



April 30, 2014, 2014
File:

Attention: Fanny Carmona-González, CPRC
Village of Palmetto Bay
Parks and Recreation Department, Director
9705 East Hibiscus Street
Miami, Florida 33157

Dear Fanny,

Reference: Coral Reef Park Structural Investigations for the Existing Community Center

Enclosed for your review is the structural Investigations that were completed for the Coral Reef Park Community Center.

Also, enclosed is the drawing for the facility along with photographs taken of the facility.

Based on the structural conclusions, the amount of repairs and replacement of structural elements needed to continue safely using this facility may not warrant the expense of repairs or the use of the facility in its current conditions for a longer period of time.

Regards,

Stantec Consulting Services Inc.



Eddie Lamas, AIA
Associate
Phone: 305.445.2900 ext. 2345
Fax: 305.774.6277
Eddie.lamas@stantec.com

Attachment: Structural Report, Site Floor Plan, Photographs, Ceiling sample

c. Edward Silva, Director of Buildings and Capital Improvements
Kirk Hearin, Parks and Recreation Manager
Santiago Aranegui, P.E.

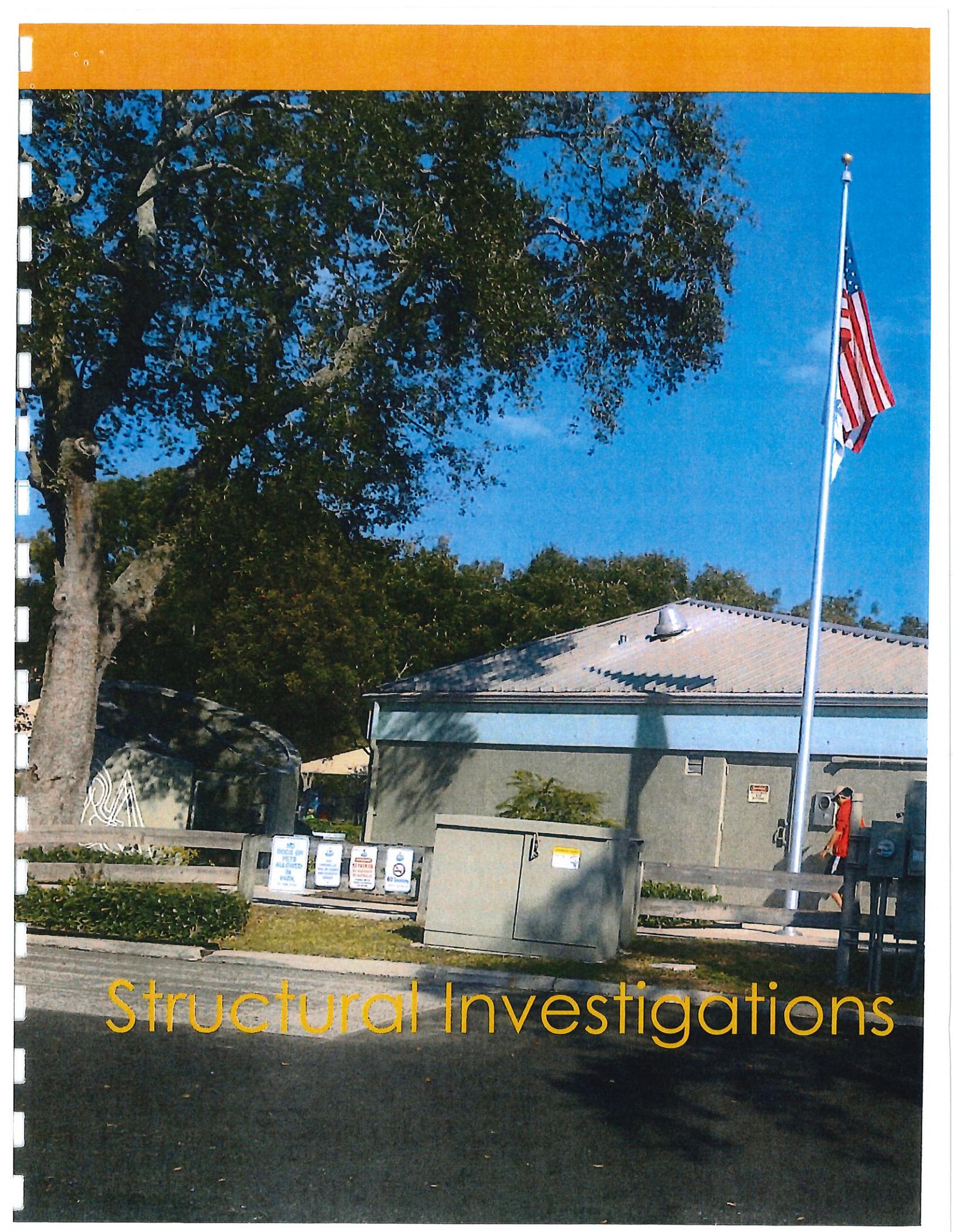
Coral Reef Park Structural Investigations
for the Existing Community Center



Prepared for:
Village of Palmetto Bay

May 8, 2014





Structural Investigations

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Attention: Fanny Carmona-González, CPRC
Village of Palmetto Bay
Parks and Recreation Department, Director
9705 East Hibiscus Street
Miami, Florida 33157

Dear Fanny,

**Reference: Coral Reef Park Structural Investigations for the Existing
Community Center**

Enclosed for your review are the Structural Investigations that were completed for the Coral Reef Park Community Center along with photographs taken of the facility during the visual inspections.

Upon first impression, the diagonal wood girders attached to the main wood girder with a bolted connection, appear to be insufficient. The connections insufficiency does pose a structural concern and should be addressed in the case of the probability that hurricane wind loads are experienced.

Hurricane wind loads are dynamic cyclic loads which may result in the prying action of connections, especially in flexible members. Furthermore, the replacement of the deteriorated areas of deck will require the full length replacement of the members, which may prove to be more costly and difficult due to the custom nature of the roof deck members.

If the existing facility were to be continued to be used, numerous repairs will have to be performed in order to restore/strengthen the roof framing structure to safely accommodate the design loads. In the opinion, of our structural engineer steps should be taken if the repairs were to be implemented to add temporary supports throughout the facility in order for connections to be properly addressed.

Based on the structural conclusions, the amount of repairs and replacement of the structural elements needed to continue safely using this facility may not warrant the expense of repairs or the use of the facility in its current conditions for a longer period of time.

