

MIAMI-DADE COUNTY INTERNAL SERVICES DEPARTMENT



La Quinta Inn Physical Condition Assessment

10821 Caribbean Blvd, Miami, FL 33189

ISD PROJECT No. W220057

December 2023



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1. ARCHITECTURAL EXECUTIVE SUMMARY & PURPOSE

Collaborating with Miami-Dade County's Internal Services Department, BEA Architects Inc. along with various consultants have partnered together to perform an existing physical condition assessment of the property, La Quinta Inn & Suites located in 10821 Caribbean Blvd, Miami, FL 33189. This report will not only document existing physical conditions of the property, but also state whether the property is in compliance with the requirements in the Housing Quality Standards (HQS) §982.401 found in the ESG Minimum Habitability Standards for Emergency Shelters and Permanent Housing. In order to complete this assessment, the Architecture and Engineering teams had to review existing documents, both provided by the client upon request and procured by the team, such as drawings sets and permit documents, and performed numerous site visits. This report is composed of an Architectural, Civil, Structural, Mechanical, Electrical, Plumbing, Fire Sprinkler System, and Fire Alarm System Condition Assessment.

2. PROPERTY DESCRIPTION

La Quinta Inn & Suites located in 10821 Caribbean Blvd, Miami, FL 33189, Miami-Dade County Office of Property Appraisers' Folio Number 36-6007-027-0010 was completed construction in 1996 consisting of 4 floors, 107 hotel units, 87,686 square feet of property lot size and an actual/living area of 46,026 square feet. In the last 10 years, permits and inspections were performed through the Town of Cutler Bay's Building Department.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/20/2023

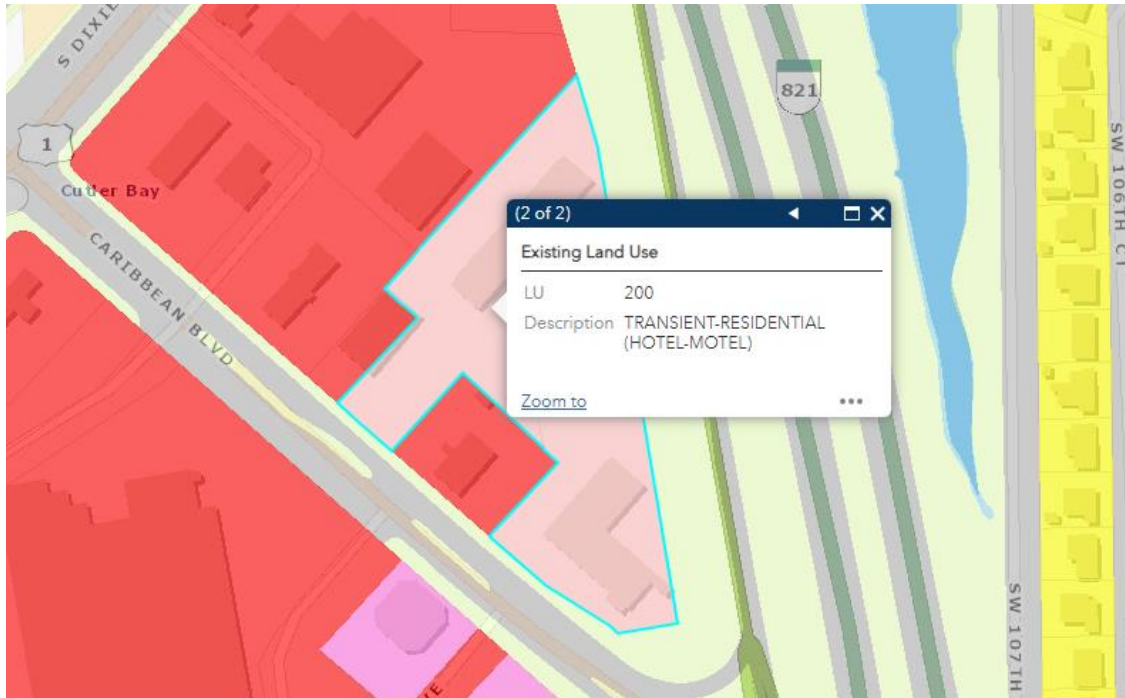


Property Information	
Folio:	36-6007-027-0010
Property Address:	10821 CARIBBEAN BLVD Cutler Bay, FL 33189-1203
Owner	CUTLER BAY LODGING LLC
Mailing Address	130 GUILFORD RD COLUMBIA, MD 21046 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	107 / 107 / 0
Floors	4
Living Units	107
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	46,415 Sq.Ft
Lot Size	87,686 Sq.Ft
Year Built	1996

Short Legal Description	
BUGETEL AT CARIBBEAN	
PB 146-20 T-18758	
TR A	
LOT SIZE 2.013 AC M/L	
OR 22656-2872 09 2004 6	

Assessment Information			
Year	2022	2021	2020
Land Value	\$2,192,150	\$2,192,150	\$1,929,092
Building Value	\$3,207,850	\$2,807,850	\$3,836,908
XF Value	\$0	\$0	\$0
Market Value	\$5,400,000	\$5,000,000	\$5,766,000
Assessed Value	\$5,400,000	\$5,000,000	\$5,766,000

Utilizing Miami-Dade Land Management Arc-GIS Map, the existing land use for this building is LU 200, Transient-Residential (Hotel-Motel.)



The overall condition of this facility is seemingly good with some repairs, maintenance and additions recommended as noted further in this report. In this assessment it's visible that the property appears to follow and meet the most of the requirements of the Housing Quality Standards (HQS) §982.401, except under Food Preparation and Refuse Proposal since the dwelling units do not have a kitchen sink. This report will also include any additional observations made aside from those that fall in the Housing Quality Standards (HQS) §982.401 rubric, the applied methodology by BEA Architects, Inc., a photolog, documenting what was found during site visits, the resources and references used, and finally, our team's conclusions and recommended remediations list.

3. ARCHITECTURAL METHODOLOGY

BEA Architects obtained and reviewed an existing drawing set of the building, previously named Budgetel Inn. The architectural drawings set provided was drafted by Richard F. Steldt Architects LTD. and are dated 2/10/1995. The drawing set included Architectural, Civil, Structural, Mechanical, Electrical and Plumbing drawings which were distributed amongst our consultants for their review. BEA Architects Inc, also procured property and permit process information through Miami-Dade County's Office of Property Appraiser and Town of Culter Bay's Building Department Permit's Search. The team also received approved permit drawings and permit applications for various building improvements such as the interior wall damage repair drawing set as well as the fire alarm system set. These documents assisted in understanding the history and the current physical state of the building.

After reviewing the existing data, the inspection team performed multiple site visits in order to capture and analyze existing physical conditions of the property surrounding the building, and the exterior and interior conditions of the building. This report focuses on documenting only VISIBLE physical conditions and confirming whether or not those conditions meet the Housing Quality Standards (HQS) §982.401. While this report does not include any form of testing, various methods were used to perform a thorough visual inspection. Assessments of the common spaces such as the lobby, dining area, and outdoor pool area were performed, as well as back-of-house areas such as dining area pantry, laundry room, storage areas, mechanical rooms, electrical room and hotel manager's suite. Acoustic ceiling tiles in the hallways and bathrooms were removed temporarily in order to inspect existing conditions between the tiles and the hollow core slab and condition of the underside of the hollow core slab. The team also accessed the elevator pit and confirmed via posted document, the last elevator inspection is valid until 7/31/2024. In order to confirm that there is no existing leaking or unknown substances, a blue light flashlight was used during the inspection.

4. HOUSING QUALITY STANDARDS (HQS) §982.401 RUBRIC & ARCHITECTURAL RESPONSES

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT		
HOUSING QUALITY STANDARDS (HQS) §982.401		
CATEGORY	COMMENTS / NOTES	BEA RESPONSES (ARCHITECTURE)
STRUCTURE AND MATERIALS	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST BE STRUCTURALLY SOUND. THE STRUCTURE MUST NOT PRESENT ANY THREAT TO THE HEALTH AND SAFETY OF THE OCCUPANTS AND MUST PROTECT THE OCCUPANTS FROM THE ENVIRONMENT.	N/A
	(2) ACCEPTABILITY CRITERIA.	
	(I) CEILINGS, WALLS, AND FLOORS MUST NOT HAVE ANY SERIOUS DEFECTS SUCH AS SEVERE BULGING OR LEANING, LARGE HOLES, LOOSE SURFACE MATERIALS, SEVERE BUCKLING, MISSING PARTS, OR OTHER SERIOUS DAMAGE.	N/A
	(II) THE ROOF MUST BE STRUCTURALLY SOUND AND WEATHERTIGHT.	
	(III) THE EXTERIOR WALL STRUCTURE AND SURFACE MUST NOT HAVE ANY SERIOUS DEFECTS SUCH AS SERIOUS LEANING, BUCKLING, SAGGING, LARGE HOLES, OR DEFECTS THAT MAY RESULT IN AIR INFILTRATION OR VERMIN INFESTATION.	N/A
	(IV) THE CONDITION AND EQUIPMENT OF INTERIOR AND EXTERIOR STAIRS, HALLS, PORCHES, WALKWAYS, ETC., MUST NOT PRESENT A DANGER OF TRIPPING AND FALLING. FOR EXAMPLE, BROKEN OR MISSING STEPS OR LOOSE BOARDS ARE UNACCEPTABLE.	Acceptable. Egress stairs include carpeted finished flooring, which may cause a tripping hazard if not properly maintained. <i>Refer to Photolog Photo #77,79, and 93.</i>

	(V) ELEVATORS MUST BE WORKING AND SAFE.	Acceptable. Elevator has certifications; however, elevator pit includes hydraulic oil drain bucket. AHJ to confirm if this is acceptable. <i>Refer to Photolog Photo #35-42</i>
SECURITY FOR THE FAMILY	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST PROVIDE ADEQUATE SPACE AND SECURITY FOR THE FAMILY.	Acceptable. The average dwelling unit measures approximately 196 square feet, excluding bathroom and closets. Per Miami-Dade County code of Ordinances 17-26, every dwelling unit must measure a minimum 120 square feet for the first occupant, 100 square feet for the next two occupants, and at least 75 square feet for each occupant thereafter. <i>Refer to Photolog Photo #55-66</i>
	(2) ACCEPTABILITY CRITERIA	
	(I) AT A MINIMUM, THE DWELLING UNIT MUST HAVE A LIVING ROOM, A KITCHEN AREA, AND A BATHROOM.	Acceptable. Each dwelling unit includes, open floor-plan sleeping area, bathroom, and countertop with sink, microwave, and receptacles. <i>Refer to Photolog Photo #55-66</i>
	(II) THE DWELLING UNIT MUST HAVE AT LEAST ONE BEDROOM OR LIVING/SLEEPING ROOM FOR EACH TWO PERSONS. CHILDREN OF OPPOSITE SEX, OTHER THAN VERY YOUNG CHILDREN, MAY NOT BE REQUIRED TO OCCUPY THE SAME BEDROOM OR LIVING/SLEEPING ROOM.	Acceptable. Dwelling unit has open-floor plan <i>Refer to Photolog Photo #55-56 and 97-100</i>
	(III) DWELLING UNIT WINDOWS THAT ARE ACCESSIBLE FROM THE OUTSIDE, SUCH AS BASEMENT, FIRST FLOOR, AND FIRE ESCAPE WINDOWS, MUST BE LOCKABLE (SUCH AS WINDOW UNITS WITH SASH PINS OR SASH LOCKS, AND COMBINATION WINDOWS WITH LATCHES). WINDOWS THAT ARE NAILED SHUT ARE ACCEPTABLE ONLY IF THESE WINDOWS ARE NOT NEEDED FOR VENTILATION OR AS AN ALTERNATE EXIT IN CASE OF FIRE.	Acceptable. Dwelling units include operable 5 foot by 5 foot slider windows. Operable opening is reduced to approximately 4.5 feet high by 2 feet wide. Windows include Sash locks. <i>Refer to Photolog Photo #59 and 60</i>

