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Peter Naccarato, PE (retired)

July 16, 2023

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, 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:

The following is an excerpt from an email sent to the City on June 22, 2023 in which we indicated items which, in our opinion, warrant urgent attention:

1 Inspect areas around all reported locations of concrete/plaster cracking and spalling. Remove all loose materials. Notify engineer if significant loss of material is observed. Remove any other observed loose materials.

2 Tighten identified loose nuts/bolts.

3 Remove/secure loose pieces of wood (Replacement of these overhangs included in the Annex "hardening" drawings, currently in permitting).

4 Inspect all areas of main center staircase for loose materials. Secure loose materials or remove and patch.

SUMMARY OF WORK REQUIRED

- 1
- SPALLING WITH EXPOSED CORRODED REINFORCEMENT IN THE FOLLOWING LOCATIONS:
 - TIE BEAMS AND SLABS IN FINANCE DEPARTMENT (SEE PHOTOGRAPHS 6 & 7)
 - TIE BEAMS AND SLABS IN CITY MANAGER'S DEPARTMENT (SEE PHOTOGRAPHS 10-13 & 14)
 - UNDERSIDE OF MAIN STAIRCASE IN CLOSETS (SEE PHOTOGRAPH 5)
 - SPALLING WITH NO EXPOSED REINFORCEMENT, IN THE FOLLOWING LOCATIONS:
 - SPALLED CIRCULAR CONCRETE COLUMN IN CITY MANAGER'S OFFICE (SEE PHOTOGRAPH 11)
 - SPALLED TIE COLUMN IN CONFERENCE ROOM (SEE PHOTOGRAPH 4)
 - SPALL IN TIE COLUMN IN RECORDS ROOM (SEE PHOTOGRAPH 3)
 - SPALLING UNDERNEATH NORTHWEST STAIRCASE (SEE PHOTOGRAPHS 1 & 25)
 - CEILING IN MEDIA CONTROL ROOM (SEE PHOTOGRAPH 38)
 - ABOVE CEILING IN 3RD FLOOR HALLWAY ADJACENT TO STAIRCASE (PHOTOGRAPHS 41 & 43)
 - ABOVE BUILDING DEPARTMENT (SEE PHOTOGRAPHS 44, 77, & 78)
 - ABOVE CEILING IN FINANCE DEPARTMENT (SEE PHOTOGRAPHS 6 & 7)
 - AT ELEVATOR CHASE WALLS (SEE PHOTOGRAPH 45)
 - GARBAGE WALLS ON EXTERIOR (SEE PHOTOGRAPHS 63 & 87)
 - SPALLED CEILING IN MICROFILM ROOM (SEE PHOTOGRAPH 48)
 - SPALLED BEAM IN THE SOUTH PORTION OF BUILDING DEPARTMENT (SEE PHOTOGRAPH 77)
 - SPALLED BEAM NEAR AC VENT IN SOUTH PORTION OF BUILDING DEPARTMENT (SEE PHOTOGRAPH 78)
 - SPALLED SLAB ABOVE 3RD FLOOR HALLWAY CEILING (SEE PHOTOGRAPH 68)
 - CRACKING AT BOTTOM OF SLABS IN NEED OF REPAIR, IN THE FOLLOWING LOCATIONS:
 - CRACK IN SLAB ABOVE CITY MANAGER CEILING (SEE PHOTOGRAPH 15)
 - HISTORIC SAFE IN CITY MANAGER'S DEPARTMENT (SEE PHOTOGRAPH 16)
 - HISTORIC SAFE IN FINANCE DEPARTMENT (PHOTOGRAPH 8)
 - HISTORIC SAFE IN CITY CLERKS OFFICE (PHOTOGRAPHS 17 & 19)
 - ABOVE 1ST FLOOR STORAGE CLOSET ADJACENT TO MAIN STAIRCASE (SEE PHOTOGRAPH 46)
 - CRACKING ABOVE CEILING IN WOMEN'S RESTROOM (SEE PHOTOGRAPH 47)
 - WALL CRACKS IN THE FOLLOWING LOCATIONS:
 - HISTORIC SAFE IN CITY MANAGER'S DEPARTMENT (PHOTOGRAPH 17)
 - HISTORIC SAFE IN FINANCE DEPARTMENT (SEE PHOTOGRAPH 8)
 - HISTORIC SAFE IN CITY CLERKS OFFICE (SEE PHOTOGRAPH 16)
 - RECORD ROOM (SEE PHOTOGRAPH 3)
 - COMMISSIONER'S OFFICE (SEE PHOTOGRAPH 79)
 - AROUND WALL ADJACENT TO GARBAGE TANK (SEE PHOTOGRAPHS 63 & 67)
 - EMPLOYEE LOUNGE (SEE PHOTOGRAPH 36)
 - STUCCO AND PLASTER CRACKS IN THE FOLLOWING LOCATIONS
 - IN MAIN HALLWAYS (SEE PHOTOGRAPHS 20-22)
 - AT EXTERIOR BALCONIES (SEE PHOTOGRAPHS 32 & 33)
 - AT SOFFIT BEAM IN 3RD FLOOR ATTORNEY'S OFFICE (SEE PHOTOGRAPH 40)
 - AT 3RD FLOOR HALLWAY CEILING (SEE PHOTOGRAPH 58)
 - ABOVE CEILING IN WOMEN'S RESTROOM (SEE PHOTOGRAPH 47)
 - STUCCO CRACK AT FLAT ROOF LEVEL (SEE PHOTOGRAPHS 50-53)