Thus the demolition of the existing Community Center would be the most cost effective action for the Village to take and save the monies for the repairs to construct a new facility that would serve the current and future needs of the Village of Palmetto Bay.



April 30, 2014

Fanny Carmona-González, CPRC

Page 2 of 2

Reference: Coral Reef Park Structural Investigations for the Existing Community Center Coral Reef
Park Structural Investigations for the Existing Community Center

Regards,

Stantec Consulting Services Inc.

Eddie Lamas, AIA

Associate

Phone: 305.445.2900 ext. 2345

Fax: 305.774.6277

Eddie.lamas@stantec.com

c. Edward Silva, Director of Buildings and Capital Improvements
Kirk Hearin, Parks and Recreation Manager
Santiago Aranegui, P.E.

Summary / Overview

Structural Investigations Report

SANTIAGO ARANEGUI P.E.

6431 S.W. 145 Street
Coral Gables, Fl. 33158
(305) 431-6747

April 23, 2014

Stantec
901 Ponce de Leon Blvd., Suite 900
Coral Gables, Florida 33134

Reference: Structural Engineering Services for the Preliminary Structural Investigation of the Community Center at Coral Reef Park at the Village of Palmetto Bay.

Dear: Mr. Eddie Lamas

This is a preliminary investigation of the building's roof framing due to concerns associated with visible deterioration.

The existing roof wood framing will be examined for design strength associated with its as-built configuration and for reduced strength associated with current observed conditions. The condition of the roof framing will be determined and based on visual observations. Analysis of the existing roof framing based on their observed condition will be performed to establish their structural adequacy to support design loads.

.INTRODUCTION

This is a preliminary investigation of the roof framing and the perimeter wood support beams due to concerns associated with visible deterioration. The investigation is preliminary in nature since it relies on visual observations to establish the condition and strength of the roof framing structure. Since no laboratory testing has yet been performed, the conclusions derived in this investigation are estimations based on the best of my knowledge, belief, and professional judgment based on visual observations. Therefore this investigation is preliminary and cursory in nature, intended as a precursor to a more intrusive investigation involving laboratory testing of the materials, if required.

OBSERVATIONS:

Roof Deck:

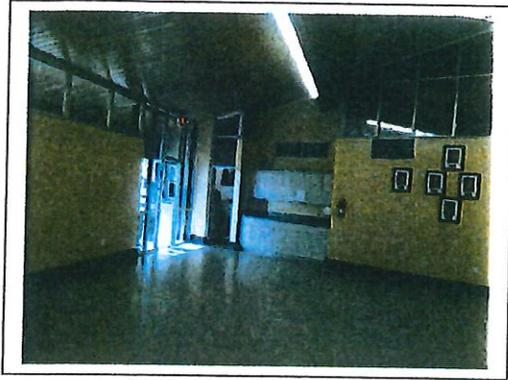
As per visual observation, several areas of the roof deck have experiencing a measure of rotting from what appears to be water intrusion. The perimeter wood beam is also experiencing some level of deterioration, manifesting itself as horizontal splitting and warping due to prolonged exposure.

A section of the roof deck was removed and inspected. The roof deck segment was removed from an area experiencing visible deterioration due to water intrusion. As per visual inspection, the roof deck consists of a 4 1/2"x3 1/2" composite lumber with tongue

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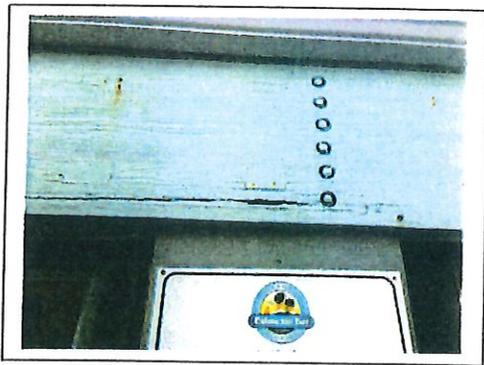
PICTURES:



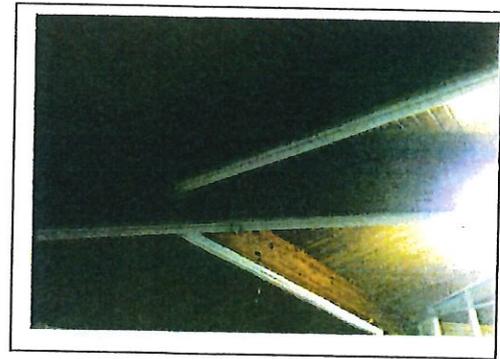
Wood Deck Span



Deteriorated Wood Deck

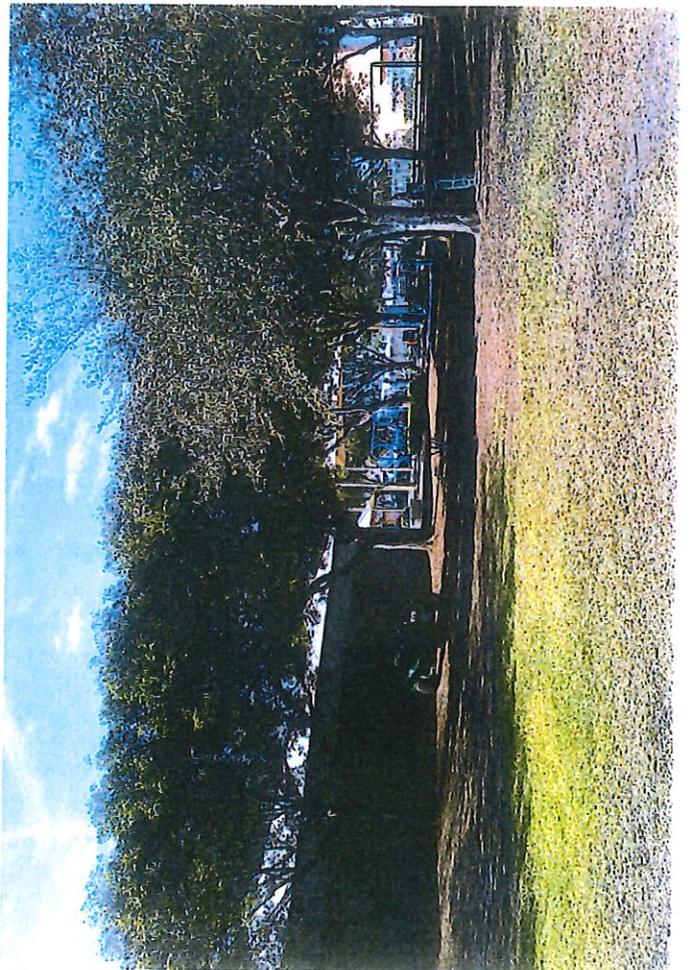
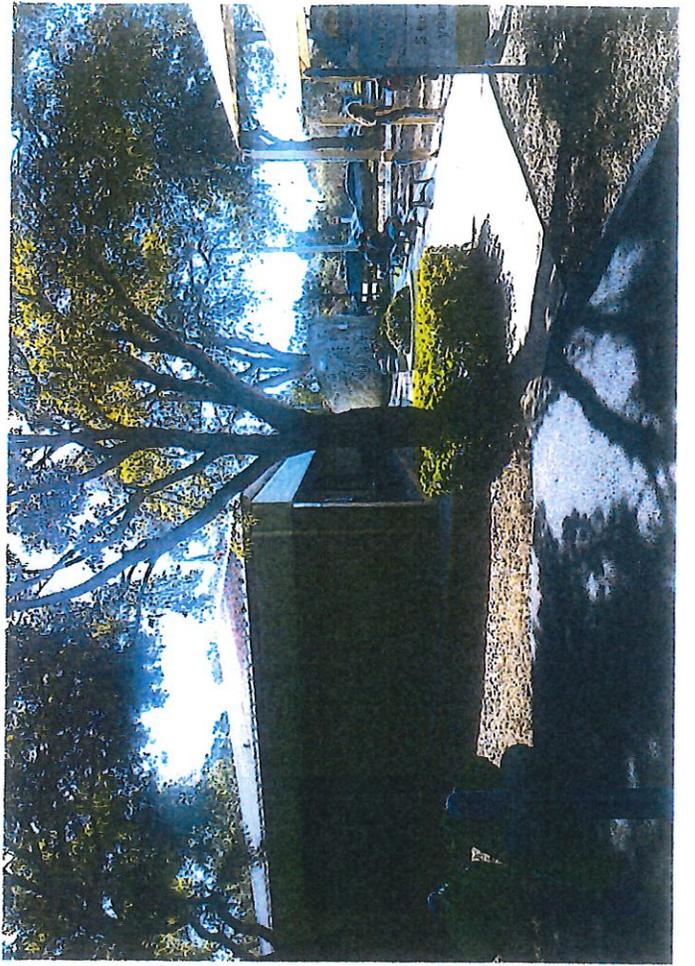


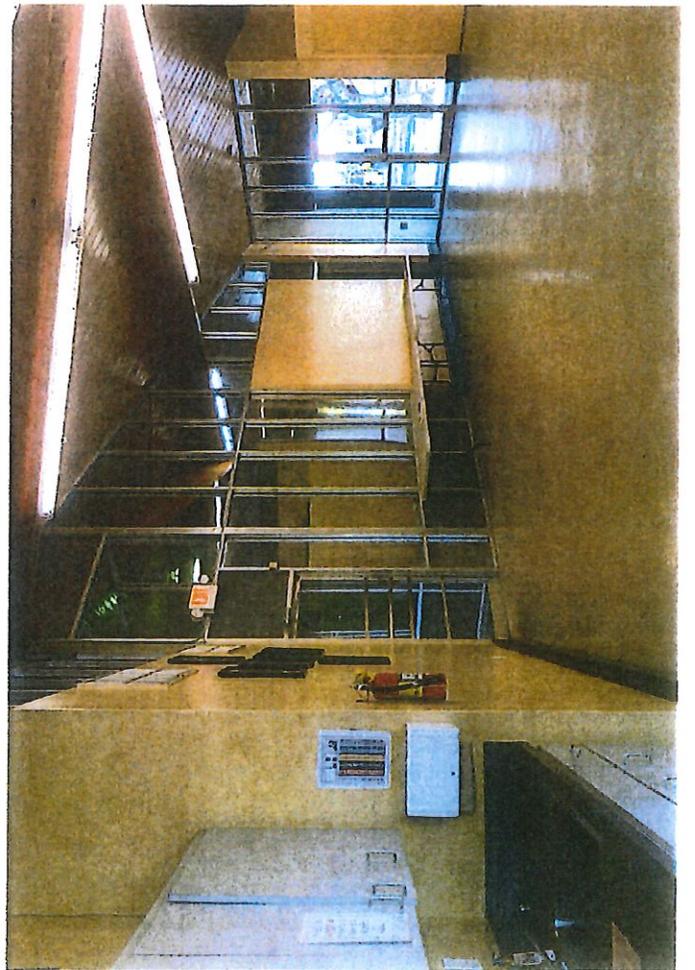
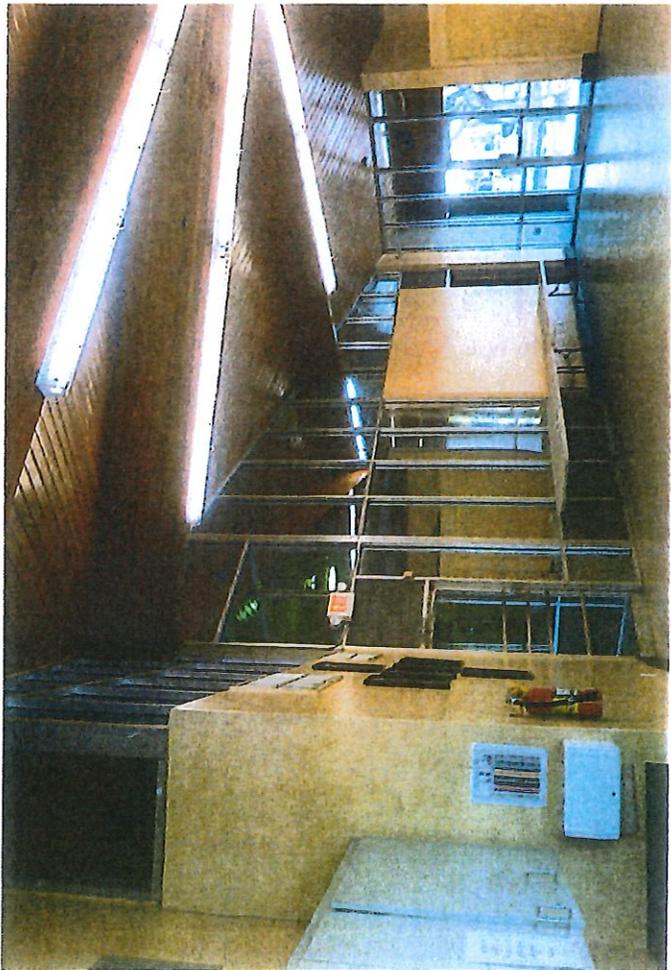
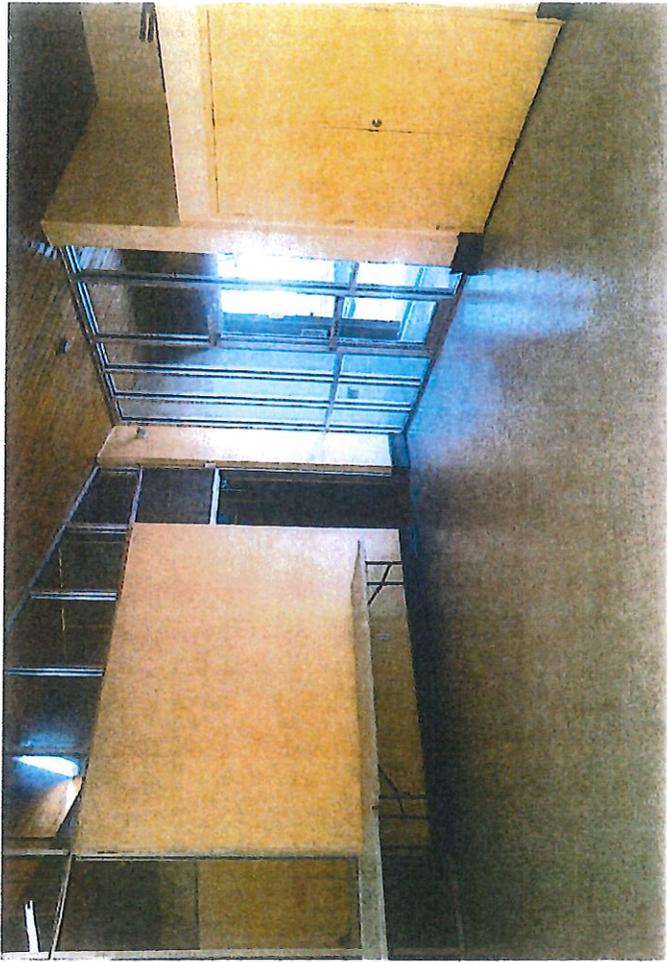
Horizontal Splitting at Connection