	(IV) THE EXTERIOR DOORS OF THE DWELLING UNIT MUST BE LOCKABLE. EXTERIOR DOORS ARE DOORS BY WHICH SOMEONE CAN ENTER OR EXIT THE DWELLING UNIT.	Acceptable. Door hardware includes locks. <i>Refer to Photolog Photo #63</i>
INTERIOR AIR QUALITY	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST BE FREE OF POLLUTANTS IN THE AIR AT LEVELS THAT THREATEN THE HEALTH OF THE OCCUPANTS.	N/A
	(2) ACCEPTABILITY CRITERIA	
	(I) THE DWELLING UNIT MUST BE FREE FROM DANGEROUS LEVELS OF AIR POLLUTION FROM CARBON MONOXIDE, SEWER GAS, FUEL GAS, DUST, AND OTHER HARMFUL POLLUTANTS.	N/A
	(II) THERE MUST BE ADEQUATE AIR CIRCULATION IN THE DWELLING UNIT.	N/A
	(III) BATHROOM AREAS MUST HAVE ONE OPENABLE WINDOW OR OTHER ADEQUATE EXHAUST VENTILATION.	Acceptable. Bathrooms include exhaust fan
	(IV) ANY ROOM USED FOR SLEEPING MUST HAVE AT LEAST ONE WINDOW. IF THE WINDOW IS DESIGNED TO BE OPENTABLE, THE WINDOW MUST WORK.	Acceptable. Dwelling units include operable 5 foot by 5 foot slider windows. <i>Refer to Photolog Photo #59, 60, 97-104</i>
WATER SUPPLY	(1) PERFORMANCE REQUIREMENT. THE WATER SUPPLY MUST BE FREE FROM CONTAMINATION.	N/A
	(2) ACCEPTABILITY CRITERIA. THE DWELLING UNIT MUST BE SERVED BY AN APPROVABLE PUBLIC OR PRIVATE WATER SUPPLY THAT IS SANITARY AND FREE FROM CONTAMINATION.	N/A

SANITARY FACILITIES	(1) PERFORMANCE REQUIREMENTS. THE DWELLING UNIT MUST INCLUDE SANITARY FACILITIES LOCATED IN THE UNIT. THE SANITARY FACILITIES MUST BE IN PROPER OPERATING CONDITION, AND ADEQUATE FOR PERSONAL CLEANLINESS AND THE DISPOSAL OF HUMAN WASTE. THE SANITARY FACILITIES MUST BE USABLE IN PRIVACY.	Acceptable. <i>Refer to Photolog Photo #65, 66, and 68</i>
	(2) ACCEPTABILITY CRITERIA	
	(I) THE BATHROOM MUST LOCATED IN A SEPARATE PRIVATE ROOM AND HAVE A FLUSH TOILET IN PROPER OPERATING CONDITION.	Acceptable. <i>Refer to Photolog Photo #65, 66, and 68</i>
	(II) THE DWELLING UNIT MUST HAVE AFIXED BASIN IN PROPER OPERATING CONDITION, WITH A SINK TRAP AND HOT AND COLD RUNNING WATER.	Acceptable. Dwelling units include single sink is located outside of bathroom, adjacent to entry door. <i>Refer to Photolog Photo #63 and 64</i>
	(III) THE DWELLING UNIT MUST HAVE A SHOWER OR TUB IN PROPER OPERATING CONDITION WITH HOT AND COLD RUNNING WATER.	Acceptable. <i>Refer to Photolog Photo #65, 66, and 68</i>
	(IV) THE FACILITIES MUST UTILIZE AN APPROVABLE PUBLIC OR PRIVATE DISPOSAL SYSTEM (INCLUDING A LOCALLY APPROVABLE SEPTIC SYSTEM).	Acceptable.
THERMAL ENVIRONMENT	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST HAVE AND BE CAPABLE OF MAINTAINING A THERMAL ENVIRONMENT HEALTHY FOR THE HUMAN BODY.	Acceptable. All dwelling units include packaged terminal air conditioning (PTAC) units beneath window openings. <i>Refer to Photolog Photo #55, 58, 59, and 61</i>
	(2) ACCEPTABILITY CRITERIA.	

	(I) THERE MUST BE A SAFE SYSTEM FOR HEATING THE DWELLING UNIT (AND A SAFE COOLING SYSTEM, WHERE PRESENT). THE SYSTEM MUST BE IN PROPER OPERATING CONDITION. THE SYSTEM MUST BE ABLE TO PROVIDE ADEQUATE HEAT (AND COOLING, IF APPLICABLE), EITHER DIRECTLY OR INDIRECTLY, TO EACH ROOM, IN ORDER TO ASSURE A HEALTHY LIVING ENVIRONMENT APPROPRIATE TO THE CLIMATE.	Acceptable. All dwelling unit packaged terminal air conditioning (PTAC) include room thermostat reading and controls. <i>Refer to Photolog Photo #55, 58, 59, and 61</i>
	(II) THE DWELLING UNIT MUST NOT CONTAIN UNVENTED ROOM HEATERS THAT BURN GAS, OIL, OR KEROSENE. ELECTRIC HEATERS ARE ACCEPTABLE.	Acceptable. Only source of heating for units are the packaged terminal air conditions unit (PTAC), beneath the windows. <i>Refer to Photolog Photo #55, 58, 59, and 61</i>
ILLUMINATION AND ELECTRICITY	(1) PERFORMANCE REQUIREMENT. EACH ROOM MUST HAVE ADEQUATE NATURAL OR ARTIFICIAL ILLUMINATION TO PERMIT NORMAL INDOOR ACTIVITIES AND TO SUPPORT THE HEALTH AND SAFETY OF OCCUPANTS. THE DWELLING UNIT MUST HAVE SUFFICIENT ELECTRICAL SOURCES SO OCCUPANTS CAN USE ESSENTIAL ELECTRICAL APPLIANCES. THE ELECTRICAL FIXTURES AND WIRING MUST ENSURE SAFETY FROM FIRE.	Acceptable. Visual observation includes sufficient exterior natural light through the dwelling windows and operable interior artificial light fixtures. Inspection of wiring and other invading observations could not be performed. <i>Refer to Photolog Photo #55-59, 61-62, and 72-73</i>
	(2) ACCEPTABILITY CRITERIA	
	(I) THERE MUST BE AT LEAST ONE WINDOW IN THE LIVING ROOM AND IN EACH SLEEPING ROOM.	Acceptable. Open-plan of dwelling units include minimum one window. <i>Refer to Photolog Photo #55-59, 61-62, and 97-104</i>
	(II) THE KITCHEN AREA AND THE BATHROOM MUST HAVE A PERMANENT CEILING OR WALL LIGHT FIXTURE IN PROPER OPERATING CONDITION. THE KITCHEN AREA MUST ALSO HAVE AT LEAST ONE ELECTRICAL OUTLET IN PROPER OPERATING CONDITION.	Acceptable. <i>Refer to Photolog Photo #61-64</i>

	(III) THE LIVING ROOM AND EACH BEDROOM MUST HAVE AT LEAST TWO ELECTRICAL OUTLETS IN PROPER OPERATING CONDITION. PERMANENT OVERHEAD OR WALL-MOUNTED LIGHT FIXTURES MAY COUNT AS ONE OF THE REQUIRED ELECTRICAL OUTLETS.	Acceptable. <i>Refer to Photolog Photo #55-59</i>
FOOD PREPARATION AND REFUSE DISPOSAL	(1) PERFORMANCE REQUIREMENT.	
	(I) THE DWELLING UNIT MUST HAVE SUITABLE SPACE AND EQUIPMENT TO STORE, PREPARE, AND SERVE FOODS IN A SANITARY MANNER.	Acceptable. Each dwelling unit includes counter space next to sink. <i>Refer to Photolog Photo #63-64</i>
	(II) THERE MUST BE ADEQUATE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTES AND REFUSE, INCLUDING FACILITIES FOR TEMPORARY STORAGE WHERE NECESSARY (E.G., GARBAGE CANS).	Acceptable. Space below counter space is sufficient to place garbage cans in each dwelling unit. <i>Refer to Photolog Photo #61-64</i>
	(2) ACCEPTABILITY CRITERIA.	
	(I) THE DWELLING UNIT MUST HAVE AN OVEN, AND A STOVE OR RANGE, AND A REFRIGERATOR OF APPROPRIATE SIZE FOR THE FAMILY. ALL OF THE EQUIPMENT MUST BE IN PROPER OPERATING CONDITION. THE EQUIPMENT MAY BE SUPPLIED BY EITHER THE OWNER OR THE FAMILY. A MICROWAVE OVEN MAY BE SUBSTITUTED FOR A TENANT-SUPPLIED OVEN AND STOVE OR RANGE. A MICROWAVE OVEN MAY BE SUBSTITUTED FOR AN OWNER-SUPPLIED OVEN AND STOVE OR RANGE IF THE TENANT AGREES AND MICROWAVE OVENS ARE FURNISHED INSTEAD OF AN OVEN AND STOVE OR RANGE TO BOTH SUBSIDIZED AND UNSUBSIDIZED TENANTS IN THE BUILDING OR PREMISES.	Acceptable. Each dwelling unit includes a microwave oven and minifridge below desk/counters. <i>Refer to Photolog Photo #58 and 61-62</i>
	(II) THE DWELLING UNIT MUST HAVE A KITCHEN SINK IN PROPER OPERATING CONDITION, WITH A SINK TRAP AND HOT AND COLD RUNNING WATER. THE SINK MUST DRAIN INTO AN APPROVABLE PUBLIC OR PRIVATE SYSTEM.	Acceptable. Each dwelling unit includes a sink adjacent to the main entry door. However, the size and material are more-appropriate for that of a bathroom hand sink. <i>Refer to Photolog Photo #63-64</i>

	(III) THE DWELLING UNIT MUST HAVE SPACE FOR THE STORAGE, PREPARATION, AND SERVING OF FOOD.	Acceptable. Dwelling unit includes space available for the preparation and serving of food on countertop next to sink. Storage available beneath sink and in drawers of room furniture. <i>Refer to Photolog Photo #63-64</i>
	(IV) THERE MUST BE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTE AND REFUSE, INCLUDING TEMPORARY STORAGE FACILITIES WHERE NECESSARY (E.G., GARBAGE CANS).	Acceptable. Space below counter space is sufficient to place garbage cans in each dwelling unit. <i>Refer to Photolog Photo #61-64</i>
SANITARY CONDITION	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT AND ITS EQUIPMENT MUST BE IN SANITARY CONDITION.	Acceptable. <i>Refer to Photolog Photo #55-68</i>
	(2) ACCEPTABILITY CRITERIA. THE DWELLING UNIT AND ITS EQUIPMENT MUST BE FREE OF VERMIN AND RODENT INFESTATION.	Acceptable.
SMOKE DETECTORS PERFORMANCE REQUIREMENT	(1) EXCEPT AS PROVIDED IN PARAGRAPH (N)(2) OF THIS SECTION, EACH DWELLING UNIT MUST HAVE AT LEAST ONE BATTERY-OPERATED OR HARD-WIRED SMOKE DETECTOR, IN PROPER OPERATING CONDITION, ON EACH LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS BUT EXCEPTING CRAWL SPACES AND UNFINISHED ATTICS. SMOKE DETECTORS MUST BE INSTALLED IN ACCORDANCE WITH AND MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD (NFPA) 74 (OR ITS SUCCESSOR STANDARDS). IF THE DWELLING UNIT IS OCCUPIED BY ANY HEARING-IMPAIRED PERSON, -SMOKE DETECTORS MUST HAVE AN ALARM SYSTEM, DESIGNED FOR HEARING-IMPAIRED PERSONS AS SPECIFIED IN NFPA 74 (OR SUCCESSOR STANDARDS).	Acceptable. <i>Refer to Photolog Photo #56, 63, and 67</i>

