



## Exhibit A



June 11, 2024

Wolfberg Alvarez & Partners  
5757 Waterford District Drive Suite 300  
Miami, Florida, 33126

Attention: Mr. Rafael Labrada

Reference: Flamingo Park  
1200 Meridian Ave.  
Miami Beach, Florida, 33139  
**Site Observation of Existing Structure**

Dear Mr. Rafael,

At the request of Wolfberg Alvarez & Partners, a site visit was performed by a BNI engineer, Abhilash Singh, to review the existing condition of wood roof rafters and wood floor joists. The visit was conducted on June 5, 2024. Mr. Bryan Niedelson and Mr. Ralph Viola, City project managers, were present at the site.

The site inspection was done based on visual examination of the exposed portion of the structure only. See below list of deficiencies found in the inspection:

1. The bottom plate and strap connections of roof rafters' bearing ends are damaged. The strap connections are missing on many roof rafters. Refer Figures 1 to 3.
2. The roof planking is deteriorated and doesn't qualify as roof sheathing per Florida Building Code. Refer Figure 4.
3. The roof rafters are damaged. Refer Figures 5 and 6.
4. The roof rafter bearing supports/braces are discontinued or left unsupported due to removal of walls below. Refer Figures 7 to 9.
5. The floor system is severely damaged throughout. Refer Figures 10 and 11.
6. In several locations the existing 2x10 floor joists are supported on top of a flat 2x4 spanning between masonry piers. This is blatantly inadequate for the required floor loads. Refer Figure 12.
7. Further roof rafters on the west building are found substantially damaged. Refer Figures 13 and 14.

In summary, Deficiencies 1 thru 4, and 7 above are significant and widespread. BNI would recommend complete removal of the existing wood roof framing system and replace with prefabricated roof trusses, plywood sheathed roof and proper Simpson tie-downs.

Deficiencies 5 and 6, pertain to the the damaged floor joists and some noticeable structural inadequacies. However, we believe all these conditions can be restored with structural repairs details such as the following: provide additional intermediate blocking in between the floor joists, scab or replace damaged floor joists, add additional or new support beams between existing masonry piers to ensure structurally sound load path for floor loading, and install completely new plywood flooring over repaired/replaced floor joists.

If owner elects to proceed with structural repairs, BNI can provide a proposal for structural design services including permit drawings and construction administration.

Sincerely,  
BLISS & NYITRAY, INC.

**Gabriel J. Leitz, P.E., S.E.**  
Florida P.E. No. 81348

Prepared by:  
Abhilash Singh



**Figure 1**



**Figure 2**





**Figure 3**



**Figure 4**





**Figure 5**



**Figure 6**

Miami | Tallahassee | West Palm Beach | Tampa | Dallas





Figure 7



Figure 8





Figure 9



Figure 10





Figure 11



Figure 12

[www.dniengineers.com](http://www.dniengineers.com)

Miami | Tallahassee | West Palm Beach | Tampa | Dallas





Figure 13



Figure 14