CITY HALL RECERTIFICATION

- WOODEN DOORWAYS NEED REPAIR OR REPLACEMENT AT THE FOLLOWING LOCATIONS (SEE PHOTOGRAPH 26)
 - MAINTENCE CLOSET ON FIRST FLOOR
 - SOUTH ENTRANCE
 - NORTH ENTRANCE
 - WEST ENTRANCE
- CORRODED ANCHOR BOLTS (TO BE REPLACED) AT NORTHERN ENTRANCE (SEE PHOTOGRAPH 27)
- CORRODED GUARDRAILS AT WEST AND SOUTH RAMPS (TO BE BRUSHED CLEAN AND REPAINTED) (SEE PHOTOGRAPHS 28 & 29)
- WOODEN WINDOWS AT ALL OPENINGS (TO BE REPAIRED & RESTORED, OR REPLACED) (SEE PHOTOGRAPH 54)
- STONE FOUNTAIN ON EASTERN FAÇADE HAS SIGNIFICANT CRACKING (REPAIR & RESTROATION BY CONSERVATOR) (SEE PHOTOGRAPH 80)
- STEEL BEAMS ABOVE CEILINGS SHOW MINOR CORROSION (BRUSHING AND REPAINTING). CONNECTIONS HAVE UNSECURED NUTS ON ANCHOR BOLTS AT FOLLOWING LOCATIONS:
 - ABOVE COMISSIONERS OFFICE (SEE PHOTOGRAPH 30)
 - ABOVE CITY ATTORNEY'S OFFICE ON 2ND FLOOR (SEE PHOTOGRAPH 39)
- WOOD CEILING IN COMMINSIONER'S OFFICE IN NEED OF REFINISHING (SEE PHOTOGRAPH 81)
- CORNICE IN COMISSION CHAMBERS SHOWING SIGNS OF WATER INFILTRATION (RESTORE AND RE-SEAL) (SEE PHOTOGRAPH 31)
- WATERPROOFING UNDER EAST BALCONY SHOWS EVIDENCE OF LEAKING DUE TO SPALLING AND STAINS AT EXTERIOR TIE BEAMS BELOW. (REPAIR OR REMOVE & REPLACE WATERPROOFING) (SEE PHOTOGRAPH 6, 7, 49)
- REPORTED LEAK AT ABANDONED LIGHT FIXTURE IN EMPLOYEE LOUNGE IN NEED OF REPAIR (SEE PHOTOGRAPH 37)
- CEILING IN FINANCIAL DEPARTMENT SHOWS EVIDENCE OF LEAKAGE (SEE PHOTOGRAPH 6).
- OVERHANG ABOVE THE DOOR ON THE EXTERIOR WALL OF THE ANNEX HAS ROT AND TERMITE DAMAGE (SEE PHOTOGRAPH 65,66)
- VISIBLE EFFLORESCENCE IN A NUMBER OF LOCATIONS
 - UNDERSIDE STAIRCASE (SEE PHOTOGRAPH 2)
 - ABOVE CEILING IN ACCOUNTING DEPARTMENT (SEE PHOTOGRAPH 9)
 - ABOVE MEN'S BATHROOM (SEE PHOTOGRAPH 18)
 - IN HALLWAY ADJACENT TO MAYOR'S OFFICE (SEE PHOTOGRAPH 34,35)
 - ABOVE 3RD FLOOR HALLWAY (SEE PHOTOGRAPH 42)
 - ABOVE CEILING IN WOMEN BATHROOM (SEE PHOTOGRAPH 47)
 - ABOVE CELING IN SOUTHERN AREA OF BUILDING DEPARTMENT (SEE PHOTOGRAPH 76)
- MULTIPLE STEPS AT MAIN STAIRCASE CONNECTING 2ND AND 3RD FLOOR SHOW SIGNS OF STONE BEING UNBONDED WHEN SOUNDED (SEE PHOTOGRAPHS ~~69-64~~ 69-75).
- ABANDONED HOLES IN THE NORTHWEST STAIRWAY (SEE PHOTOGRAPH 23 & 24)
- COPPER CLAD DOOR AT TOWER IN NEED FOR REPAINTING (SEE PHOTOGRAPH 58)
- CORRODED EXTERIOR STEEL LADDER LEADING UP TO TOWER (SEE PHOTOGRAPH 58)



BUILDING OFFICIAL
CITY HALL

JULY 16, 2023

Please note that the Recertification observations were made in accordance with the County's/City'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 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. We have not conducted 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 December, 2021 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