	(2) FOR UNITS ASSISTED PRIOR TO APRIL 24, 1993, OWNERS WHO INSTALLED BATTERY-OPERATED OR HARD-WIRED SMOKE DETECTORS PRIOR TO APRIL 24, 1993 IN COMPLIANCE WITH HUD'S SMOKE DETECTOR REQUIREMENTS, INCLUDING THE REGULATIONS PUBLISHED ON JULY 30, 1992, (57 FR 33846), WILL NOT BE REQUIRED SUBSEQUENTLY TO COMPLY WITH ANY ADDITIONAL REQUIREMENTS MANDATED BY NFPA 74 (I.E., THE OWNER WOULD NOT BE REQUIRED TO INSTALL A SMOKE DETECTOR IN A BASEMENT NOT USED FOR LIVING PURPOSES, NOR WOULD THE OWNER BE REQUIRED TO CHANGE THE LOCATION OF THE SMOKE DETECTORS THAT HAVE ALREADY BEEN INSTALLED ON THE OTHER FLOORS OF THE UNIT).	N/A
LEAD-BASED PAINT PERFORMANCE REQUIREMENT	THE LEAD-BASED PAINT POISONING PREVENTION ACT (42 U.S.C. 4821-4846), THE RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992 (42 U.S.C. 4851-4856), AND IMPLEMENTING REGULATIONS AT PART 35, SUBPARTS A, B, M, AND R OF THIS TITLE APPLY TO UNITS ASSISTED UNDER THIS PART.	Not part of Inspection, the United States Environmental Protective Agency's Lead-based Paint Disclosure Rule (Section 108 of Title X) was made fully effective in 1996, coinciding with the year of the building's construction completion.
ACCES PERFORMANCE REQUIREMENT	THE DWELLING UNIT MUST BE ABLE TO BE USED AND MAINTAINED WITHOUT UNAUTHORIZED USE OF OTHER PRIVATE PROPERTIES. THE BUILDING MUST PROVIDE AN ALTERNATE MEANS OF EXIT IN CASE OF FIRE (SUCH AS FIRE STAIRS OR EGRESS THROUGH WINDOWS).	Acceptable. <i>Refer to Photolog Photo #79-80, and 93</i>
SITE AND NEIGHBORHOOD	(1) PERFORMANCE REQUIREMENT. THE SITE AND NEIGHBORHOOD MUST BE REASONABLY FREE FROM DISTURBING NOISES AND REVERBERATIONS AND OTHER DANGERS TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE OCCUPANTS.	Acceptable.

	<p>(2) ACCEPTABILITY CRITERIA. THE SITE AND NEIGHBORHOOD MAY NOT BE SUBJECT TO SERIOUS ADVERSE ENVIRONMENTAL CONDITIONS, NATURAL OR MANMADE, SUCH AS DANGEROUS WALKS OR STEPS; INSTABILITY; FLOODING, POOR DRAINAGE, SEPTIC TANK BACKUPS OR SEWAGE HAZARDS; MUDSLIDES; ABNORMAL AIR POLLUTION, SMOKE OR DUST; EXCESSIVE NOISE, VIBRATION OR VEHICULAR TRAFFIC; EXCESSIVE ACCUMULATIONS OF TRASH; VERMIN OR RODENT INFESTATION; OR FIRE HAZARDS.</p>	<p>Acceptable.</p>
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5. ADDITIONAL OBSERVATIONS

While performing site visits, a couple of items were observed aside from those that are addressed in the Housing Quality Standards (HQS) §982.401 Rubric. Our team was able to identify the following items:

5.1 EXTERIOR BUILDING APPROACH

- The main building is located off of Caribbean Boulevard approximately 350 feet away from the street concrete sidewalk through an asphalted parking lot
- Paving and grading of asphalt road is even and consistent throughout length of parking lot.
- Property does not include a sidewalk for dedicated pedestrian access from adjacent street to building entrance.



- Concrete curbs for vegetation are broken throughout parking lot. These broken pieces of concrete and asphalt are left on the floor which may cause tripping hazards. The concrete curbs should be repaired.



5.2 FAÇADE

- According to Architectural drawings sheet A-19, drawings B and K, the building façade is composed of a combination of reinforced CMU block wall and steel studs. Both assembly types include exterior rigid polystyrene insulation with an exterior stucco coating.
- No damage, or water retention, or delamination was observed on the building façade. Observed exterior penetrations and vents, including windows and dwelling unit Packaged Terminal Air Conditioning Units (PTAC's) seemed to be properly sealed. Building management informed BEA Architects, Inc. that the building façade was recently painted.



- Observed façade damage appears on overhead drop-off canopy outside main entrance. Cometic damage consists of impacted Styrofoam corner molding. This damage is consistent with excess height of vehicle above 9-foot. Measured clearance is confirmed to be above stated 9'-0".



- According to the architecture drawing on sheet A-19, the exterior wall assembly is consistent with that of a typical Exterior Insulation and Finish System panels (EIFS). Per the drawings, a drainage plane is not included within the exterior building assembly. Although a mold and water retention were not observed during the walkthrough, EIFS panels tend to have these types of issues due to the lack of a water drainage plane. Continued observation is recommended on behalf of building management.

- Flashing on the northern roof of carport canopy is damaged, as observed from the ground level. Historical photos depict handrails on top of carport roof, which are no longer present at the time of this walkthrough.

5.3 STORM WATER MANAGEMENT

- Building flat roof includes thermoplastic polyolefin (TPO) exterior membrane assembly. This flat roof seems properly sloped towards scuppers and overflow scuppers that drain into exterior perimeter gutters. Building also includes standing seam mansard roofing that slope into the same gutter system.
- Perimeter roof gutters lead into downspouts that run vertically down the façade of the building. Some of the perimeter downspouts are missing on the façade, creating holes in the gutters where water falls down freely. This manner of uncontrolled stormwater flow may cause damage to building exterior paint and cause water intrusion into the perimeter windows.
- Downspouts drain water into perimeter vegetation area immediately adjacent to building footprint. Some downspouts include splash-blocks at the bottom but not all. The absence of splash-blocks prevent water from dispersing, and create a concentrated area of water flow. This concentration of water presence may cause erosion of soil and water intrusion into building foundation; maintenance is recommended.
- Building parking lot lacks catch basins as documented in construction document civil drawing sheet C-2.
- Storm water currently sheet-flows along sloped graded asphalt into swale areas in select areas in perimeter of property.

5.4 EXTERIOR LIGHTING

- Parking lot illumination is present in the form of light poles near the outside perimeter of parking lot.
- Light poles include chipped concrete light pole bases and damaged/dented aluminum covers and handhole caps.



- Night time illumination is present and well lit, however, photometric analysis and footcandle measurements were not recorded.



5.5 COMMUNAL AREAS – POOL

- Communal areas include the current Lobby, Executive Center, Pool Deck, and vending machine areas by the central stairwell on each floor.
- The pool area includes a 6ft deep oval pool with steps on the shallow end and ladder on the deep end. Pool currently includes lifeguard seat.
- The deck surrounding the pool is composed of painted concrete with lawn chair and tables. Exterior wall of the building, facing the pool, has a working shower and water fountain.
- The pool deck contains cracks/fractures that partially run throughout the perimeter of the pool deck, closer to the pool. The cracks/fractures are commonly caused by stress in the concrete due to settlement, or thermal expansion with insufficient control joints.
- While the cracks generally do not seem to present a tripping hazard, they should be sealed in with exterior-grade, high-performance, high-movement, durable, flexible sealant. Furthermore, the deck should be resurfaced with a non-slip pool deck overlay.

- Should the pool not be used or needed, it is recommended for the pool to be filled in and topped with turf or sod to minimize risks and avoid occupants from accidentally falling into the pool in the future.
- This pool and pool deck area may further receive some awnings with further tables and benches, to be transformed into a secured exterior barbecue area or small playground. The existing surrounding block walls and fence include light fixtures that provide illumination and safety for future occupants and families.



5.6 COMMUNAL AREAS – LOBBY

- The interior welcoming lobby is composed of tile flooring and popcorn gypsum ceiling with recessed high-hat light fixtures. This area includes cameras, sprinklers, and a packaged terminal wall unit. The entrance to the lobby is through a vestibule which contain two sets of sliding doors.
- No damage or disrepair was noticed in the lobby area; however, electronic card access may be installed at the lobby entrance doors for additional security of the residents during the night time.



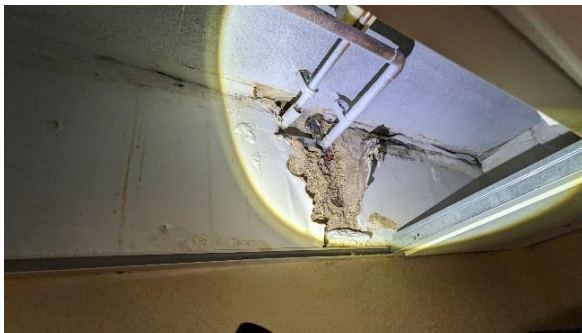
5.7 COMMUNAL AREAS – EXECUTIVE CENTER/BREAKFAST AREA

- The Executive Center has been semi-partitioned away from the lobby with a new stud wall that includes a 16-foot-wide opening. The Executive Center is further partitioned into two room with a stud wall 6-foot-wide opening.
- The Executive Center has been transformed into a breakfast area. One area serves as seating space with tables and chairs, and the second area functions as the food storage and serving area.
- The Executive Center/Breakfast area include Acoustical Ceiling Tile (ACT), suspended from the structure above, and carpeted flooring. Select ceiling tiles within these spaces showed water stains. Upon removal of these ceiling tiles, the white painted structure also showed dried water stains. No wet areas or active leaks were identified.
- The Executive Center/Breakfast area can be transformed into a lounge area or a conference room by closing the opening with sliding glass doors for semi-privacy. This room finishes in this area are appropriate for the proposed flex-space functions.
- Executive Center/Breakfast area may also be partially converted into mail room or secured package delivery storage area.



5.8 COMMUNAL AREAS – VENDING MACHINE AREAS

- Second and third floors contain vending machine or ice machine areas adjacent to the center emergency stairwell. These areas are behind a fire-door that is held open by a magnet.
- The fourth-floor area contains 1 washing machine and 1 dryer machine, with coin/cash and credit card payment options.
- The vending machine areas include carpet floor, as well as acoustical ceiling tile. All ceilings on each level showed signs of prior water issues due to stains on the ceiling tiles and the partition walls above the ceiling.
- The vending machines can be located to multi-purpose or flex space and the area be used for additional storage with lockers for selective dwelling units, or laundry machines.



5.9 BACK OF HOUSE AREAS - LAUNDRY

- First floor contains laundry room with industrial washing machines for cleaning of linen used by housekeeping. Flooring is a combination of painted concrete and tiles. Ceiling is exposed with surface mounted linear lighting and exposed ductwork and sprinklers.
- The laundry area also includes electrical panels that are currently blocked by movable linen baskets.
- The Florida Energy Code states that electrical panels shall have a clear 36-inch by 30-inch wide and 6-foot and 6-inch-high space in-front of the panel. Current conditions fail to meet this requirement due to the basket placement.



5.10 DWELLING UNITS

- Typical dwelling units accommodate two queen size beds and a restroom.
- First floor dwelling units include LVT flooring and second, third, and fourth floor rooms include carpet.
- ADA rooms are located on the bottom floor.
- All dwelling units include operable windows, meeting emergency egress requirements. Some windows include a hardware lock keeping windows from opening all the way. Window openings shall comply with FBC & Life Safety for multi-dwelling facilities.



- Select dwelling units include a shower instead of a bathtub.
- Each floor contains two pair of rooms (total four rooms) that are connected via back-to-back doors.



- The packaged terminal air condition units, installed on the exterior walls, are currently being replaced with newer versions. The new PTAC units can be controlled through the wall thermostat. Although the older PTAC units are not connected to the wall thermostat, each room AC includes wiring for possible future connections upon replacement.



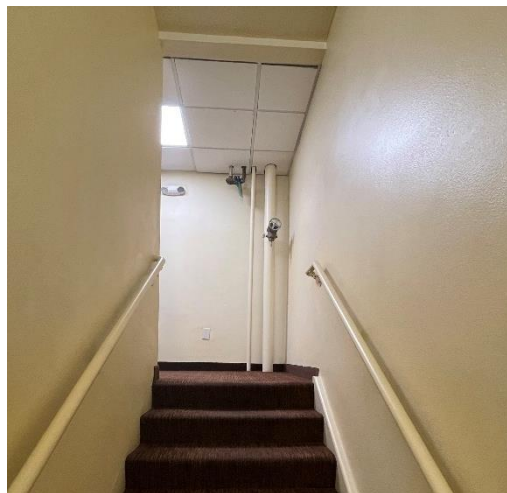
- Select rooms throughout include bubbled popcorn ceiling, usually caused by humidity or water presence. All observed ceiling bubbles are dried out.
- Remediation items for dwelling units include the installation of kitchen sink and installation of appropriate kitchenette equipment to meet HQS standards.
- If the connecting dwelling unit rooms are to be repurposed as one apartment units, connecting doors should be removed and replaced with a single door with appropriate bedroom-lock-style hardware.