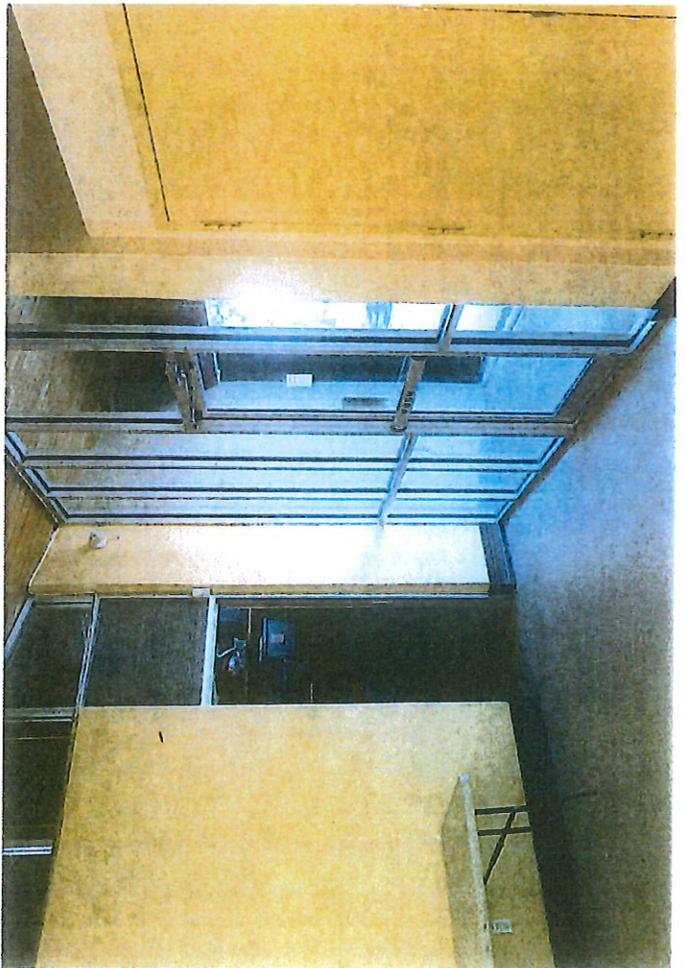
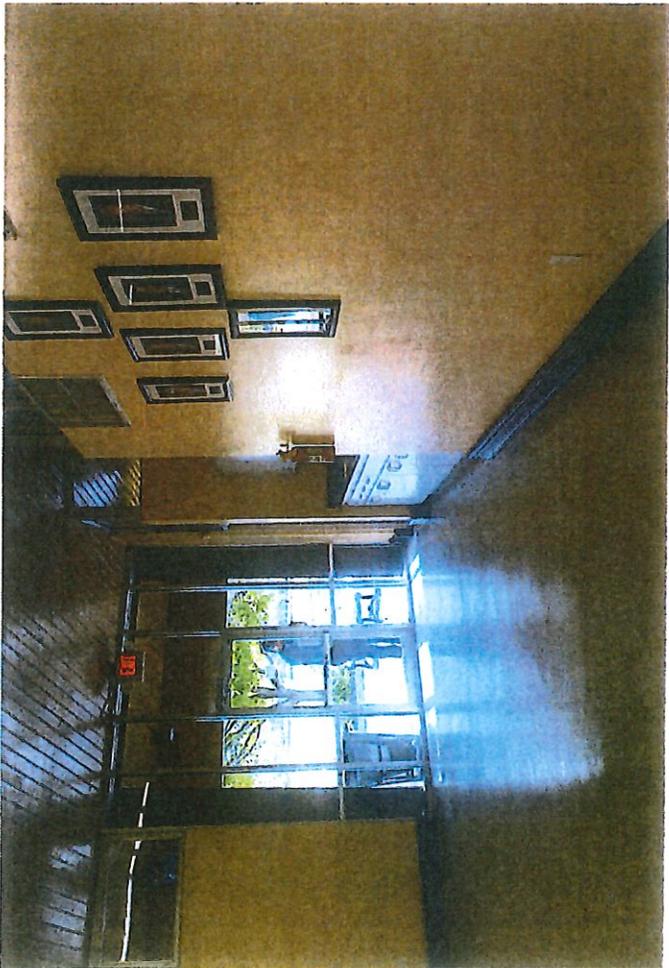
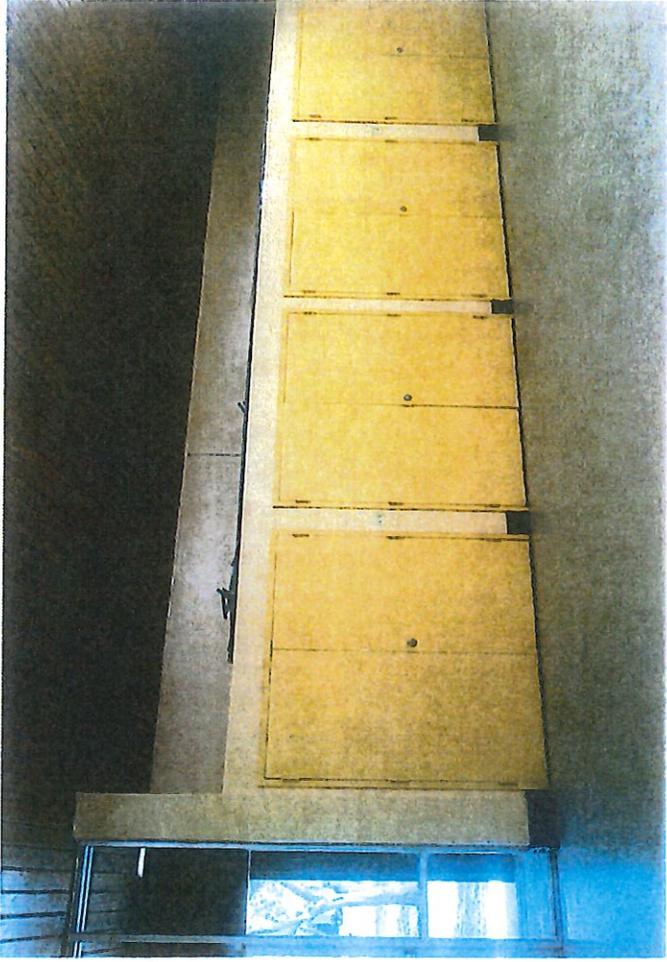


