



5040 NW 7TH STREET, SUITE 820, MIAMI, FL 33126

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August 26, 2024

Building Official  
City of Coral Gables  
Building Department  
427 Biltmore Way  
Coral Gables, Florida 33134

Reference: Structural Recertification  
City Hall  
405 Biltmore Way  
Coral Gables, Florida 33134  
Folio 03-4117-013-0020

Dear Building Official:

In November of 2022, we prepared a structural recertification report for the above referenced building located at 405 Biltmore Way. A copy of that report is attached. At that time, we determined that numerous items needed to be accomplished before this building could be structurally Recertified in conformity with the minimum inspection procedural guidelines as issued by the Miami Dade County Board of Rules and Appeals.

Based on our observations in August and September of 2022 and based on limited subsequent observations, it is our opinion, that the building can continue to be temporarily occupied while repairs are being accomplished provided City staff and/or the City's contractor exercise due caution and provided the following issues are addressed as follows within one month of the date of this letter:

PRINCIPALS

Anthony Naccarato, PE, SE, *President*

Mark Lunden, PE, SE, *Vice President*

Dennis Mordan, PE, SE, *Vice President*

Paul Panzarino, PE, SE, *Vice President*

Rod McComas, PE, SE, *Vice President*

Scott Bauer, PE, SE, LEED AP

James Behler, PE, SE

Michael Herrmann, PE, SE

Alan Miller, PE, SE

Mark Orsini, PE, SE

Brian Rawlings, PE, SE

Douglas Wood, PE

FOUNDERS

William O'Donnell, PE (dec. 2019)

Peter Naccarato, PE (retired)

## STATUS OF ITEMS REQUIRING IMMEDIATE ATTENTION

### SPALLING WITH EXPOSED CORRODED REINFORCEMENT IN THE FOLLOWING LOCATIONS:

- TIE BEAMS AND SLABS IN FINANCE DEPARTMENT (SEE PHOTOGRAPHS 6 & 7)  
STATUS – AREA NOT ACCESSIBLE FOR OBSERVATION. ENSURE WIRE MESH AND PLASTIC SHEET ARE INSTALLED SECURELY AT ALL LOCATIONS.



PHOTOGRAPH 6 - EXAMPLE OF SPALLING AT EXTERIOR TIE BEAM ABOVE FINANCE DEPARTMENT



PHOTOGRAPH 7 - EXAMPLE OF SPALLING AT EXTERIOR TIE BEAM AND SLAB ABOVE FINANCE DEPARTMENT

- BEAMS AND SLABS IN CITY MANAGER'S DEPARTMENT (SEE PHOTOGRAPHS 10-13 & 14)  
STATUS – ENSURE WIRE MESH AND SHEET ARE INSTALLED SECURELY AT ALL LOCATIONS.



PHOTOGRAPH 10 - SPALLING AT BEAM ABOVE CITY MANAGERS'S DEPARTMENT





PHOTOGRAPH 12 - SPALLING AT SLAB ABOVE CITY MANAGERS DEPARTMENT CEILING



PHOTOGRAPH 13 - SPALLING AT EXTERIOR BEAM ABOVE CITY MANAGER'S CEILING



PHOTOGRAPH 14 - SPALLING AT EXTERIOR BEAM ABOVE CITY MANAGER'S CEILING

- UNDERSIDE OF MAIN STAIRCASE IN CLOSET (SEE PHOTOGRAPH 5)  
STATUS – REMOVE ALL LOOSE MATERIAL.



PHOTOGRAPH 5 - SPALLING BELOW MAIN STAIRCASE

SPALLING IN THE FOLLOWING LOCATIONS:

- SPALLED CIRCULAR CONCRETE COLUMN IN CITY MANAGER'S OFFICE (SEE PHOTOGRAPH 11)  
STATUS - REMOVE ALL LOOSE MATERIAL.



PHOTOGRAPH 11 - SPALLING AT CONCRETE COLUMN IN CITY MANAGER'S DEPARTMENT



- SPALLING UNDERNEATH NORTHWEST STAIRCASE (SEE PHOTOGRAPHS 1 & 25)  
STATUS –REMOVE LOOSE STUCCO/CONCRETE.



