

ENGINEERS

ARCHITECTS

RESERVE
SPECIALISTS

(800) 839-7740
www.thefalcongroup.us

T H E
FALCON
G R O U P

15405 NW 7th Avenue
Miami, FL 33169

5651 Corporate Way, Suite 4
West Palm Beach, FL 33407

1211 1st Avenue N., Suite 106
St. Petersburg, FL 33705

August 12, 2024

City of Coral Gables
Department of Development Services
Deputy Building Official
405 Biltmore Way
Coral Gables, FL 33134

PROPERTY OWNER'S
EXHIBIT

VIA EMAIL (mlopez@coralgables.com) ONLY

RE: David William Hotel Condo Association, 700 Biltmore Way, Coral Gables, FL 33134
50-Year Building Recertification, Folio # 03-4117-034-0001
Y:\Clients\Falcon2016\16-1166\002_50-Year Recertification\L240812 David William - 50-Year Recertification
Status Update.Docx

Dear Building Official

The Falcon Group Engineering was hired by The David William Hotel Condominium Association Inc. to conduct the necessary engineering inspections to obtain the 50-Year Electrical & Structural Recertification of the building located at 700 Biltmore Way in Coral Gables, FL.

Visual examinations of the building were conducted on representative sample residential units and all accessible common areas.

Based on the inspection findings, the deficiencies in the structural elements of the building and the electrical systems observed by Falcon at the time of the inspections did not warrant a change in the pattern of occupancy for the building. However, the recertification failed since some repairs were necessary to meet current standards of safety. It is our professional opinion that the building may remain occupied during the necessary repairs.

The following projects are necessary to bring the building into compliance:

Electrical Repairs

- The Association contracted Statewide Electric & Environmental Solutions, LLC. to perform the electrical repairs.
- Permit #ELEC-24-05-2494 was granted by the City of Coral Gables Building Department based on Electrical drawings prepared by The Falcon Group on June 4th, 2024.
- Work commenced on June 10th, 2024 and it is estimated to be completed by September 30th, 2024.



Façade Restoration & Paint

- The Association has selected CBT Builders to perform the restoration of the tower and garage.
- Permit # BLDB-24-07-2726 currently under review by the City of Coral Gables Building Department based on Structural drawings prepared by The Falcon Group.
- Mobilization is expected for the week of August 22nd, 2024 (pending permit approval by AHJ)
- Project is estimated to last 420 days and to be completed by early January 2025 (weather permitting, see attached Construction Schedule).
- The contractor is expected to work with an average of ten (10) swing stages in tandem to expedite the process.

Pool & Pool Deck Restoration

- The Association has contracted Flux Architects and The Falcon Group to design the renovation of the deck.
- Construction documents will be ready for bidding by end of September 2024.
- The Association should be able to select a contractor to execute the work by end of November/early December 2024.

Falcon will act as the Threshold Inspector for the structural repairs both the façade and the pool/pool deck. We are also currently involved in the electrical repairs inspections to make sure the electrical contractor addresses all items related to the recertification. As such, at the end of the projects, we will provide the approved 50-Year Structural and Electrical Recertification Reports to the City of Coral Gables.

Thus, we are respectfully requesting an extension of time to complete the recertification process for David William Hotel Condominium Association.

Should you have any questions, please feel free to contact our office at (305) 663-1970.