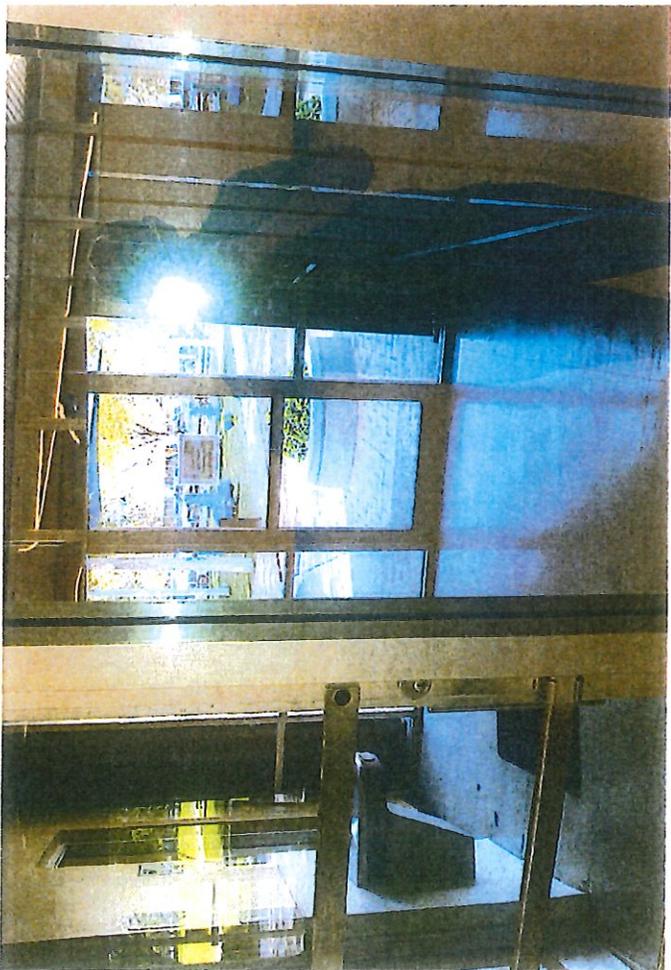
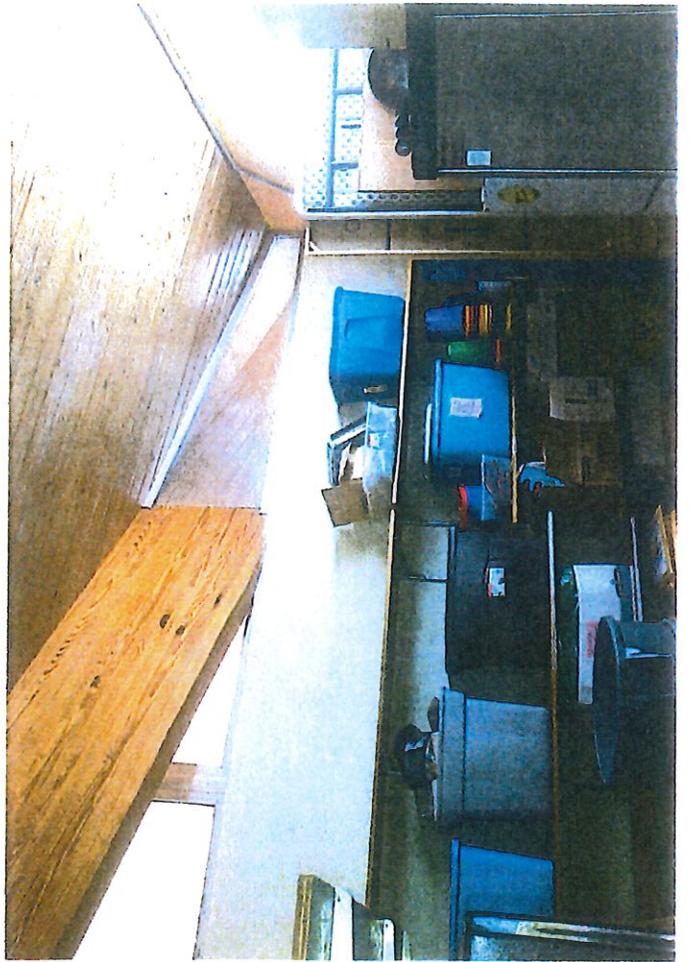
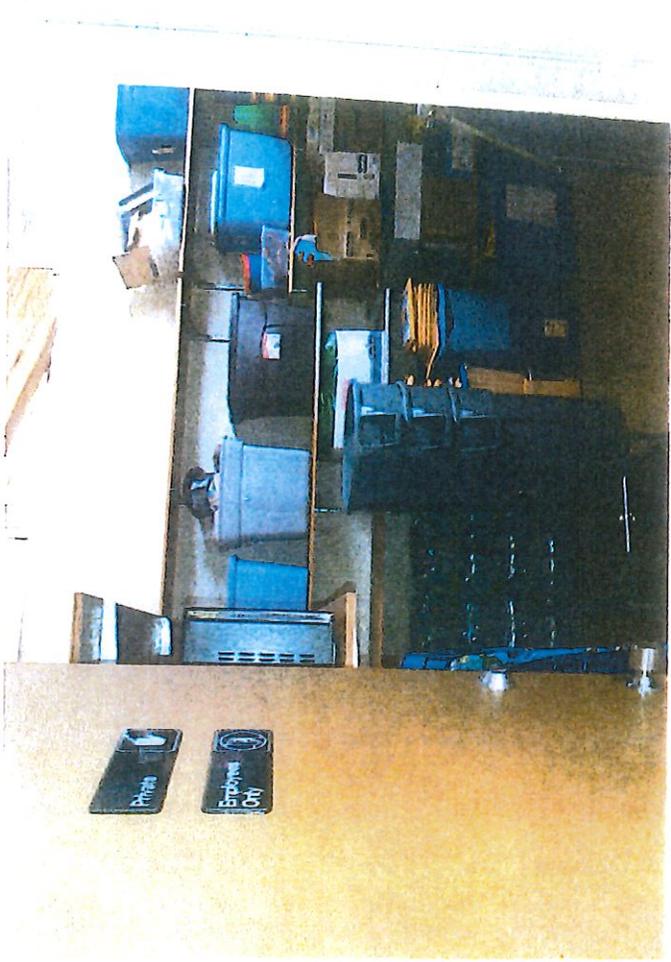
Girder to Girder Connection