PHOTOGRAPH 1 - BULGING SPALL AT AUXILIARY STAIRCASE



PHOTOGRAPH 25 - EXAMPLE OF SPALL UNDER AUXILIARY STAIRWAY



- CEILING IN MEDIA CONTROL ROOM (SEE PHOTOGRAPH 38)  
STATUS –REMOVE LOOSE STUCCO/CONCRETE.



PHOTOGRAPH 38 - EXAMPLE OF CEILING SPALL AT MEDIA CONTROL ROOM

- AT ELEVATOR CHASE WALLS (SEE PHOTOGRAPH 45)  
STATUS – REMOVE LOOSE MATERIAL.



PHOTOGRAPH 45 - EXAMPLE OF SPALLING AT ELEVATOR CHASE WALLS

- SPALLED CEILING IN MICROFILM ROOM (SEE PHOTOGRAPH 48)  
STATUS – REMOVE LOOSE STUCCO/CONCRETE.



PHOTOGRAPH 48 - EXAMPLE OF SPALLING IN MICROFILM DEPARTMENT.



## CRACKING AT BOTTOM OF SLABS IN NEED OF REPAIR, IN THE FOLLOWING LOCATIONS

- HISTORIC SAFE IN CITY MANAGER'S DEPARTMENT (SEE PHOTOGRAPH 16)  
STATUS – REMOVE LOOSE STUCCO AND CALL FOR OBSERVATION.

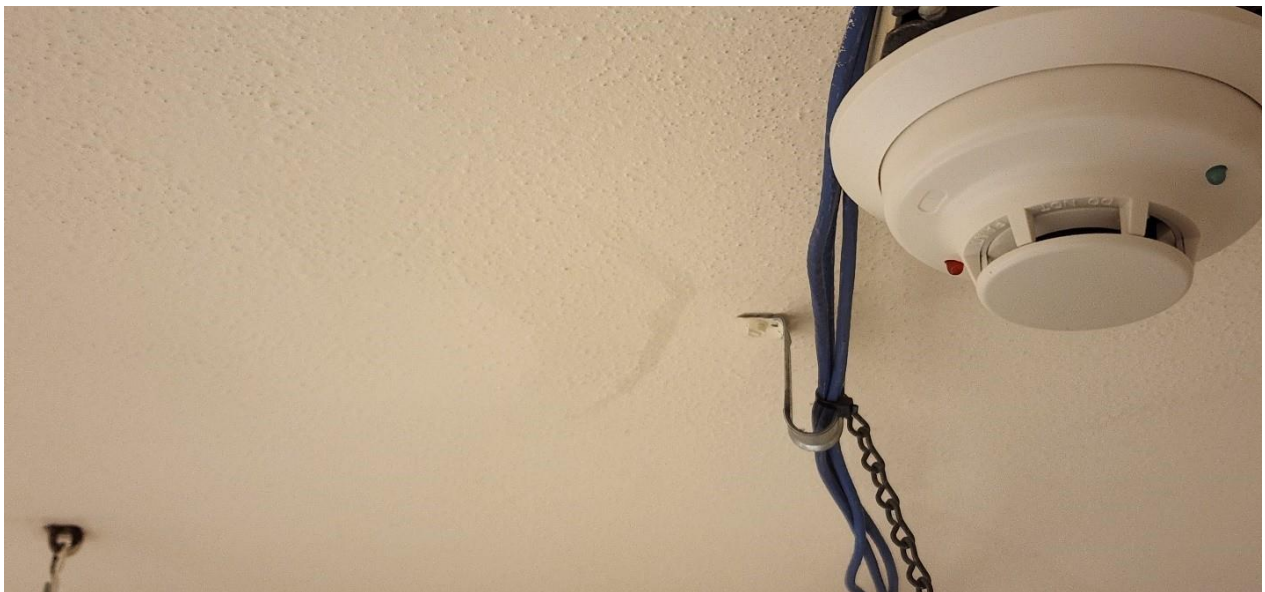


PHOTOGRAPH 16 – SPALLING IN CEILING AND WALL CRACKS AT HISTORICAL SAFE IN CITY MANAGER'S DEPARTMENT

- HISTORIC SAFE IN CITY CLERK'S OFFICE (PHOTOGRAPHS 17 & 19)  
STATUS – REMOVE LOOSE MATERIAL.