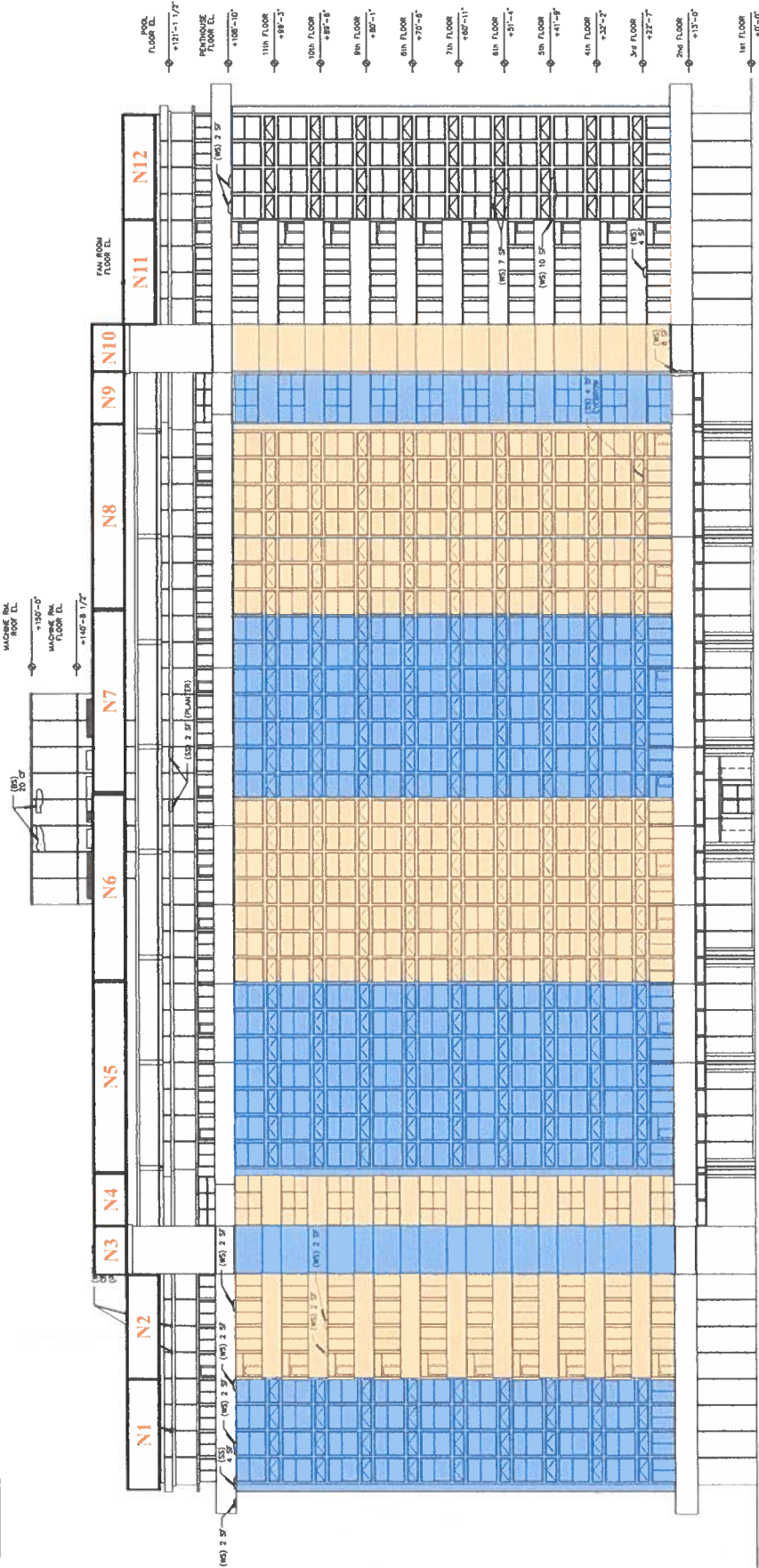
Very truly yours,

Esther Calle, P.E.
Executive Vice President
The Falcon Group



Digitally signed by
Esther Calle
DN: C=US, O=Falcon
Engineering, dnQualifier
=
A01410D0000017C990F
85920000D484, CN=
Esther Calle
Reason: I am approving
this document with my
legally binding signature
Location:
Date: 2024.08.12
08:24:40-04'00'
Foxit PDF Reader
Version: 2023.2.0

DAVID WILLIAM HOTEL CONDOMINIUM ASSOCIATION, INC. 700 BILTMORE WAY CORAL GABLES, FL. 33134
Phase 1 North Elevation Drops N1 to N10 - 9/2/24 to 1/10/25



NORTH ELEVATION

NOTES

1. ALL REPAIRS LISTED ON THE PLAN EXEMPT THE VISUAL ASSESSMENT OF THE QUANTITY OF REPAIRS AT THIS PARTICULAR LOCATION.
2. QUANTITIES ARE NOTED IN INCHES (INCHES), FEET (FEET), AND SQUARE FEET (SQ. FT.). ALL REPAIRS SHALL BE ASSIGNED TO THE APPROPRIATE CATEGORY (BEAM SPALL, COLUMN SPALL, SLAB SPALL, WALL SPALL, DAMAGED AREA) AND SHALL BE ASSIGNED TO THE FULL WIDTH OF THE REPAIR. ALL REPAIRS SHALL BE ASSIGNED TO THE FULL WIDTH OF THE REPAIR. ALL REPAIRS SHALL BE ASSIGNED TO THE FULL WIDTH OF THE REPAIR.
3. ALL REPAIRS SHALL BE ASSIGNED TO THE FULL WIDTH OF THE REPAIR. ALL REPAIRS SHALL BE ASSIGNED TO THE FULL WIDTH OF THE REPAIR. ALL REPAIRS SHALL BE ASSIGNED TO THE FULL WIDTH OF THE REPAIR.
4. SPECIFICATIONS FOR SHORING REQUIREMENTS.