5.11 VERTICAL CIRCULATION

- Building contains three (3) egress stairs; one at each end and another in the center of the main corridor.
- The stairs are contained within a two-hour fire-rated enclosure with self-closing doors. Doors that lead from the exit access (hallway) swing open into the exit stairwell.
- Exit stairwells include two flights of stairs per floor. Exit stairwells proceed safely into a designated exit discharge. The exit discharge is an exterior sidewalk with no roof covering. Exterior sidewalk is flush with interior level, and is elevated above parking asphalt level by 4 inches. No ADA ramp is accessible from hotel building discharge sidewalk down to the parking asphalt level.
- It is recommended to install ADA curb ramp from discharge area down to the parking asphalt. Lack of ramp may create bottleneck of occupants exiting through the stairways.



- Stairwells include carpet throughout. While carpet in egress stairs is not a code violation, proper maintenance is suggested to avoid tripping hazards and potential indoor air quality related issues for the future occupants.



5.12 VERTICAL CIRCULATION – ELEVATOR

- The building contains a single hydraulic elevator in the center that reaches all floors.
- The elevator includes updated Certificate of Operation, dated to expire on 07/31/2024.
- No issues were observed on the elevator cart.
- Elevator shaft is assembled with CMU block walls that run the entire height of the shaft.
- The top of the elevator includes a louver/vent to the exterior, through a horizontal wall aperture. Elevator shaft also penetrates the roof. The top of the elevator shaft includes a smoke detector.
- No water intrusion was detected in the elevator shaft.
- The pit of the elevator shaft includes a ladder to climb down, a light with a switch, GFCI electrical outlet, and an emergency stop button.
- The pit of the elevator shaft does not contain a drain or sump pump to remove any oil leaking. However, the elevator pit includes a drain bucket to collect minor leaks; this bucket is placed on a cloth and does not seem to be fixed to the floor. While a drain bucket at the base of an elevator shaft is common for the elevator shafts without a drain or pump, it's important to affix the bucket to the floor to avoid any loose items that may risk the safety and operation of the elevator.



- Hydraulic elevator machine room is made of rated block walls and door, with gypsum ceiling with a smoke detector, and unfinished concrete flooring.

5.13 HORIZONTAL CIRCULATION – HALLWAYS

- All floors include a double-loaded center 5-foot-wide hallway with carpet flooring, drywall fire rated walls, and ACT ceiling.
- Select ceiling tiles, throughout each floor, contain water stains consistent with water damage. Upon removing the ceiling tiles, overhead water lines also showed evidence of water stains around pipes.
- Hallways include fire extinguishers inside recessed cabinets. All fire extinguishers are noted to be up-to-date with inspection tags.
- It's recommended that ceiling tiles are replaced with hard ceiling to avoid tenants from storing or hiding items above suspended ceiling.

5.14 DOORS & WINDOWS

- Interior and exterior doors seem to be in acceptable conditions.
- All doors in dwelling units have a door closer except for the hotel manager's suite which is not currently being used as a suite but as a storage area.
- Multiple doors and door frames are missing or have painted over their fire rated tags and fire rating needs to be confirmed through the door manufacturer.
- Some first-floor exterior doors have some minor coating/paint peeling, particularly the door jambs. This peeling should be recoated for proper maintenance and ensure longevity and protection of doors from corrosion.



- Door thresholds are acceptable and do not present a tripping hazard.
- All dwelling units include operable 5-foot x 5-foot hurricane impact window in seemingly good condition.
- Exterior doors and windows appear to be in good condition with appropriate seals. UV light was used throughout walkthrough and observation exterior windows; no water infiltration issues were identified at the time of inspection.

5.15 ROOF

- Roof assembly was replaced through permit process with the City of Cutler Bay on 2013, with seemingly TPO membrane over rigid insulation. Roof seems to be in acceptable condition.
- Cant strips are not installed during areas where a 90-degree surface meets the roof. Installation of cant strips are recommended.
- Roof is experiencing minor ponding.
- Majority of roof membrane weathering is located at roof apertures for rooftop equipment, such as condenser units and exhaust fans.



- Building roof does not contain any lightning protection. Installation of lightning protection is recommended.
- Roof contains mansard style standing seam roofs at North-West and South-East facades.
- Mansard roof is assembled through metal framing in truss pattern.
- No issues were detected on mansard roofing. Mansard roof access is through square hatches that are difficult to lock and unlock due to rusted hardware. Loose items and miscellaneous debris are found inside the mansard roof crawl spaces.
- Roof access is through a ladder and hatch in the center of the fourth floor of the building. The fixed ladder seems to be in good, stable condition. Roof hatch opens, closes, and locks securely.
- The roof includes two more roof hatches, one on each side of the building. These hatches do not contain a fixed ladder.
- The roof for the carport canopy is of the same exterior membrane as that of the main roof.
- Stains leading to the roof drains indicate evidence of ponding on the carport canopy.
- Flashing around the carport canopy roof is deteriorated and dented in some areas. Replacement of selective lengths of flashing is recommended.
- Roof access should be restricted with change of building use.

5.16 FINISHES

- As noted throughout the report, material finished are generally painted drywall, carpet flooring, and either popcorn or acoustical ceiling tile.
- Walls and floors appear to be in good condition. Carpet flooring is recommended for a higher Impact Isolation Class (IIC) which helps mitigate floor assembly's ability to absorb impact sounds, similar to footsteps. Maintenance on carpet is highly recommended to avoid tripping hazards, and potential indoor air quality related issues.
- Back-of-house area floor seem to be unfinished concrete or linoleum, typically.
- The largest remediation item regarding finishes pertains to the replacement and mitigation of water stains throughout some ceiling areas. Although no wet/humid areas were identified at the time of inspection, stains on the white ceilings are evidence of prior water issues. Water intrusion from exterior doors and windows were not identified at the time of inspection.
- Flame spread rating at egress hallways and egress stairwells could not be identified.

6. ARCHITECTURAL PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG		
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
		Project: 21-9007 / W220057
Photo No. 1	Date: 10/10/23	
Direction Photo Taken: West		
Description: Northeast Elevation, entrance of La Quinta Inn & Suites with carport canopy.		
Photo No. 2	Date: 10/10/23	
Direction Photo Taken: North		
Description: Northeast Elevation, entrance of La Quinta Inn & Suites from Caribbean Blvd.		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
3

Date:
10/10/23

Direction Photo Taken:

Below the entrance carport canopy, facing southwest.

Description:

Underneath carport canopy, entrance sliding glass doors. No existing sidewalk or pathway for pedestrian access from parking to entrance.



Photo No.
4

Date:
10/19/23

Direction Photo Taken:


South



Description:

Tree roots damaging parking lot asphalt as well as the curbs.



PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 5	Date: 10/19/23	
Direction Photo Taken: Below entrance carport, facing northeast.		
Description: Entrance carport canopy damage on Southeast side. Damaged construction foam.		
Photo No. 6	Date: 10/19/23	
Direction Photo Taken: Southwest		
Description: Entrance carport canopy flashing damage on Northwest side.		

PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 7	Date: 10/19/23	
Direction Photo Taken: Northeast		
Description: Damaged concrete wheel stops, around 50 throughout property.		
Photo No. 8	Date: 10/19/23	
Direction Photo Taken: Northwest		
Description: Damaged exterior light fixture base, around 20 throughout property.		

PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 9	Date: 10/19/23	
Direction Photo Taken: Southeast		
Description: Missing downspout and damaged and rusted roof gutter.		
Photo No. 10	Date: 10/19/23	
Direction Photo Taken: Northeast		
Description: Downspout missing splash block.		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
11

Date:
10/19/23

Direction Photo Taken:

Northeast

Description:

Vestibule in Northeast entrance with tile flooring and popcorn ceiling.



Photo No.
12

Date:
10/19/23

Direction Photo Taken:

North

Description:

Lobby area with tile flooring and popcorn ceiling.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
13

Date:
10/19/23

Direction Photo Taken:

North

Description:

Dining area with carpet flooring and stained acoustic ceiling tiles. No existing water damage found.



Photo No.
14

Date:
10/19/23




Direction Photo Taken:

Northwest

Description:

Dining Preparation Area with carpet and tile flooring and stained acoustic ceiling tiles. No existing water damage found.



PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 15	Date: 10/19/23	
Direction Photo Taken: Toward Ceiling		
Description: Stained acoustic ceiling tiles with dried water damage in dining area.		
Photo No. 16	Date: 10/19/23	
Direction Photo Taken: Toward Ceiling		
Description: Stained acoustic ceiling tiles with dried water damage in dining area and dining preparation area.		

PHOTOGRAPHIC LOG

Site Progress Report

BEA
architects

Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
17

Date:
10/19/23

Direction Photo Taken:

Northeast

Description:

Typical dining preparation area pantry.



Photo No.
18

Date:
10/19/23




Direction Photo Taken:

Southeast

Description:

Typical dining preparation area pantry.



PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 19	Date: 10/19/23	
Direction Photo Taken: Southeast		
Description: Typical hotel staff's office.		
Photo No. 20	Date: 10/19/23	
Direction Photo Taken: Toward Ceiling		
Description: Damage on popcorn ceiling of front desk area.		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
21

Date:
10/19/23

Direction Photo Taken:

Southeast

Description:

Typical manager's office.

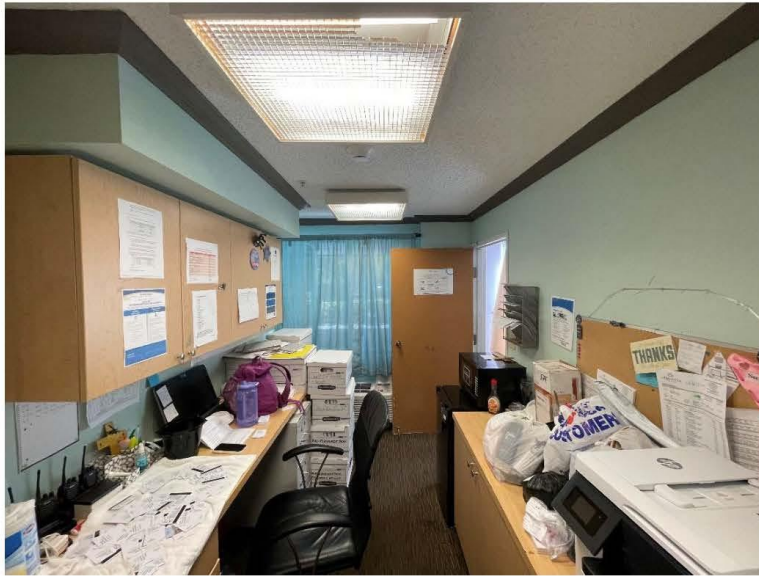


Photo No.
22

Date:
10/19/23

Direction Photo Taken:

Northeast

Description:

Typical front desk area with damaged popcorn ceiling.



PHOTOGRAPHIC LOG

Site Progress Report

BEA
architects

Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
23

Date:
10/19/23

Direction Photo
Taken:

Southeast

Description:

Door to the Laundry Room, electrical panels do not meet clearance requirements. Furniture is not fixed and can be moved to meet clearances.



