ATTACHMENT D

Structural Report for 2001 Hollywood Blvd.

PARAMOUNT
CONSULTING & ENGINEERING

December 09, 2019

Mr. Nicholas Diaz-Silveira
Development Associate
The Estate Companies
6201 SW 70th Street
South Miami, FL 33143
email: ndiaz@eigfl.com

Subject: Sun Trust Office Building
2001 Hollywood Blvd,
Hollywood, FL 33020

Structural Report

Dear Mr. Diaz,

Per your request Paramount Consulting and Engineering, LLC (PCE) has conducted an on-site condition assessment of the above mentioned property and advise as follows:

Our examination of the building structure revealed concrete columns with exposed reinforcing and deteriorated concrete floor slab that will require structural repairs. The exterior walls are not structurally sound to withstand hurricane wind forces. The glazing systems are non-impact resistant and current openings are not structurally capable to receive new FBC approved impact-resistant glazing systems. The existing ballast roofing system is not acceptable per current code as loose gravels at the roof could become wind-born debris and damage adjacent buildings. This aged roof system has no capability to protect the building under current conditions.

This building has undergone through renovations and modifications made over the years since 1924 when it was built. Its current structural safety and capacity are questionable. Coordination of original foundation, materials and method of construction are unknown to ensure this structure can still perform safely and adequately given the project location within high-velocity hurricane zone (HVHZ) and possible future occupancy modification that could impose additional loads to the current structure.

Based on our observations and study of existing documents, PCE recommends existing building structure be demolished, so a new foundation, structure, exterior walls, glazing systems and roofing system are built per current Florida Building Code.

Attached are photographs #1 thru #18 with description / observations.

If you have any questions or comments on the above stated please contact our office at (305) 698-0550.

Respectfully submitted,

Gelson Alves, P.E.
PCE, LLC.

Reviewed by,

Cesar Soto, P.E.
PCE, LLC.

SOUTH ELEVATION
(Bank Entrance)

EAST ELEVATION

Photo #: 1

Ground floor columns at bank area.

Photo #: 2

Ground floor columns at bank area:

Exposed column spiral reinforcing / loop ties.

Photo #: 3

Ground floor columns at bank area:

Exposed column spiral reinforcing / loop ties.

Photo #: 4

Second floor slab underside.
(viewed from ground floor bank area):

Deteriorated concrete slab shows signs of leakage, chipped concrete, voids in concrete, unsealed penetrations.

Photo #: 5

Second floor slab underside.
(viewed from ground floor bank area):

Deteriorated concrete slab shows signs of leakage, chipped concrete, voids in concrete, unsealed penetrations.

Photo #: 6

Second floor slab underside.
(viewed from ground floor bank area):

Deteriorated concrete slab shows signs of leakage, chipped concrete, voids in concrete, unsealed penetrations.

Photo #: 7

Ground exterior walls at bank area:

Exterior walls are made of framed wall with stucco at the exterior and hollow clay bricks. From the interior, the clay bricks show voids and deterioration.

The exterior walls are not structurally adequate to withstand hurricane design forces.

Photo #: 8

Ground exterior walls at bank area:

Exterior walls are made of framed wall with stucco at the exterior and hollow clay bricks. From the interior, the clay bricks show voids and deterioration.

Glazing Systems are not impact resistant and are not safely anchored to the structure.

Photo #: 9

Ground exterior walls at bank area:

Exterior walls are made of framed wall with stucco at the exterior and hollow clay bricks. From the interior, the clay bricks show voids and deterioration.

Glazing Systems are not impact resistant and are not safely anchored to the structure.

Photo #: 10

Ground exterior walls at bank area:

Exterior walls are made of framed wall with stucco at the exterior and hollow clay bricks. From the interior, the clay bricks show voids and deterioration. Some termite damaged wood was observed at window jambs.

Glazing Systems are not impact resistant and are not safely anchored to the structure. The exterior wall also is not structurally adequate to withstand loads imposed by the glazing systems.

Photo #: 11

Ground exterior walls at bank area:

Enlarged photo showing exterior wall deterioration.

Photo #: 12

Ground exterior walls at bank area:

Framed exterior wall is not structurally sound to withstand wind loads imposed by the glazing systems.

Exterior wall would likely fail if subjected to hurricane forces expected for this building location.

Photo #: 13

Ground exterior walls at bank area:

Entrance door and storefront anchored to framed exterior wall.

Observed framed exterior wall is not structurally sound to withstand wind loads imposed by the glazing systems.

Exterior wall would likely fail if subjected to hurricane forces expected for this building location.

Photo #: 14

Roof:

Existing Ballast Roofing System is not compliant with current Florida Building Code.

Existing Roof drainage and scuppers are insufficient per current Florida Building Code requirements.

Photo #: 15

Roof Parapet Walls:

The parapet wall have been extended utilizing framed wall over CMU / concrete wall.

Horizontal cracks are noted at the transition of these materials and steel straps (that attached the frame wall extension) were noted corroded with missing fasteners.

See photos #16 - #18 below.

Photo #: 16

Roof Parapet Walls:

The parapet wall have been extended utilizing framed wall over CMU / concrete wall.

Horizontal cracks are noted at the transition of these materials and steel straps (that attached the frame wall extension) were noted corroded with missing fasteners.

Top of parapet wall extension is not structurally sound.

Photo #: 17

Roof Parapet Walls:

Refer to comments above (photo 16).

Photo #: 18

Refer to comments above (photo 16).