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May 9, 2024

Via email: jay@jmhdev.com C/O

Jason Halpern
JMH Development
250 Greenwich Street
Suite 4629
New York, NY 10007

RE: Historic Building Relocation Letter
2901 Indian Creek Drive
Miami Beach, Florida

Dear Jason,

On March 14, 2024 we provided a site visit to observe the above referenced address in regards to potentially relocating the existing historic building. The purpose of this letter is to discuss our findings and outline the impacts on the structure given this task.

The existing building consists of a two-story apartment building that forms a "U" shape in plan. A small ground courtyard is created within where primary access is provided to all units. Each apartment has an individual door access from the ground level courtyard. In addition, there are two (2) exterior staircases that flank the east and west wings of the courtyard to access the second level. At the second level the stairs provide access to an exterior walkway and subsequent access to the individual apartment doors.

The current structure has fallen into disrepair with broken windows and doors, broken exterior block walls, spalling, and steel corrosion, etc.

The structure is comprised by the following materials:

1. Shallow spread foundation system (expected and most likely)
2. Load-bearing concrete masonry units (CMU) walls around the exterior structure from ground to roof.
3. Cast-in-place exterior stairs with cast-in-place and CMU parapet walls / railings.
4. Cast-in-place exterior walkway supported by two exterior structural steel pipe columns.
5. Wood framed floor at the interior.
6. Wood framed roof.

The CMU walls encompass the exterior perimeter of the structure. The wood framed floors simply connect to the inside of the CMU perimeter walls for gravity support only. In addition, we expect that there are some interior wood framed load bearing walls bearing, as well. Similarly, the wood framed roof sits atop the perimeter exterior walls for gravity and some uplift support. As a complete box the building is very stable for lateral wind loads.

That said, in order for the building to be relocated, it will be necessary to cut it into three separate sections

from the ground through the roof and relocate the sections individually. The building will also need to be detached from the foundations and stem CMU walls below, abandoning in place. Given the that the elevated floor and roof are wood framed, the building can only be lifted from the perimeter walls and any interior load-bearing wood framed walls.

Based on the existing conditions, how the building was constructed / reinforced, and how it needs to be modified for relocation, we have the following primary concerns:

1. Each of the three separate sections are inherently unstable. The two sections at the east and west wings will result in a 3 ½ sided box and remaining third section between will result in a two sided box consisting of the north and south parallel walls only with no perpendicular CMU wall(s) for any stability.

2. The connections of the wood floor and roof are simple gravity type of connections. They do not have any strength nor stiffness to resist twist or racking and are likely to disengage upon any of that applied stress.

3. Buildings of this circa typically did not have any reinforcing within the CMU walls. In this way, upon lifting, this creates particular points of stress and as a result the CMU could crack, spall or crush. The concentration of stresses is further exacerbated by nearby window and door openings; where redistribution of stresses due to lifting could create cracks at re-entrant corners during the lifting process.

In conclusion, the existing structure building is not properly reinforced nor connected together for the stresses induced by lifting and moving. Instead, we would recommend saving the more architecturally significant lower exterior stairs and landings along with the curved parapet walls attached. This process could be better controlled with success due to a more compact set of connected elements.

Please let us know if you have any questions.

Very truly yours,
McNamara ▪ Salvia

By: _____
Andrew P. Sullivan, P.E., S.E.
Principal