REPAIR LEGEND	
MARK	DETAILS
(BS)	BEAM SPALL (SF)
(CS)	COLUMN SPALL (SF)
(SS)	SLAB SPALL (SF)
(WS)	WALL SPALL (SF)
(DA)	DAMAGED AREA



BUILDERS

THE DAVID WILLIAMS
HOTEL CONDOMINIUM
CONCRETE REPAIRS

700 BILTMORE WAY
CORAL GABLES, FL. 33134

NORTH ELEVATION	
DATE	9/2/24
BY	AS 0000
SCALE	1/8"=1'-0"
PROJECT	S-2.0

INGELMO
ASSOCIATES - P.A.

250 CALIFORNIA AVE. SUITE 201
CORAL GABLES, FL. 33134
PH: (305) 441-1000
FX: (305) 790-1271

Paul Ingelmo P.E.
License No. PE20310
C.A. 20064

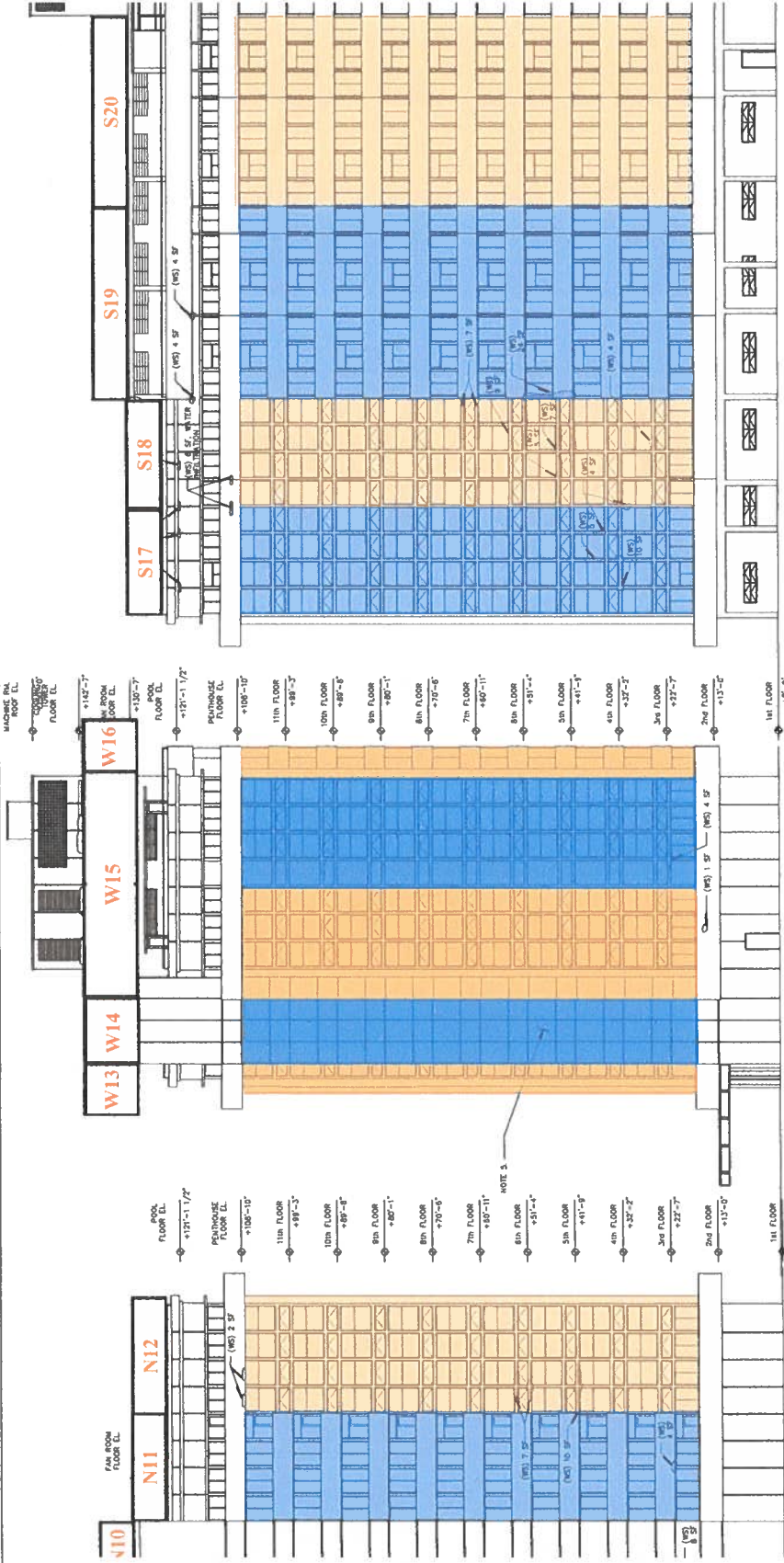
SIGNATURE

QUELMO ASSOCIATES P.A. &
THE DAVID WILLIAMS HOTEL CONDOMINIUM ASSOCIATION, INC.
UNDER CONTRACT FOR THE CONCRETE REPAIRS OF THE
HOTEL CONDOMINIUM ASSOCIATION, INC. THE CONTRACTOR
AND SHALL NOT BE TRANSFERRED TO ANY OTHER PARTY
AUTHORIZED TO BY ARCHITECT / ENGINEER OF RECORD

ISSUE OR REVISIONS

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DAVID WILLIAM HOTEL CONDOMINIUM ASSOCIATION, INC. 700 BILTMORE WAY CORAL GABLES, FL. 33134
Phase 2 North, West & South Elevation - Drops N11 to N12, W13 to W16 & S17 to S20 - 1/13/25 to 5/23/25



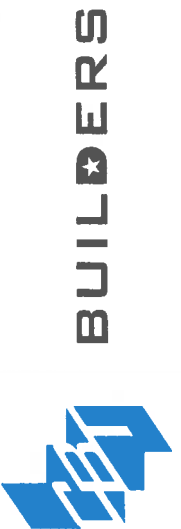
NORTH ELEVATION
Scale: 3/32"=1'-0"

WEST ELEVATION
Scale: 3/32"=1'-0"

SOUTH ELEVATION
Scale: 3/32"=1'-0"

- NOTES:
1. EACH REPAIR NOTED ON THE PLAN EXHIBITS THE VISUAL ASSESSMENT OF THE QUANTITY OF REPAIR AT THIS PARTICULAR LOCATION.
 2. ALL REPAIRS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE ACI 308.1R-11 GUIDE FOR CONCRETE REPAIRS.
 3. ALL REPAIRS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 GUIDE FOR CONCRETE REPAIRS.
 4. REPAIRS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI 308.1R-11 GUIDE FOR CONCRETE REPAIRS.

MARK	REPAIR	DETAILS
