

February 26, 2025

BHI Miami Limited Corp
1521 Alton Road Suite #403
Miami, FL 33139

Attn: Vincent Chevance

Email: vincent@montesplugacorp.com

Re: Bvlgari Hotel
Shoring and Demolition Methodology
100 21st Street Miami Beach, FL 33139
McLaren File No. 00044394

Dear Mr. Chevance:

At the request of BHI Miami Limited Corp, McLaren, a Division of KCI Technologies, Inc. (McLaren) is providing the following summary of the recommended shoring and demolition methodology for the upcoming construction of the Bvlgari hotel located at 100 21st Street Miami Beach, FL 33139. The existing building to be renovated is a beachfront nine story concrete framed building with concrete masonry unit infill at the exterior walls. The building was constructed circa 1940 and due to historic significance the City of Miami Beach has requested that the existing north building facade remain and be integrated into the new construction for the hotel.

The structure for the new hotel includes post-tensioned concrete slabs, concrete columns, and concrete shear walls at concrete stair/elevator cores. New foundations at columns and shear walls are to be pile supported piles caps. Multiple approaches to the shoring and demolition methodology for this project were considered. The following methodology is the recommended methodology with regards to safety and construction duration:

1. **Temporary Support:** Strong steel towers will be constructed to temporarily hold up the north wall of the building. See Figure 1 below for an example of a proposed steel tower layout.

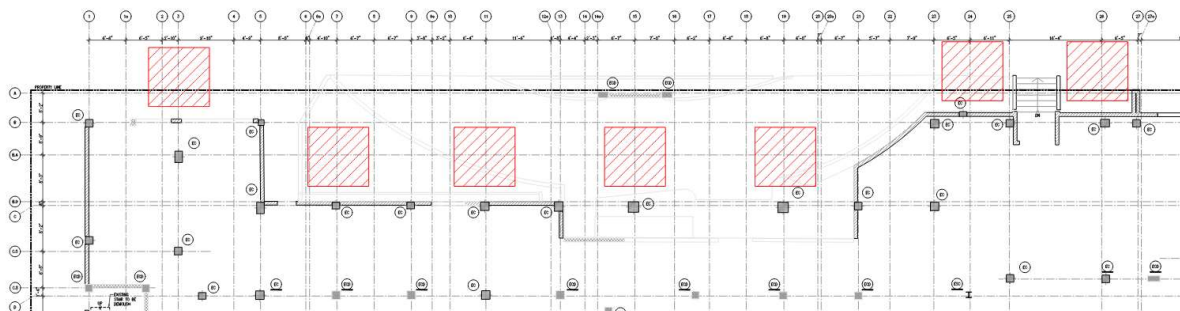


Figure 1 - An example of a proposed layout for temporary steel tower locations is shown with red cross hatched boxes representing temporary steel towers outside of the existing building.

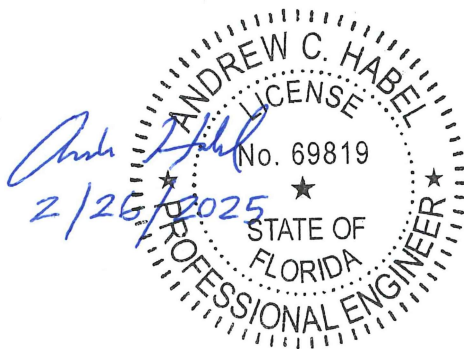
2. **Demolition:** The rest of the building will be demolished but the north wall will be kept standing.

3. **New Construction:** While the north wall is supported by the steel towers, new foundations, columns, and floors for the hotel will be constructed.
4. **Integration:** The new building will be connected to the existing north wall.
5. **Removing Temporary Towers:** Once the new structure is strong enough, the steel towers will be removed.

This method is the safest, allows for the shortest duration of construction, and helps avoid problems with interferences between new and existing building structure. If there are additional questions regarding the information in this letter, please contact our office.

Sincerely,

The Office of
KCI Technologies, Inc.



This item has been electronically signed and sealed by Andrew C. Habel, P.E., State of Florida Professional Engineer License No. 69819, using a Digital Signature.
Email: AHabel@mgmclaren.com
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Andrew Habel, P.E.
Practice Leader - Structures

ACH

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