami Beach.

The proposed modification includes adding three levels of basement, within the property, and preserving the façade structure of the north, west and south sides of the building, along with the cupola structure. New floor slabs, shear walls and columns will replace the existing internal structure. The interior floor plate will be expanded toward the east and new outdoor terraces will be added. As part of the previous uncompleted development, portions of the existing structure, including the remaining facades, were repaired using the existing permitted restoration drawings in 2016.

The addition of the three-level basement will require the removal of the existing basement, which contains the existing structure foundations. To accomplish this, shoring towers will be needed to brace the entire building. The following procedure is recommended:

1. Complete the previously permitted 2016 concrete restoration repairs of all columns, beams, and cupola structure that are to remain. Complete any additional concrete repairs needed due to the exposure of the building over the last 5 years.
2. Install vibration monitoring devices on and around the perimeter of the building. This system will send alerts to the onsite team and the EOR (simultaneously) if vibrations levels approach levels which may affect the existing structure. The General Contractor and the related subcontractor will be able to review, analyze and advice if the work should be stopped and/or modified based on such readings.
3. Improve soil, around the perimeter of building, and install piling foundations to support each of the shoring towers. Please see Keller's support of excavation and foundation procedure
4. Install vertical steel shoring trusses around the building, including top truss to laterally brace the vertical shoring trusses, as described in YHCE's shoring procedure.
5. Brace existing cupola with steel diagonal elements connected to top truss and cupola base, as described in YHCE's shoring procedure.
6. Install shoring platforms in several levels, as described in YHCE's shoring procedure. At this point the weight of the existing structure is supported by the shoring structure and the

columns to remain are relieved of their load.

7. Remove, in phases, existing basement and levels 1 through 3 to allow for access for construction equipment.
8. Improve soil, inside the building before commencing excavation.
9. Excave to the bottom of new third basement level, including under the remaining existing columns of facades north, west, and south.
10. Install piling and pile caps for future building, including basement.
11. Construct extension of existing columns along the north, west, and south facades.
12. Start construction of new building structure, columns, shear walls, beams, etc., in phases, floor by floor from lower basement to level 2, as indicated on the shoring report. Existing columns will be grown by 6 inches towards the inside of the building.
13. Remove existing levels 4 and 5 and construct new structure of levels 3 and 4.
14. Repeat process for remaining levels, two levels at a time.
15. Remove shoring system after the new structure has been completed and concrete has reached a minimum 75% of design strength.

Yours very truly,

**DESIMONE CONSULTING ENGINEERS**



Luis F. Ramirez, P.E.  
Principal

LFR:rrm