

Doug Bradshaw <dbradsha@keywestcity.com>

 **Fwd: Truman Waterfront**

1 message

Randy Hollingworth <RHollingworth@bermelloajamil.com>
To: Doug Bradshaw <dbradsha@keywestcity.com>
Cc: Don Craig <dcraig@keywestcity.com>

Mon, Mar 19, 2012 at 1:48 PM

Additional info on structure

Randy Hollingworth
Director Landscape Architecture, Urban Design & Planning
Bermello Ajamil & Partners, Inc.

Begin forwarded message:

From: "Pavel Gonzalez" <pgonzalez@ddaeng.com>
To: "Randy Hollingworth" <RHollingworth@bermelloajamil.com>
Subject: RE: Truman Waterfront

Yes, the PAL building is in good structural condition (except the stables which is the wood frame addition) and we can reuse the entire building or part of the building. Its construction with prefabricated double tee slabs also facilitates a partial demolition (a whole bay or parallel to the slab). In the case of partial demolition, we shall review the lateral stability for wind load. Find attached some pictures of the PAL building.

Regards,

Pavel Gonzalez, P.E.

DDA Engineers, P.A.

4930 SW 74th Court, Miami, FL 33155

p. [305 666 0711](tel:3056660711)f. [305 666 5259](tel:3056665259)cell. [305 345 2756](tel:3053452756)

From: Randy Hollingworth [mailto:RHollingworth@bermelloajamil.com]
Sent: Monday, March 19, 2012 12:02 PM
To: Pavel Gonzalez
Subject: Re: Truman Waterfront

Thank you this is good for now I just need to know the pal building and whether it was structurally sound that they could reuse it or not. Thank you

Randy Hollingworth

Director Landscape Architecture, Urban Design & Planning

Bermello Ajamil & Partners, Inc.

On Mar 19, 2012, at 11:47 AM, "Pavel Gonzalez" <pgonzalez@ddaeng.com> wrote:

Randy,

I am working on a Due Diligence Report for these buildings. Please let me know if this is how you need our feedback.

The main structure of the PAL building is good condition structural wise. It is one story building composed of concrete frames of columns and beams, infill CMU walls and double tee roof slabs. There are few cracks and spalling at the exterior wall, but they are mostly cosmetic. We found wood frame addition at the Southwest corner which is not in good shape.

The Generator Building is in fair condition. It is much older than the PAL building and it shows the consequence of the marine weather over the structure. The one story building consists of cast in place concrete frames to support CIP concrete slabs (flat plates and pan joists) infill CMU walls and concrete slab on grade (more than 6 feet of thickness in some places). The building needs structural repairs on about 15% of the columns and beams and some places on CIP concrete slabs. The repairs will consist of removing the unsound concrete, cleaning the existing reinforcing steel, adding new steel (if necessary), and patching to the original member's shape. A detailed procedure with specific materials will be necessary for this work.

Regards,

Pavel Gonzalez, P.E.

DDA Engineers, P.A.

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From: Pedro Duquesne [mailto:pduquesne@ddaeng.com]
Sent: Monday, March 19, 2012 9:47 AM
To: 'Pavel Gonzalez'
Subject: FW: Truman Waterfront

Pedro J. Duquesne, P.E.
DDA Engineers, P.A.
4930 S.W. 74th. Court
Miami, FL 33155
phone [305-666-0711](tel:305-666-0711)
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From: Randy Hollingworth [mailto:RHollingworth@bermelloajamil.com]
Sent: Monday, March 19, 2012 8:48 AM
To: Pedro Duquesne
Subject: Truman Waterfront

Pedro, do you have anything from Pavel's site visit last week? We are presenting to the City tonight and they will want to know the general condition of the PAL building .

<image001.jpg>

Randy P. Hollingworth • rhollingworth@bermelloajamil.com

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