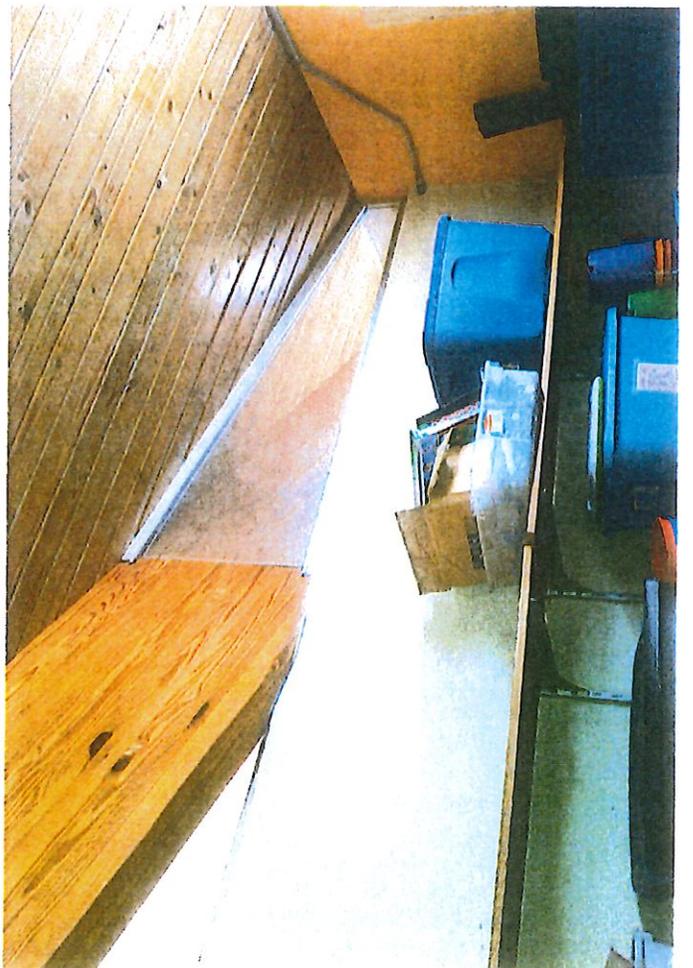
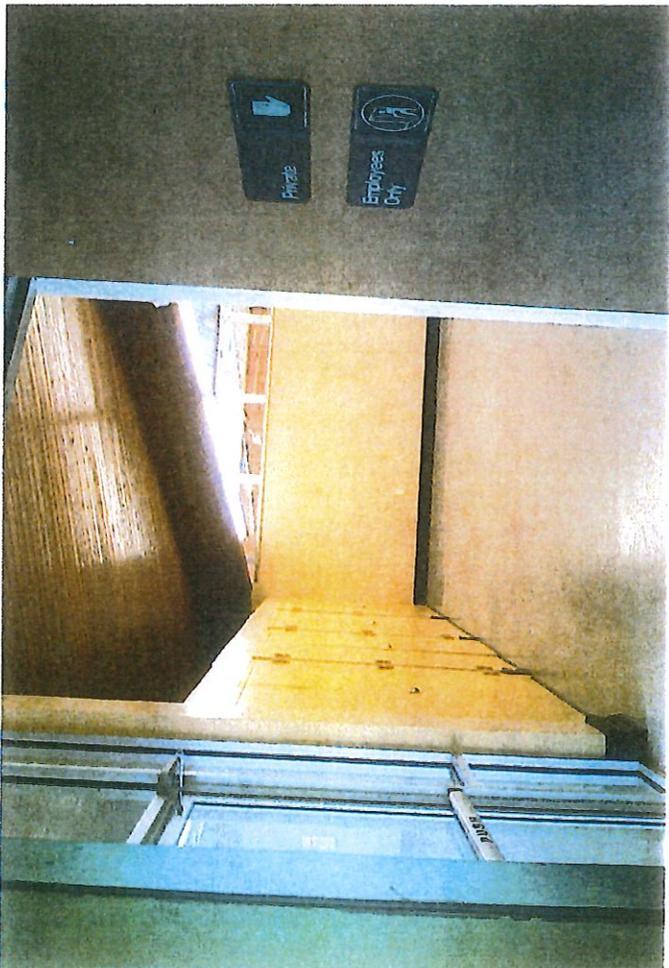
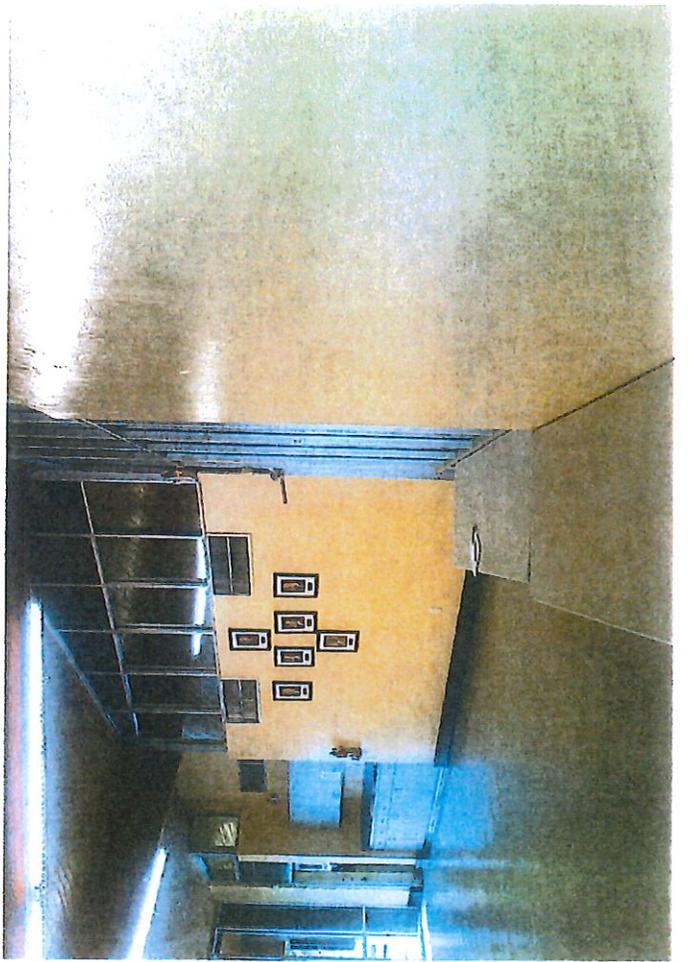
Photos of Existing Facility



