

February 14, 2022

Shore Club Property Owner, LLC  
4400 Biscayne Blvd  
Miami, FL 33137

Attn: Mr. Francisco Canestri, Vice President

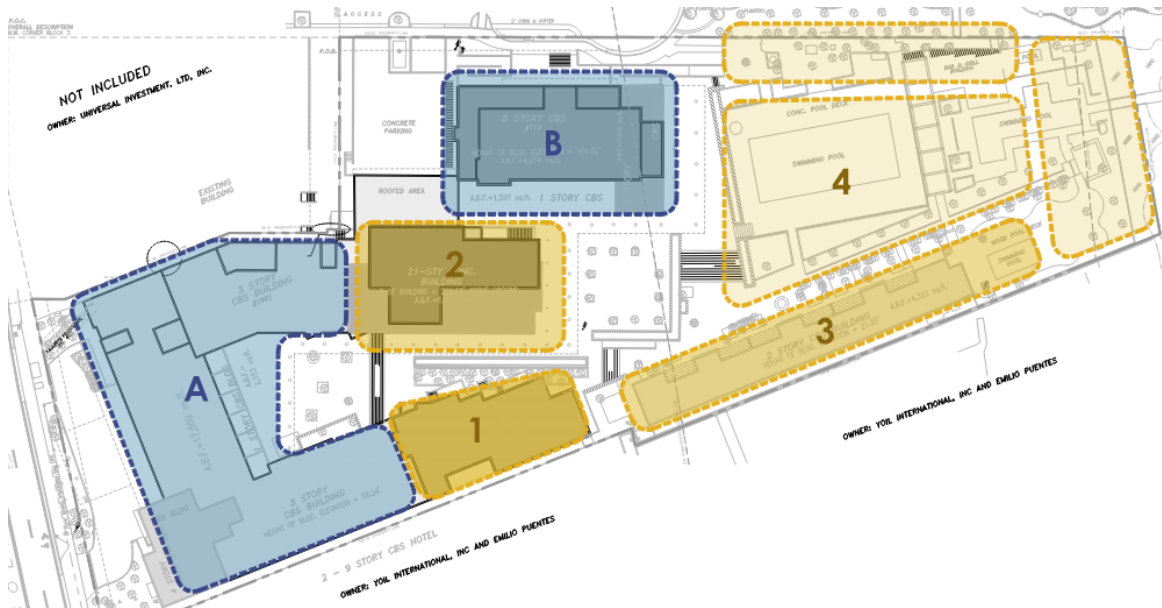
Re: **THE SHORE CLUB – Existing Structures to Remain**  
DeSimone Project No. 210965.01

Dear Mr. Canestri,

This letter describes our approach to working with the existing buildings on the Shore Club property.

## A. PROJECT DESCRIPTION

The Shore Club (Building A) and the Cromwell (Building B) are both located in the Historic District of Miami Beach. The Cromwell Hotel was constructed in 1939. The Shore Club Hotel was originally designed and constructed in 1949 as a 3-story tall building. It was expanded in 1955 to 72 rooms.



Structure A – Portions of the Shore Club, shaded in blue, will remain. It is our understanding that this portion of the project will remain in use as guestrooms. Interior non-load bearing partitions are expected to shift to accommodate new larger room layouts. The north wing labeled “2” and south wing labeled “1” of Building A, shaded in the tan color, will be demolished. These are additions to the original structure and are separated by expansion joints. They are structurally independent of the Shore Club building shaded in blue, which will remain.

Structure B – The historic Cromwell Hotel will remain. It is our understanding that the existing building will have all interior finishes removed. A new pool and amenity deck is envisioned for the roof level.

## B. PROJECT APPROACH

Presently, the buildings are not occupied and interior finishes are largely intact. We have walked all of the buildings and find that they are in very good condition based on a visual observation. As part of a Due Diligence effort, we will be conducting further investigation and analysis. Our anticipated tasks are as follows:

1. Remove interior finishes to expose the structure
2. Survey the existing structure engaging either a professional surveyor or using lidar technology enabling an accurate plan of vertical elements, elevations, and structural depths and sizes.
3. Physically inspect the exposed structure for signs of deterioration including concrete spalling, structural distress or excessive deflection.
4. Select a statistically significant amount of concrete core locations. We will use the concrete core test results to understand the quality of the in-situ concrete material. We will conduct limited destructive and non-destructive testing to determine specific element steel reinforcing details.
5. Cores will be tested for strength, chloride content, and carbonation.
6. Perform a column load take-down of the buildings in their original configuration to establish a baseline load case. This will be compared against any deviations proposed in the new program.
7. Check column capacity based on the concrete strength tests and destructive/non-destructive testing.
8. The lateral load system for the building must be identified. Similar to the gravity systems, we need to determine what the original design forces were and if the building is structurally adequate to resist these forces.
9. Identify exterior wall construction. Determine whether reinforcement of the existing walls is required or desired.
10. Identify the roof level structure on the Cromwell Hotel. Determine what is needed to support the new rooftop occupancy and check to ensure foundation and column loads stay within acceptable load limits.

Yours very truly,

**DESIMONE CONSULTING ENGINEERS**



William R. O'Donnell, P.E.  
Partner / Managing Principal

WRO:dhm