PHOTOGRAPH 17 - SPALLING AT BEAM IN CITY MANAGER'S OFFICE HISTORIC SAFE



PHOTOGRAPH 19 - SPALL AT CEILING IN HISTORICAL SAFE IN CITY CLERK DEPARTMENT

- CRACKING ABOVE CEILING IN WOMEN'S RESTROOM (SEE PHOTOGRAPH 47)  
STATUS – REMOVE ALL LOOSE STUCCO/CONCRETE.



PHOTOGRAPH 47 - EXAMPLE OF EFFLORESCENCE AND CRACKING ABOVE CEILING IN WOMEN'S RESTROOM



## WALL CRACKS IN THE FOLLOWING LOCATIONS:

- HISTORIC SAFE IN CITY MANAGER'S OFFICE (SEE PHOTOGRAPH 16)  
STATUS – REMOVE ANY LOOSE MATERIAL.



PHOTOGRAPH 16 - SPALLING CEILING AND WALL CRACKS OF HISTORICAL SAFE IN

CITY MANAGER'S OFFICE.

## STUCCO AND PLASTER CRACKS IN THE FOLLOWING LOCATIONS:

- AT EXTERIOR BALCONY (SEE PHOTOGRAPHS 32 & 33)  
STATUS - CONSTRICT THE SPALLED COLUMN BY WRAPPING IT WITH MULTIPLE BANDS OF TENSIONED STAINLESS STEEL OR GALVANISED STEEL STRAPS OR CABLES FOLLOWED BY WRAPPING WITH SECURED NETTING. SECURE THE RAILINGS.



PHOTOGRAPH 32 - EXAMPLE OF SPALLING OF CLADDING AT EXTERIOR COLUMN



PHOTOGRAPH 33 - LOOSE BALCONY TOP RAILING



- AT BEAM IN 3RD FLOOR AT ATTORNEY'S OFFICE  
(SEE PHOTOGRAPH 40)  
STATUS – ENGINEER TO FURTHER EVALUATE AND PROVIDE DIRECTION.



PHOTOGRAPH 40 - EXAMPLE OF CRACKING IN 3<sup>RD</sup> FLOOR CITY ATTORNEY'S OFFICE

## MISCELLANEOUS

- OVERHANG ABOVE THE DOOR ON THE EXTERIOR WALL OF THE ANNEX HAS ROT AND TERMITE DAMAGE (SEE PHOTOGRAPH 65,66)  
STATUS – CONTRACTOR HAS BEEN HIRED TO RECONSTRUCT THE OVERHANGS.

PHOTOGRAPH 65 - EAST FACADE, WEST ANNEX, PARTIAL, CANOPY DAMAGED



PHOTOGRAPH 66 - EXTERIOR CANOPY ROOF DETERIORATION ABOVE DOORWAYS AROUND ANNEX



BUILDING OFFICIAL  
CITY HALL

AUGUST 26, 2024

Any other items listed in the Recertification report that are not satisfactorily addressed within six months from the date of this letter shall be re-evaluated at that time.

Please note that the Recertification observations were made in accordance with the County's minimum guidelines for structural Recertifications. The opinions expressed in that report and in this letter are based solely on the observations in August and September of 2022 and on limited subsequent observations, and they remain within the inherent and expressed limitations of the guidelines and of the previously prepared report. No additional observations or investigations have been conducted. Since observations were limited by time and by a lack of direct access to structural members and other materials, it should be expected that additional locations which warrant repair/action will be found at future times. A copy of the structural Recertification report, including photographs is attached.

All other identified issues should be addressed as soon as possible and within no more than one year from the date of this letter. Any issues that are not resolved by that time should be re-observed and re-evaluated.

Please note that the opinion above is based on our observations in August and September of 2022 and on limited subsequent observation. We have not conducted comprehensive observations of the building since that time.

As a routine matter, in order to avoid possible misunderstanding, nothing in this letter or in our report of November 2022 should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, the attached report represented an accurate appraisal of the condition of the building in November 2022 based upon careful evaluation of observed conditions, to the extent reasonably possible.

Sincerely,

**WOOD/O'DONNELL & NACCARATO**

Douglas Wood, P.E.  
Principal