Photo No.
24

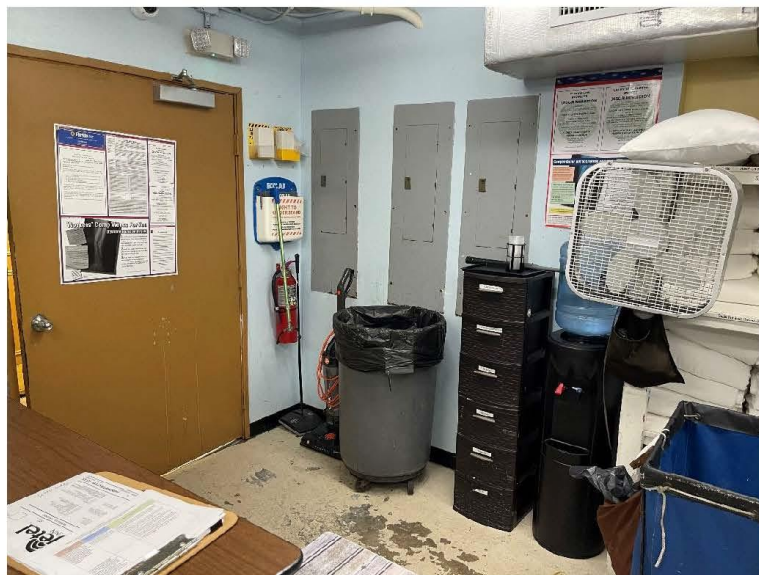
Date:
10/19/23

Direction Photo
Taken:

Southeast

Description:

Laundry Room, electrical panels do not meet clearance requirements. Furniture is not fixed and can be moved to meet clearances.



PHOTOGRAPHIC LOG

Site Progress Report

BEA
architects

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Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
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Project:
21-9007 / W220057

Photo No. 25
Date: 10/19/23

Direction Photo Taken:

Southeast

Description:

Laundry chute, electrical panels and industrial dryer. Electrical panels do not meet clearance requirements. Furniture is not fixed and can be moved to meet clearances.



Photo No. 26
Date: 10/19/23

Direction Photo Taken:

Above ceiling tile

Description:

Typical condition above Acoustic Ceiling Tile.



PHOTOGRAPHIC LOG

Site Progress Report

BEA
architects

Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No. 27
Date: 10/10/23

Direction Photo Taken:

Northwest

Description:

Industrial Washing Machines in Laundry Room.



Photo No. 28
Date: 10/10/23

Direction Photo Taken:

Northeast

Description:

Industrial Dryer in Laundry Room.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
29

Date:
10/19/23

Direction Photo Taken:

Northwest

Description:

Housekeeping breakroom located on first floor.



Photo No.
30

Date:
10/19/23

Direction Photo Taken:

Southwest

Description:

Housekeeping bathroom located on first floor.



PHOTOGRAPHIC LOG

Site Progress Report

BEA
architects

Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
31

Date:
10/19/23

Direction Photo Taken:

South

Description:

Pool in Southeast outdoor area.



Photo No.
32

Date:
10/19/23

Direction Photo Taken:

Towards deck slab

Description:

Cracks on pool deck slab



PHOTOGRAPHIC LOG

Site Progress Report

BEA
architects

Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
33

Date:
10/10/23

Direction Photo Taken:

Northeast

Description:

Vending machine area typical in 2nd and 3rd floor.



Photo No.
34

Date:
10/10/23

Direction Photo Taken:

Northeast

Description:

Public laundry machines area in 4th floor.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
35

Date:
10/19/23

Direction Photo Taken:

Northeast

Description:

Hydraulic Elevator's machine room



Photo No.
36

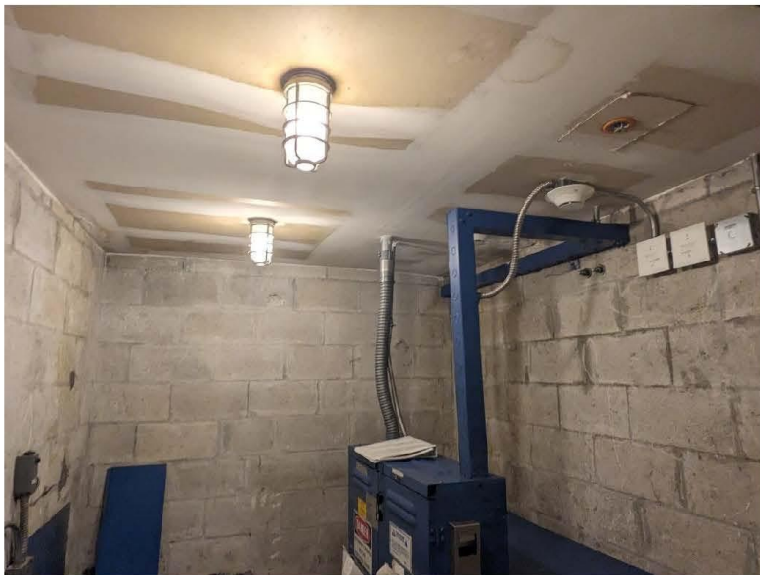
Date:
10/19/23


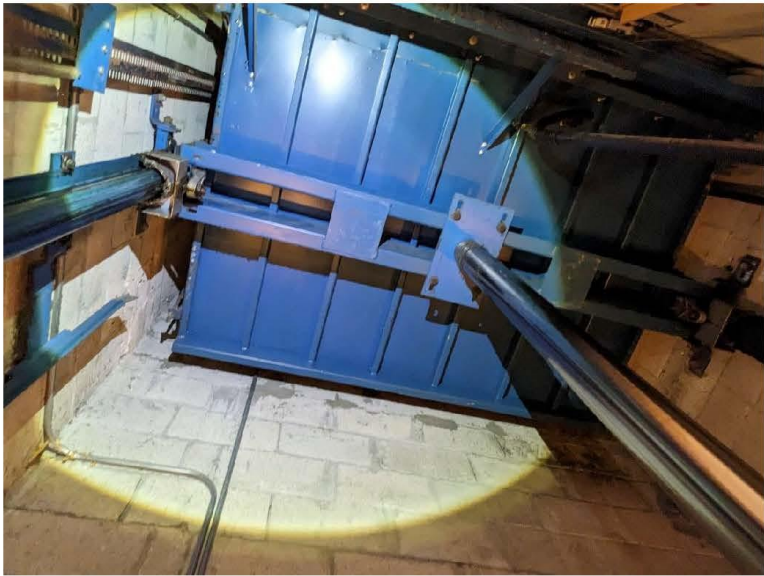
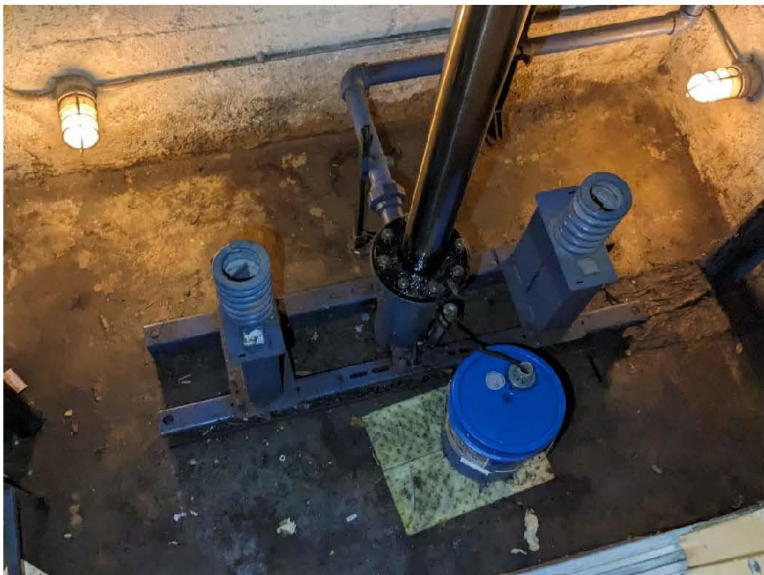
Direction Photo Taken:


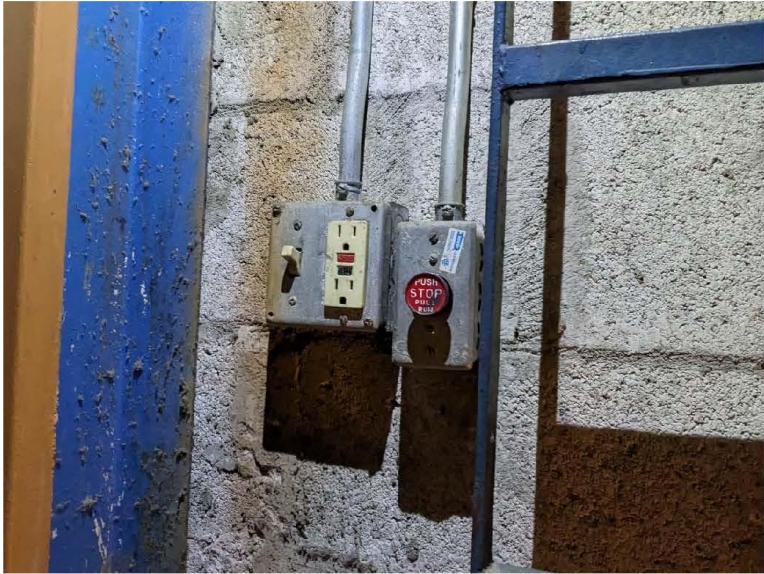
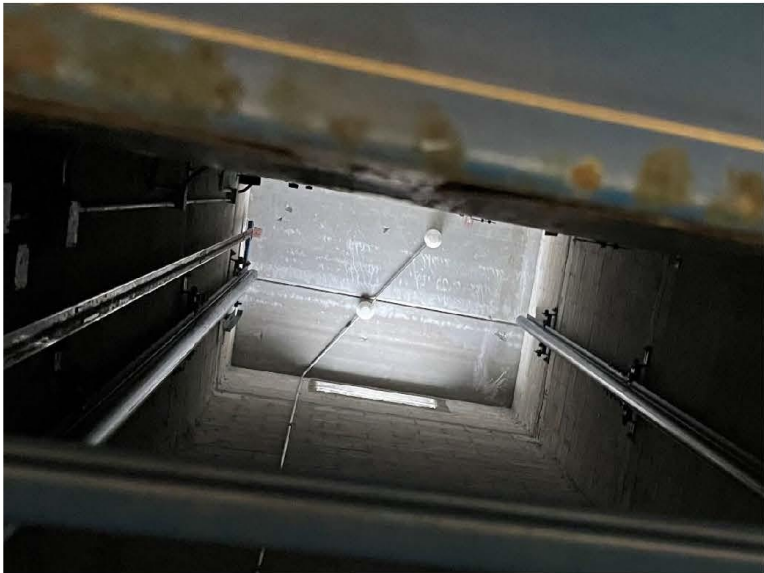
Northeast, towards the ceiling.

Description:

Hydraulic Elevator's machine room ceiling



PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 37	Date: 10/24/23	
Direction Photo Taken: Towards bottom of elevator.		
Description: Hydraulic Elevator Shaft, bottom of elevator.		
Photo No. 38	Date: 10/24/23	
Direction Photo Taken: Towards bottom of elevator shaft		
Description: Elevator shaft and elevator oil drainage bucket.		

PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 39	Date: 10/24/23	
Direction Photo Taken: N/A		
Description: Emergency Stop for the hydraulic elevator.		
Photo No. 40	Date: 10/19/23	
Direction Photo Taken: Towards top of elevator shaft.		
Description: Top of Elevator shaft.		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
41

Date:
10/19/23

Direction Photo Taken:

N/A

Description:

Certificate of operation of elevator valid until 7/31/2024.



Photo No.
42



Date:
10/19/23



Direction Photo Taken:

Description:

Elevator Manufacturer and capacity.



PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 43	Date: 10/19/23	
Direction Photo Taken: Northwest		
Description: Maintenance storage room.		
Photo No. 44	Date: 10/19/23	
Direction Photo Taken: N/A		
Description: Exposed cabling in light switch in maintenance storage room.		

PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 45	Date: 10/19/23	
Direction Photo Taken: Northwest		
Description: Typical Storage Room.		
Photo No. 46	Date: 10/19/23	
Direction Photo Taken: Southeast		
Description: Typical Storage Room.		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
47

Date:
10/19/23

Direction Photo Taken:

N/A

Description:

Exposed and rusted exhaust fan in storage rooms. Poor working conditions.



