DESIMONE

April 14, 2022

City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Attn: Ms. Deborah Tackett, Chief Historic Preservation Officer

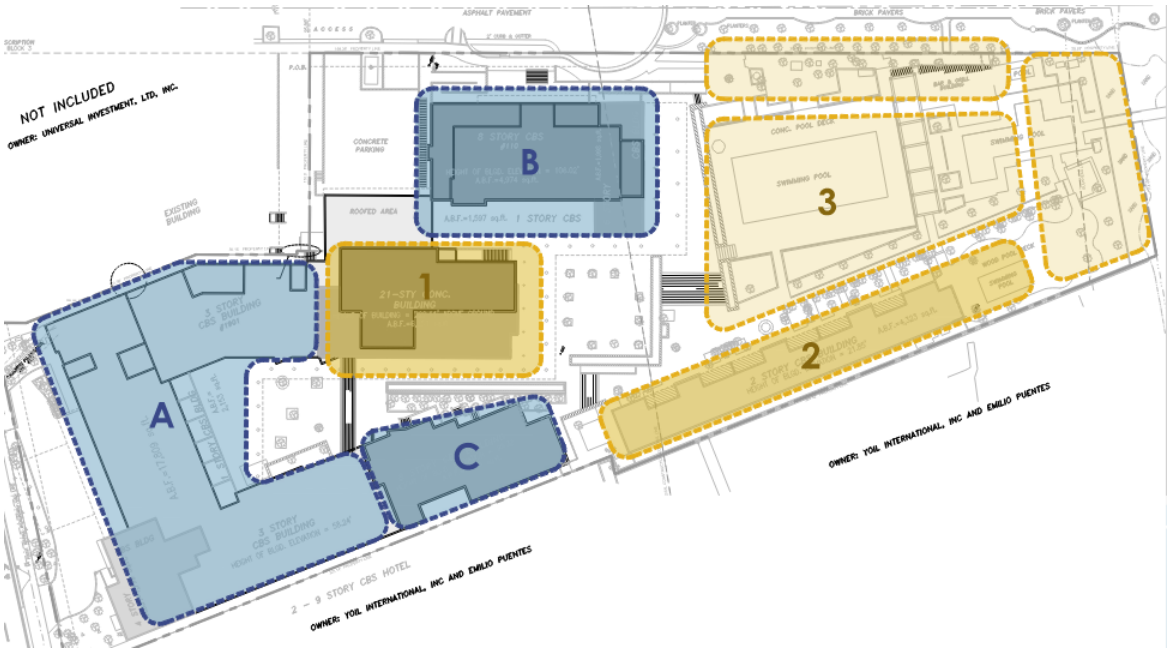
Re: **THE SHORE CLUB – Existing Structures to Remain**
DeSimone Project No. 210965.01

Dear Ms. Tackett,

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 with an 8-story tall building, (Building C).



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 "1" of Building A, shaded in the tan color, will be demolished. This is an addition to the original structure and is separated by an expansion joint. It is structurally independent of the Shore Club building shaded in blue, which will remain.

Structure B and Structure C – The historic Cromwell Hotel and the 1955 Addition will remain. It is our understanding that both buildings will have all interior finishes removed. A new pool and amenity deck are envisioned for the roof level of each building.

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 on all historic structures. 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