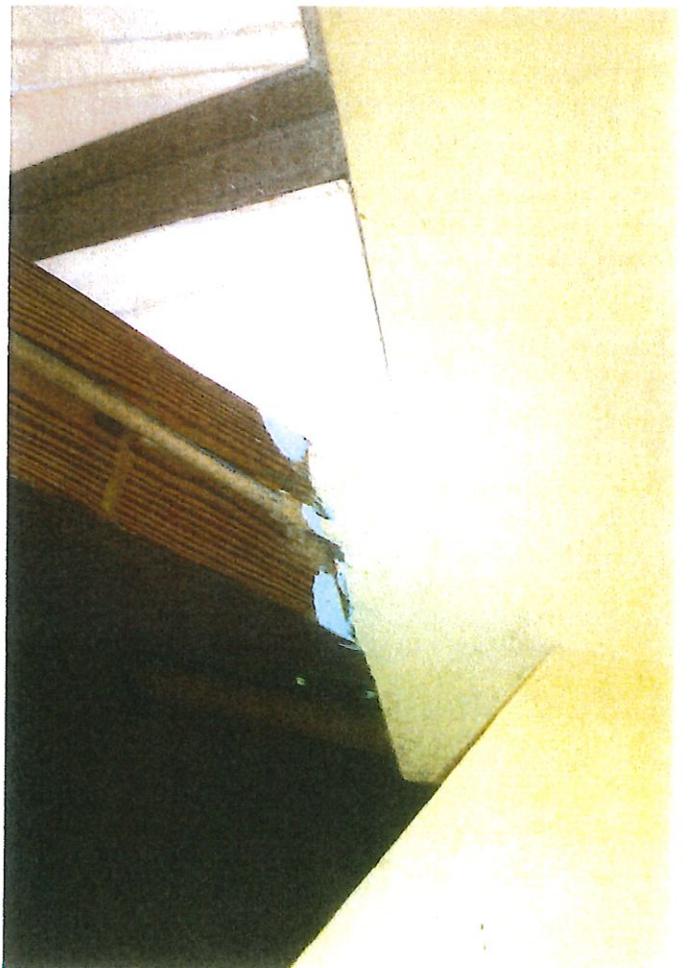
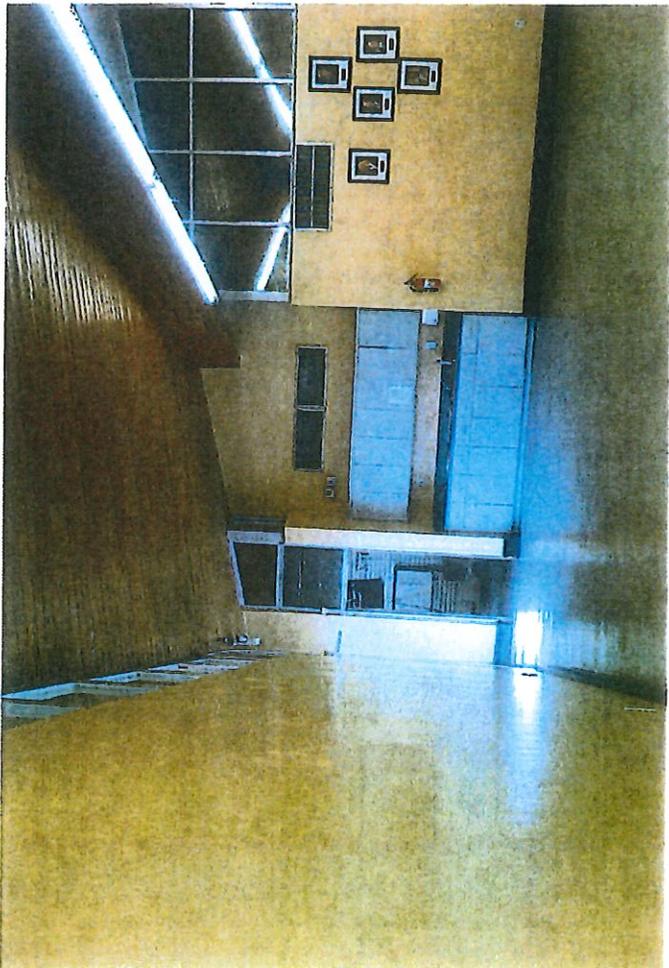
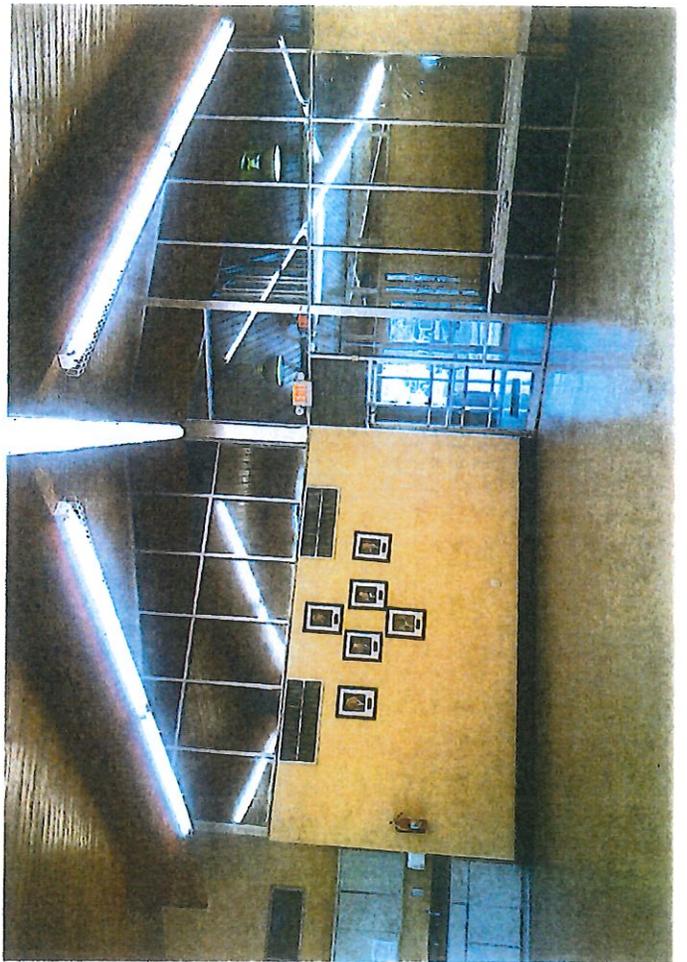
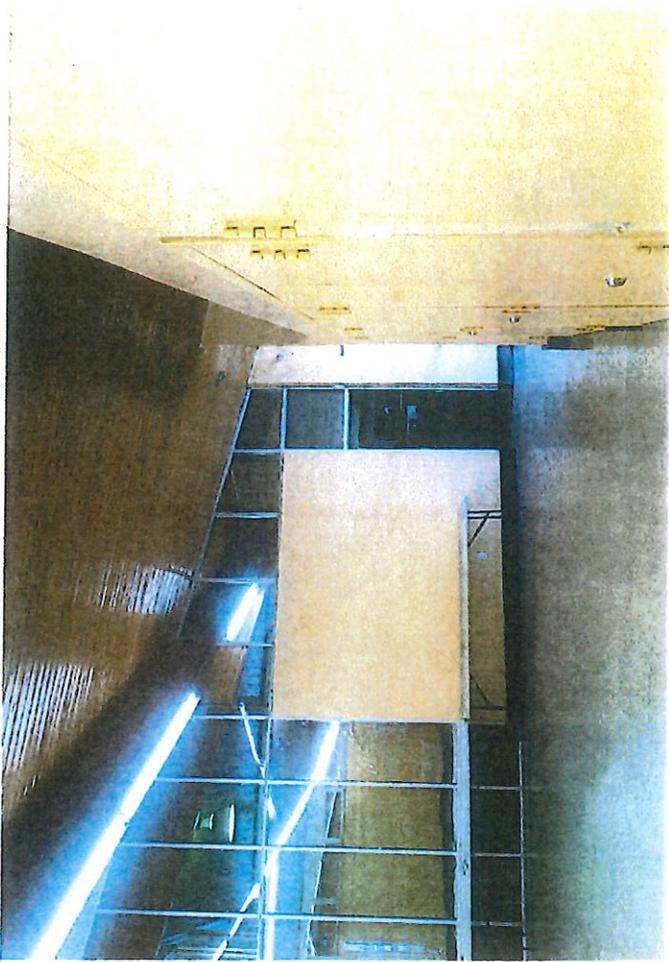