(B)	BEAM SPALL (BT)	
(C)	COLUMN SPALL (CT)	
(S)	SLAB SPALL (ST)	
(W)	WALL SPALL (WT)	
(D)	DAMAGED AREA	



THE DAVID WILLIAMS
HOTEL CONDOMINIUM
CONCRETE REPAIRS

700 BILTMORE WAY
CORAL GABLES, FL. 33134

NORTH ELEVATION	
DATE	1/13/25
BY	WJL/2025
SCALE	S-2.0

INGELMO ASSOCIATES - P.A.
250 CONSUMERS BLVD. SUITE 201
CORAL GABLES, FL. 33134
TEL: 305.441.1234
FAX: 305.441.1235

Paul Ingelmo P.E.
License No. PE20510
C.A. 2006

SIGNATURE

INGELMO ASSOCIATES P.A. &
THIS DRAWING IS THE PROPERTY OF
INGELMO ASSOCIATES P.A. &
UNLESS OTHERWISE PROVIDED FOR
THIS DRAWING IS NOT TO BE
REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY
INFORMATION STORAGE AND
RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN
AUTHORIZATION OF THE
ARCHITECT / ENGINEER.

ISSUE OR REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED	1/13/25

Phase 3 South Elevation - Drops S21 to S25 & E26 to E31 - 5/26/25 to 10/3/25



REPAIR LEGEND	
MARK	DETAILS
(CS)	COLUMN SPALL (CF)
(SS)	SLAB SPALL (SF)
(WS)	WALL SPALL (WF)
	DAMAGED AREA

6-10 THE TOPIC REMAINS

1. EACH REPAIR NOTED ON THE PLAN EXHIBITS THE VISUAL ASSESSMENT OF THE DAMAGE AND THE REPAIR METHOD TO BE USED.
2. QUANTITIES ARE NOTED IN SQUARE FEET, CUBIC FEET, AND LINEAL FEET (FOR VOLUME ESTIMATION). SQUARE FEET CAN BE ASSUMED TO BE 6" DEEP AND LINEAL FEET SHALL BE ASSUMED AS THE FULL WIDTH OF THE MEMBER IN QUESTION.
3. ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE REPAIR MANUAL. MEMBER MARLINE CRACKS SHALL BE SEALED ON THE SURFACE WITH A SILICONE BASED SEALANT PRIOR TO THE APPLICATION OF ANY SURFACE FINISHES.
4. REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE REPAIR MANUAL SPECIFICATIONS FOR SHOPPING REQUIREMENTS.

