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October 27, 2022

City of Miami Beach - Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, FL 33139

Attn: Ms. Ana M. Salgueiro, P.E., Director
T: 305-673-7610 Ext. 26587
E: AnaSalgueiro@miamibeachfl.gov

RE: Case No.US2021-03668
Port Royale Condominium Association evacuation information
Port Royale Condominium Association Inc.
6969 Collins Avenue, Miami Beach, FL 33141

Dear Ms. Salgueiro:

Thank you for responding immediately to our call. As per your request, the following is the information requested concerning the structural condition of the main beam at the Port Royale condominium building. As indicated to you on our telephone conversation, we are the engineers of record and threshold inspector for this project. Originally about 10 months ago, we inspected the building and marked the areas to be repaired in the garage. There were several areas of concern that we designated as a priority to be repaired. At that time, the engineers from Miami Beach also visited the site and were aware of the conditions. The association went through the process of selecting a contractor and a permit was obtained by Custom Group Inc. The repairs started about four weeks ago and our engineers were called to supervise the work. During this week inspections, we noticed that one of the main beams in the garage had experienced a structural deflection of approximately 1/2" and also the existing crack that was marked for repair had extended. Considerably, we do not have the original structural calculations or design of this beam and from our observations, we believe this beam and the other beams located in the third-floor garage, might support the entire building structure, therefore, we have decided along with the Sun Belt shoring expert representative, to take additional safety precautions while a more comprehensive shoring calculation and design are put in place. The additional safety measures include a recommendation to the board of directors to evacuate immediately the entire building until the comprehensive shoring protection is installed. As requested we are enclosing some photos of the area of concern. Please note that the city of Miami Beach Engineers also visited the site yesterday and after reviewing the condition of this beam, agree with the recommendations of our engineers to evacuate the building immediately starting on Thursday, October 27, 2022. In reference to the location of the

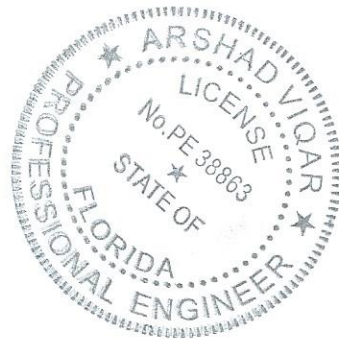
area affected, we believe the southwest garage section. At this time we are waiting for the Sun Belt structural engineer expert on shoring of this nature to provide the calculations and design to be presented to your office for approval and to obtain a permit. The estimated time for the installation of the specialty shoring is 10 days from today October 27, 2022, once the shoring is installed, our engineers will inspect and evaluate actual conditions to allow the unit owners to return to their apartments. Again we appreciate your expedited response and Douglas H. Mercado our project coordinator will keep your office informed of the progress of this project.

Sincerely,

Arshad 10.27.22

Arshad Viqar PE
Threshold and special inspector
License number 38863

Robert Guzman PE
Senior structural design engineer
License No. 52647





Damage/spalling on south side on property line



Water leaks into electrical gutter...active



Columns being shored for deck chipping in close proximity and deck spalling.