Photo No.
48

Date:
10/19/23

Direction Photo Taken:

Northwest

Description:

Switchgear Room with Electrical subpanels meeting clearance requirements.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
49

Date:
10/19/23

Direction Photo Taken:

N/A

Description:

Server Racks

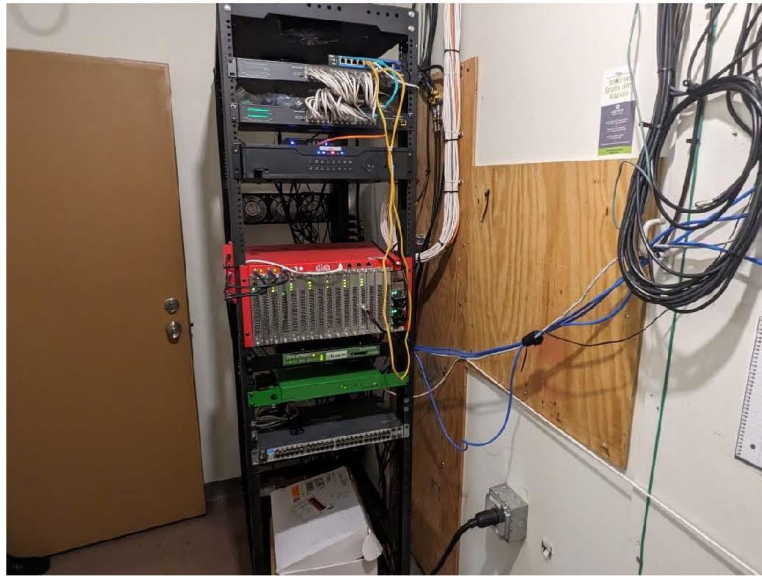


Photo No.
50

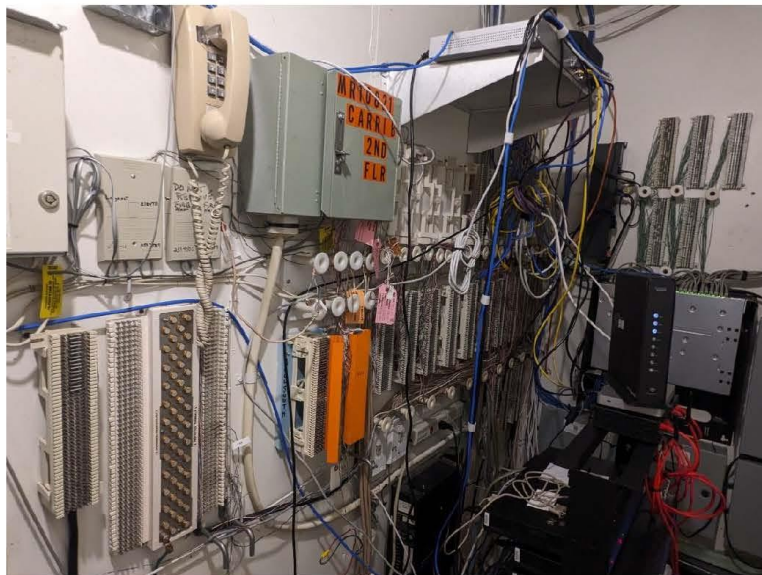
Date:
10/19/23

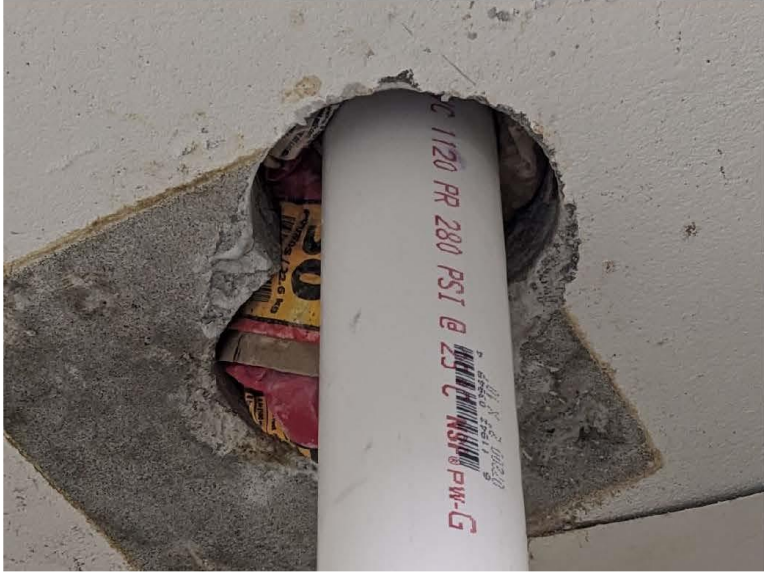

Direction Photo Taken:



N/A

Description:

Telephone room



PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 51	Date: 10/19/23	
Direction Photo Taken: N/A		
Description: Perforation on gypsum hard ceiling.		
Photo No. 52	Date: 10/19/23	
Direction Photo Taken: N/A		
Description: Linens Closet in Housekeeping Area 4 th Floor.		

PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 53	Date: 10/19/23	
Direction Photo Taken: N/A		
Description: Map Sink in Housekeeping Area 4 th Floor.		
Photo No. 54	Date: 10/19/23	
Direction Photo Taken: N/A		
Description: Fire Sprinkler Valve		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
55

Date:
10/24/23

Direction Photo Taken:

Northwest

Description:

Typical 1st floor Dwelling Unit.



Photo No.
56

Date:
10/24/23

Direction Photo Taken:

East

Description:

Typical 1st floor Dwelling Unit.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
57

Date:
10/24/23

Direction Photo Taken:

East

Description:

Typical 2nd-4th floor Dwelling Unit.



Photo No.
58

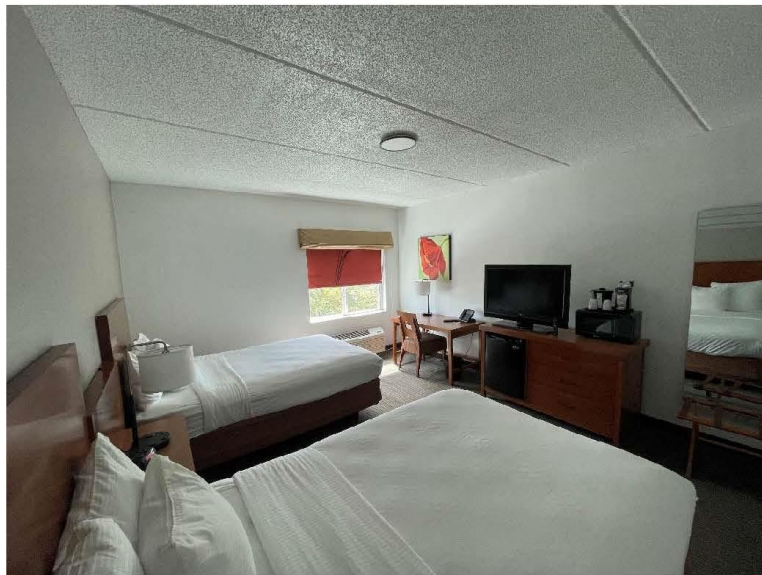
Date:
10/24/23

Direction Photo Taken:

Southeast

Description:

Typical 2nd-4th floor Dwelling Unit.



PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 59	Date: 10/24/23	
Direction Photo Taken: Southeast		
Description: Typical Horizontal Sliding Window and packaged terminal air conditioning (PTAC) units beneath window.		
Photo No. 60	Date: 10/24/23	
Direction Photo Taken: Southeast		
Description: Typical Horizontal Sliding Window with Sash Locks.		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
61

Date:
10/24/23

Direction Photo Taken:

Northeast

Description:

Typical 2nd-4th floor Dwelling Unit interior elevation with mini refrigerator, microwave, sliding glass windows, and individual packaged terminal air conditioning (PTAC)



Photo No.
62

Date:
10/24/23



Direction Photo Taken:




Northeast

Description:

Rooms with connecting doors in between each room. Found in 5 dwelling units, 2 on 1st floor and 1 on 2nd, 3rd, and 4th floor.



PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 63	Date: 10/24/23	
Direction Photo Taken: Northwest		
Description: Entrance to Dwelling Units. Existing Doors equip with Door Closers. Bathroom hand sink and reduced counterspace found in 16 units due to chase for ductwork, in each floor.		
Photo No. 64	Date: 10/24/23	
Direction Photo Taken: Southeast		
Description: Typical entrance to Dwelling Units. Typical bathroom hand sink and counterspace with outlets.		

PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 65	Date: 10/24/23	
Direction Photo Taken: N/A		
Description: Typical bathroom in dwelling units with bathtub.		
Photo No. 66	Date: 10/24/23	
Direction Photo Taken: N/A		
Description: Bathroom in dwelling units with shower found in # units.		

PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 67	Date: 10/24/23	
Direction Photo Taken: Southeast		
Description: ADA Room entrance and bathroom entrance. Total of 4 ADA Rooms.		
Photo No. 68	Date: 10/24/23	
Direction Photo Taken: N/A		
Description: ADA Room bathroom with ADA clearances and bathtub. Total of 4 ADA Rooms, 2 with ADA bathtubs and 2 with ADA showers.		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
69

Date:
10/24/23

Direction Photo Taken:

East

Description:

Hotel manager suite bedroom – suite not used as intended use, currently used as storage.



Photo No.
70

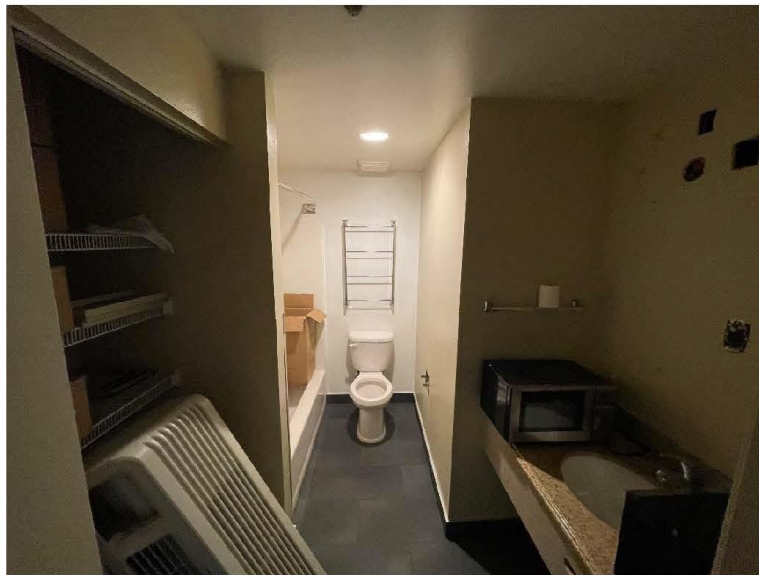
Date:
10/24/23

Direction Photo Taken:

Northeast

Description:

Hotel manager suite bathroom – suite not used as intended use, currently used as storage.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
71

Date:
10/24/23

Direction Photo Taken:

Northeast

Description:

Hotel manager suite hallway – suite not used as intended use, currently used as storage.



Photo No.
72

Date:
10/24/23

Direction Photo Taken:

Northwest

Description:

Hotel manager suite living room – suite not used as intended use, currently used as storage.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
73

Date:
10/24/23

Direction Photo Taken:

North

Description:

Hotel manager suite kitchen – suite not used as intended use, currently used as storage.