700 BILTMORE WAY
CORAL GABLES, FL. 33134

SOUTH ELEVATION

S-2.1

David William Hotel Condominium Association Phase 1 Schedule

Name		Assigned to	Start	Finish	% Complete	Aug 2024	Nov 2024	Feb 2025	May 2025	Jul 2025	Oct 2025
1	David William Exterior Facade Restoration Schedule		9/2/2024	1/10/2025	0						
2	Phase 1 North Elevation Drops N1 to N10		9/2/2024	1/10/2025	0						
3	Mobilization of swing stages, overhead protection, and storage		9/2/2024	9/10/2024	0						
4	EOR Marking and sounding exterior elevations		9/10/2024	9/11/2024	0						
5	Demo/ Open all areas to be repaired		9/12/2024	9/20/2024	0						
6	Falcon 1st inspection for proper preparation of opening prior to repair		9/20/2024	9/23/2024	0						
7	Perform structural work (Stucco, Partial/Full Depth concrete repairs beam & Columns		9/24/2024	10/11/2024	0						
8	Falcon 2nd Inspection		10/14/2024	10/15/2024	0						
9	Power washing all stucco surfaces		10/16/2024	10/18/2024	0						
10	Caulking of Windows 7 Metal to Metal Sealant		10/21/2024	12/20/2024	0						
11	Apply hot stucco primer on all repairs		10/21/2024	10/29/2024	0						
12	Proper floor prep prior to installing waterproofing		10/30/2024	11/14/2024	0						
13	Power washing (RINSE) of stucco surfaces for paint coating preparation		11/15/2024	11/21/2024	0						
14	Falcon Groups inspections of prior to installing waterproofing		11/22/2024	11/25/2024	0						
15	Exterior Facade Painting		11/26/2024	12/16/2024	0						
16	Waterproofing of Balconies		12/17/2024	12/30/2024	0						
17	Falcons Group Inspection of waterproofing & Facade Painting		1/2/2025	1/3/2025	0						
18	Punch List of full building envelope		1/6/2025	1/7/2025	0						
19	Final Clean and Demolition		1/8/2025	1/10/2025	0						

David William Hotel Condominium Association Phase 2 Schedule

Name		Assigned to	Start	Finish	% Complete	Jan 2025	Mar 2025	Jun 2025	Sep 2025	Dec 2025	Mar 2026
1	David William Exterior Facade Restoration Schedule		1/13/2025	5/23/2025	0						
2	Phase 2 North, West & South Elevation Drops N11 to N15, W13 to W16 & S17 to S20		1/13/2025	5/23/2025	0						
3	Mobilization of swing stages, overhead protection, and storage		1/13/2025	1/21/2025	0						
4	EOR Marking and sounding exterior elevations		1/21/2025	1/22/2025	0						
5	Demo/ Open all areas to be repaired		1/22/2025	1/30/2025	0						
6	Falcon 1st inspection for proper preparation of opening prior to repair		1/30/2025	1/31/2025	0						
7	Perform structural work (Stucco, Partial/Full Depth concrete repairs beam & Columns		2/3/2025	2/20/2025	0						
8	Falcon 2nd Inspection		2/21/2025	2/24/2025	0						
9	Power washing all stucco surfaces		2/24/2025	2/26/2025	0						
10	Caulking of Windows 7 Metal to Metal Sealant		2/27/2025	4/30/2025	0						
11	Apply hot stucco primer on all repairs		2/27/2025	3/7/2025	0						
12	Proper floor prep prior to installing waterproofing		3/10/2025	3/25/2025	0						
13	Power washing (RINSE) of stucco surfaces for paint coating preparation		3/26/2025	4/1/2025	0						
14	Falcon Groups inspections of prior to installing waterproofing		4/2/2025	4/3/2025	0						
15	Exterior Facade Painting		4/4/2025	4/24/2025	0						
16	Waterproofing of Balconies		4/25/2025	5/8/2025	0						
17	Falcons Group Inspection of waterproofing & Facade Painting		5/9/2025	5/12/2025	0						
18	Punch List of full building envelope		5/13/2025	5/14/2025	0						
19	Final Clean and Demolization		5/15/2025	5/19/2025	0						

David William Hotel Condominium Association Phase 3 Schedule