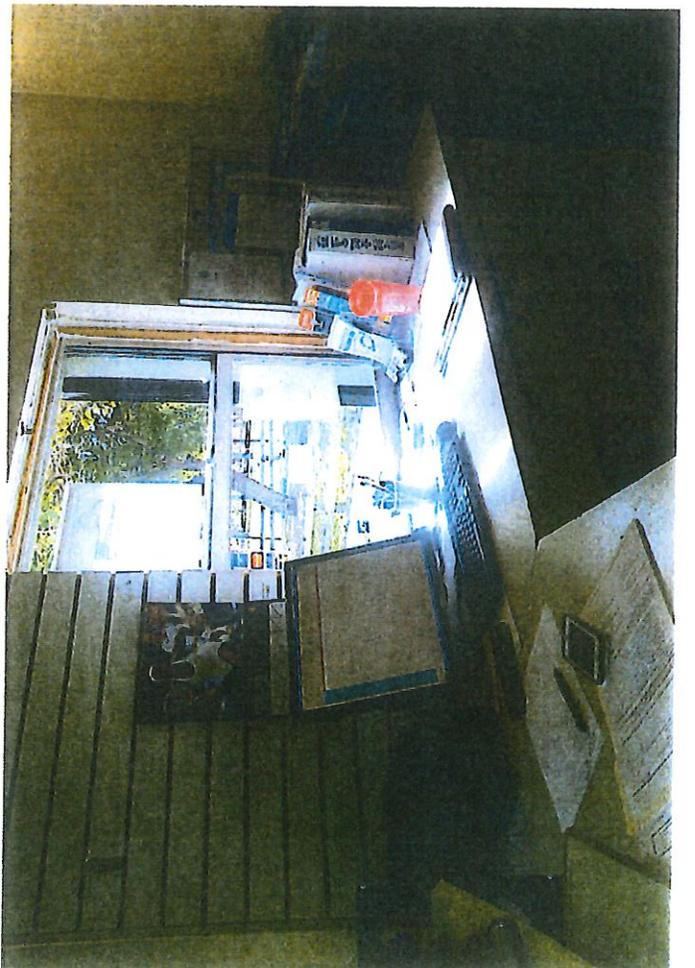












Floor Plan of Existing Facility

Prepared for:

Village of Palmetto Bay