Photo No.
74

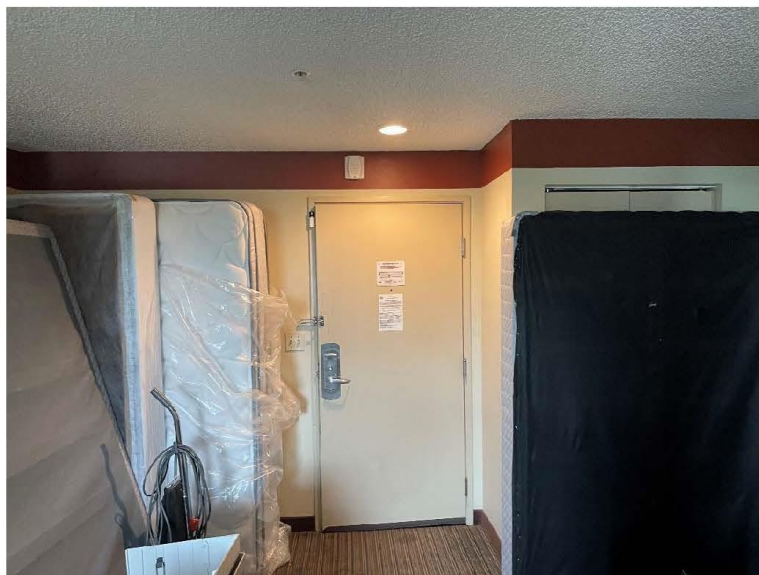
Date:
10/24/23



Direction Photo Taken:



Southeast

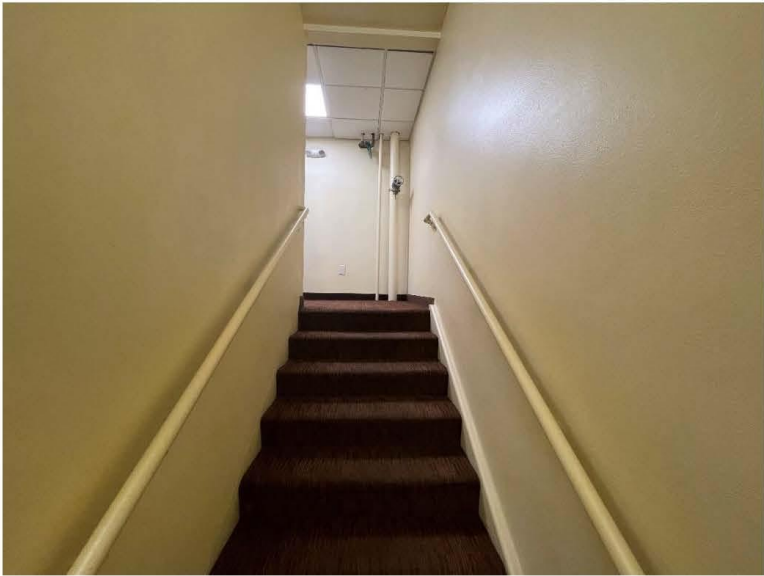

Description:

Hotel manager's suite entrance – suite not used as intended use, currently used as storage – missing door closer.



PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 75	Date: 10/24/23	
Direction Photo Taken: N/A		
Description: Dried staining of interior of exterior wall. No existing liquid damage of any kind found.		
Photo No. 76	Date: 10/24/23	
Direction Photo Taken: N/A		
Description: Slight damage found in ceiling. No existing liquid damage of any kind found.		

PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 77	Date: 10/10/23	
Direction Photo Taken: Southwest		
Description: Hallway – typical.		
Photo No. 78	Date: 10/24/23	
Direction Photo Taken: N/A		
Description: Threshold between Hallway carpet finish and Room VCT finish		

PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 79	Date: 10/10/23	
Direction Photo Taken: Southeast		
Description: Egress stairs with Acoustic Ceiling Tiles and Carpet.		
Photo No. 80	Date: 10/10/23	
Direction Photo Taken: Northeast		
Description: Egress stairs hallway with Acoustic Ceiling Tiles and Carpet.		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
81

Date:
10/19/23

Direction Photo Taken:

Northeast

Description:

Ladder towards roof access – Ladder seems to be in good conditions, attached to the wall.



Photo No.
82

Date:
10/10/23




Direction Photo Taken:




Southwest

Description:

Roof, roof components and penetrations – all seems to be in good state.



PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
		Project: 21-9007 / W220057
Photo No. 83	Date: 10/10/23	
Direction Photo Taken: Northeast		
Description: Roof, roof components and penetrations – all seems to be in good state.		
Photo No. 84	Date: 10/10/23	
Direction Photo Taken: Northeast		
Description: Roof, roof components, and roof hatches. (2) Roof hatches for Roof Storage Area - all seem to be in good state.		

PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 85	Date: 10/24/23	
Direction Photo Taken: N/A		
Description: Interior of Roof Storage space underneath the parapet.		
Photo No. 86	Date: 10/24/23	
Direction Photo Taken: N/A		
Description: Interior of Roof Storage space underneath the parapet.		

PHOTOGRAPHIC LOG

Site Progress Report

BEA
architects

Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
87

Date:
10/24/23

Direction Photo
Taken:

N/A

Description:

Exhaust fan on rooftop.



Photo No.
88

Date:
10/10/23




Direction Photo
Taken:

N/A

Description:

Standing seam mansard
roof.



PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 89	Date: 10/24/23	
Direction Photo Taken: Southeast		
Description: Roof of entrance carport canopy and drainage. Stains of ponding, typical, no damage found. Canopy no longer has decorative railing on top as shown on photo #105.		
Photo No. 90	Date: 10/24/23	
Direction Photo Taken: N/A		
Description: Flashing on entrance carport canopy roof with rust and markings of previous decorative railing as seen on photo #105.		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
91

Date:
10/19/23

Direction Photo Taken:

Northwest

Description:

Horizontal rolling window with individual packaged terminal air conditioning (PTAC) – typical.



Photo No.
92

Date:
10/19/23

Direction Photo Taken:

Northwest

Description:

Rust above cover of individual packaged terminal air conditioning (PTAC) causing staining on window sill – typical.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
93

Date:
10/19/23

Direction Photo Taken:

Southeast

Description:

Fire Egress Door in Southwest Elevation, damage on concrete slab.



Photo No.
94

Date:
10/19/23

Direction Photo Taken:

Southeast

Description:

Partial Southwest Elevation.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
95

Date:
10/19/23

Direction Photo Taken:

Southeast

Description:

Partial Southwest Elevation.



Photo No.
96

Date:
10/19/23

Direction Photo Taken:

Northwest

Description:

Northeast Façade, entrance carport canopy. Seems to have no major damages except for construction foam damage on side, see photo #5. Canopy no longer has decorative railing on top as shown on photo #105.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
97

Date:
N/A

Direction Photo Taken:

N/A

Description:

First Floor Plan from Budgetel Inn Set by Richard F Steldt. Architects LTD. 5 ADA Rooms on First floor (109, 111, 122, 123, and 125)

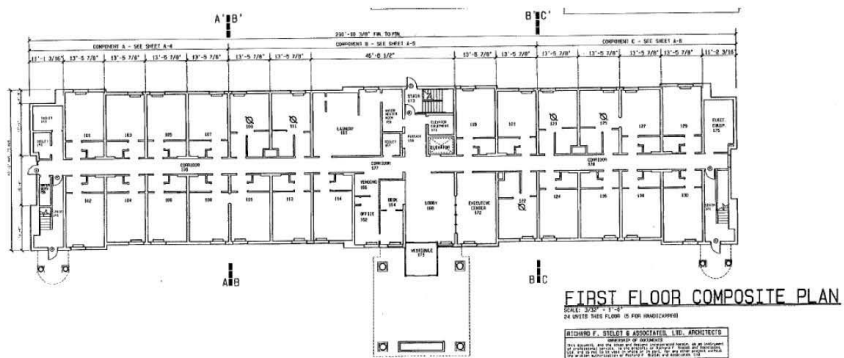


Photo No.
98

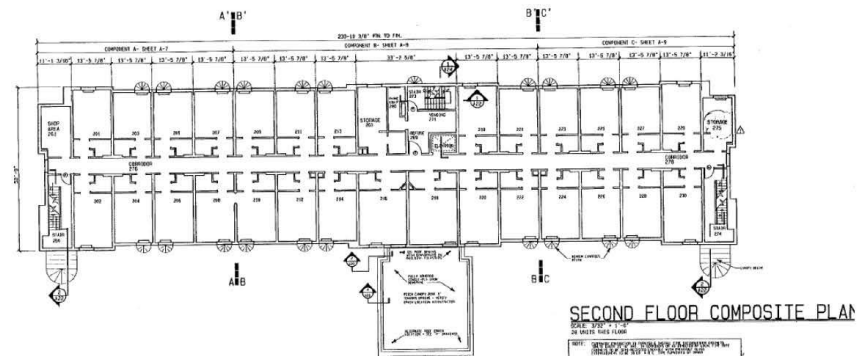
Date:
N/A

Direction Photo Taken:

N/A

Description:

Second Floor Plan from Budgetel Inn Set by Richard F Steldt. Architects LTD.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
99

Date:
N/A

Direction Photo Taken:

N/A

Description:

Third Floor Plan from Budgetel Inn Set by Richard F Steldt. Architects LTD.

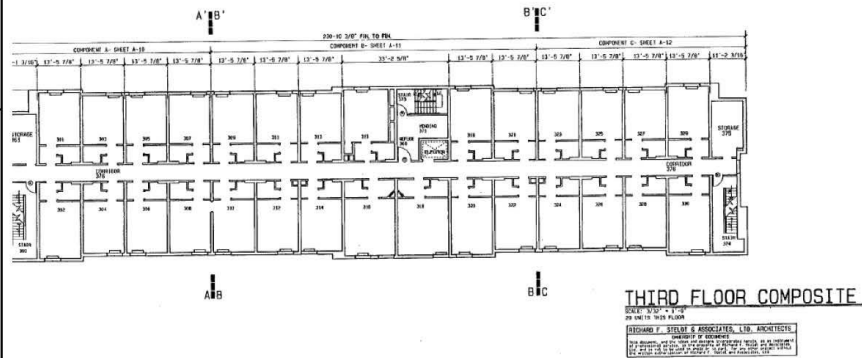


Photo No.
100

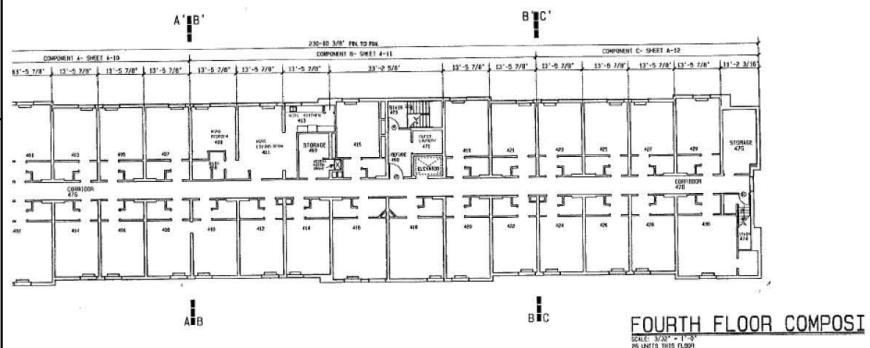
Date:
N/A

Direction Photo Taken:

N/A

Description:

Fourth Floor Plan from Budgetel Inn Set by Richard F Steldt. Architects LTD.





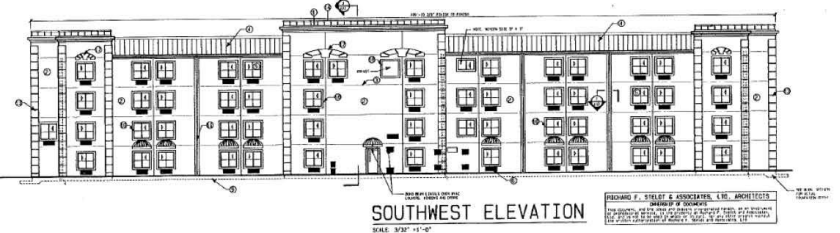
PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: BEA Architects, Inc.		
Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189		Project: 21-9007 / W220057
Photo No. 101	Date: N/A	 <p style="text-align: center;">NORTHEAST ELEVATION</p>
Direction Photo Taken: N/A		
Description: Northeast Elevation from Budgetel Inn Set by Richard F Steldt, Architects LTD.		

Photo No. 102	Date: N/A	 <p style="text-align: center;">SOUTHWEST ELEVATION</p>
Direction Photo Taken: N/A		
Description: Southwest Elevation from Budgetel Inn Set by Richard F Steldt, Architects LTD.		

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
103

Date:
N/A

Direction Photo Taken:

N/A

Description:

Southeast Elevation from Budgetel Inn Set by Richard F Steldt. Architects LTD.

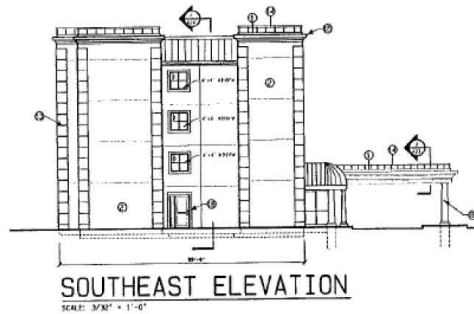


Photo No.
104

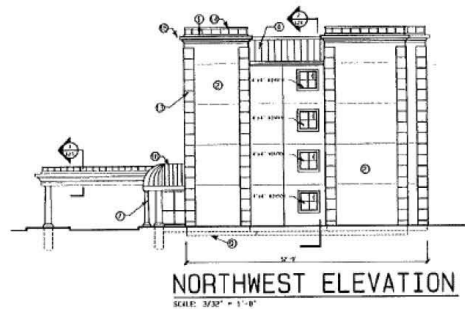
Date:
N/A

Direction Photo Taken:

N/A

Description:

Northwest Elevation from Budgetel Inn Set by Richard F Steldt. Architects LTD.



PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: BEA Architects, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

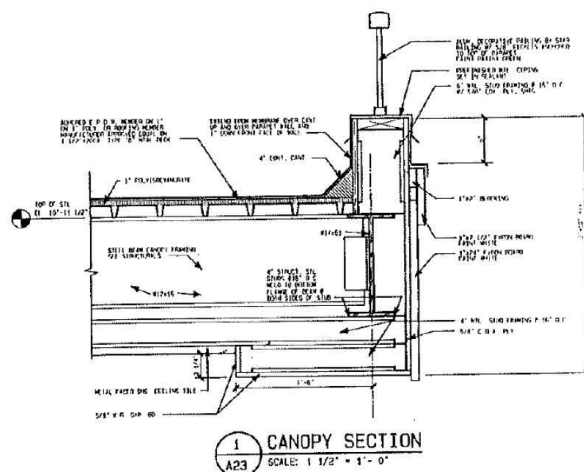
Photo No. 105	Date: N/A
-------------------------	---------------------

Direction Photo Taken:

N/A

Description:

Canopy Section from Budgetel Inn Set by Richard F Steldt. Architects LTD showing how original entrance carport canopy had a decorative railing which was removed.



Budget
CUTLER RIDGE

Sheet

A-23

7. ARCHITECTURAL RESOURCES AND REFERENCES

The following resources and references were used by the architectural inspection team as well as shared with the rest of the consultants in order to complete the physical condition assessment:

- 2021 International Building Code (IBC)
- 2020 Florida Building Code (FBC)
- 2021 NFPA 101 Life Safety Code
- Miami-Dade Land Management Interactive GIS Map
- Budgetel Inn Set by Richard F. Stedlt – Architects LTD.
- Paving and Drainage Plans by Ritter Architecture Inc.
- ESG Minimum Habitability Standards for Emergency Shelters and Permanent Housing.
- Appraisal of Going Concern Report by Integra Realty Resources.
- Miami-Dade County Office of Property Appraiser Summary Report
- La Quinta Hotel Phase I Environmental Site Assessment by Groundwater Environmental Group, Inc.
- La Quinta Hotel Phase II Environmental Site Assessment Addendum Report by AECOM.
- Interior Wall Damage Repairs Permit Set by Simpson Gumbertz & Heger.
- Fire Alarm System Set by WSE Fire & Security Systems.
- Permit Application for Exterior Wall and Interior Repairs.
- Permit Application for Window Replacement.
- Permit Application for Replacement of Rotted Conduits.
- Permit Application for Drywall and Carpet Repair.
- Permit Application for Removal and Replacement of existing Flat Roof.
- Permit Application for New Fire Alarm.
- Courtesy Notice from the Town of Cutler Bay's Building Department Mechanical Division.

8. ARCHITECTURAL CONCLUSIONS & REMEDIATIONS LIST

After reviewing the obtained resources and data from the client, site visits and the team's investigation, the property La Quinta Inn & Suites located in 10821 Caribbean Blvd, Miami, FL 33189 appears to meet the requirements the Housing Quality Standards (HQS) §982.401. The overall building and its dwelling units seem to be in good habitable conditions. The following is a list of remediation items recommended to the future user of this property:

- Missing and Damaged Downspouts throughout the exterior of the building should be replaced and repaired.
- Add fixed basin to bathroom (see layout.)
- Add kitchenette at entry corridor (see layout.)
- Interior Acoustic Ceiling Tiles in Lobby, Dining Area and in Vending Machine Areas throughout Floors should be replaced due to evidence of previous water damage through staining.
- Carport Canopy should be repaired and 9'-0" clearance sign to be added on all entry/exit sides.
- Replacing metal bases of exterior lighting posts.
- Confirm with door manufacturers that door frames are fire rated due to missing tags.
- Electrical panels in all areas, specifically in laundry room, to have proper clearance.
- If the connecting dwelling unit rooms are to be repurposed as one apartment units, connecting doors should be removed and replaced with a single door with appropriate bedroom-lock-style hardware.

9. BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST - ARCHITECTURE

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT					
BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST					
Item No.:	Description	Unit	Unit Price	Quantity	Cost
1	Missing and Damaged Downspouts throughout the exterior of the building should be replaced and repaired.	EA	\$ 85.00	6	\$ 510.00
2	Add fixed basin to bathroom (see Architectural Attachment #2)	EA	\$1,500.00	107	\$ 160,500.00
3	Add kitchenette at entry corridor (see Architectural Attachment #2)	EA	\$3,500.00	107	\$ 374,500.00
4	Interior Acoustic Ceiling Tiles in Lobby, Dining Area and in Vending Machine Areas throughout Floors should be replaced due to evidence of previous water damage through staining.	ALLOW	\$1,000.00	1	\$ 1,000.00
5	Carport Canopy should be repaired and 9'-0" clearance sign to be added on all entry/exit sides.	ALLOW	\$1,500.00	1	\$ 1,500.00
6	Replacing metal bases of exterior lighting posts.	EA	\$ 75.00	20	\$ 1,500.00
	SUBTOTAL				\$ 539,510.00
	ENGINEERING (10%)	10%			\$ 53,951.00
	PERMITS (2%)	2%			\$ 10,790.20
	ALLOWANCE FOR UNFORSEEN CONDITIONS (20%)	20%			\$ 107,902.00
				TOTAL =	\$ 712,153.20

This Budgetary Level Engineer's Opinion of Probable Construction Cost has been prepared in good faith, but by its very nature is only able to contain indicative information and estimates (including without limitation those of time, resource and cost) based on the design criteria, information and circumstances known at the time of its preparation. Due to frequent construction material cost fluctuations and supply backlog in some markets, this cost analysis is considered good for 3 months and may require modification if being used beyond this duration.

10. ARCHITECTURAL LIMITATIONS & DISCLAIMERS

The present report contains comments and judgements performed based solely on visual inspections of existing property and building. It is important to acknowledge that the architecture inspection team did not perform any sort of testing, calculations, or use of specialized equipment to complete this report. This report was performed with documents and physical conditions that were readily available.

11. ARCHITECTURAL ATTACHEMENTS

11.1 ATTACHMENT #1



TOWN OF CUTLER BAY

Home Citizen Services Business Services

Permits and Inspections: Search Results Logon Help Contact

[New Permit Search](#)

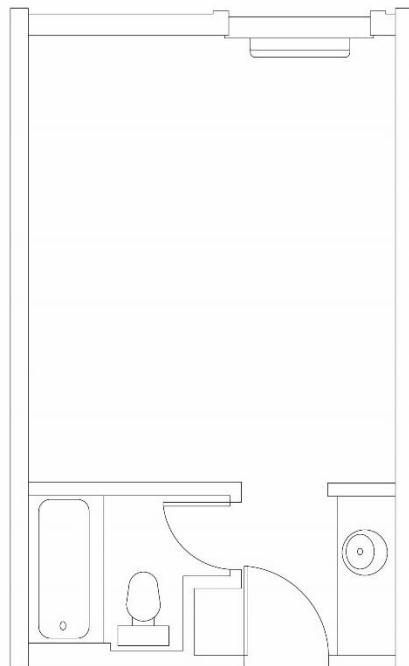
Note: Search results are for informational purposes only and do not constitute an official Open Permit Search. To obtain an official Open Permit Search, submit an Open Permit Search Request Form along with a fee of \$50.00 to the Town of Cutler Bay Building Department.

Permit Search Results

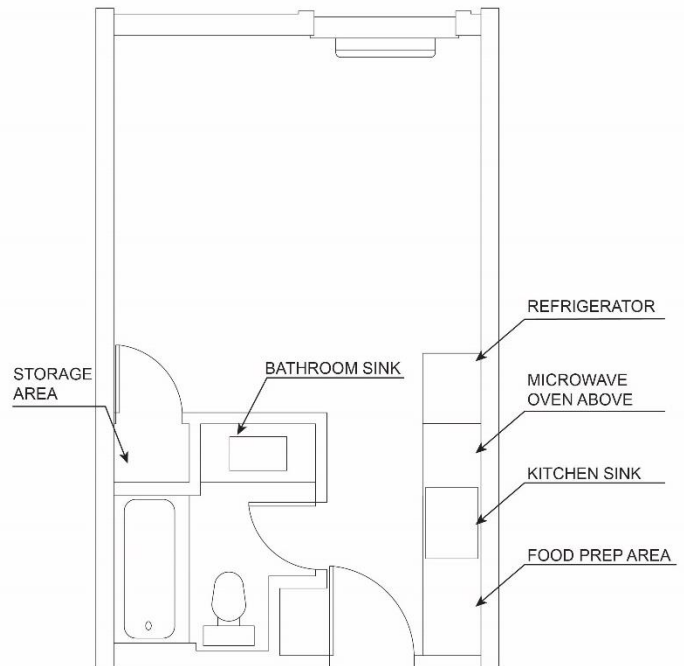
Permit#:	App. Date	Street Address	Type	Description	Fees Due
AVBI-04-14-0012	04/23/2014	10821 CARIBBEAN BLVD	ANNUAL VESSEL/BOILER INSPECTION	LAST INSPECTION DONE ON SEPT 15 2010 ANUAL BOILER INSPECTION NOTICE SEND 04-23-2014 COUTECY INSPECTION SCHEDULED FOR 03/14/2022 INSPECTOR SAW NO BOILER PERMIT CLOSED	1288.08
AVBI-09-10-0002	09/15/2010	10821 CARIBBEAN BLVD	ANNUAL VESSEL/BOILER INSPECTION	3 BOILERS	0.00
BCRA-11-12-0140	11/26/2012	10821 CARIBBEAN BLVD	BUILDING COMMERCIAL REPAIR/ALTERATION	EXTERIOR WALL REPAIRS	0.00
BCRA-11-17-0425	11/20/2017	10821 CARIBBEAN BLVD	BUILDING COMMERCIAL REPAIR/ALTERATION	DRYWALL REPAIR - HURRICANE IRMA REPAIRS	0.00
BCRA-12-13-0201	12/06/2013	10821 CARIBBEAN BLVD	BUILDING COMMERCIAL REPAIR/ALTERATION	SEAL COAT & RESTRIPIING RENEWED 10/29/21	0.00
BCRF-05-18-0093	05/09/2018	10821 CARIBBEAN BLVD	BUILDING COMMERCIAL ROOF	SHINGLES REINSPECTION FEE FOR FAILED INSPECTIONS 10/10 11/13 & 11/19	0.00
BCRF-08-13-0049	08/01/2013	10821 CARIBBEAN BLVD	BUILDING COMMERCIAL ROOF	REMOVE & REPLACE ROOF	0.00
BCSN-03-13-0132	03/19/2013	10821 CARIBBEAN BLVD	BUILDING COMMERCIAL SIGN	SOUTH EAST ELEVATION SIGN LA QUINTA	0.00
BCSN-03-13-0133	03/19/2013	10821 CARIBBEAN BLVD	BUILDING COMMERCIAL SIGN	EAST ELEVATION SIGN LA QUINTA	0.00
BCWD-04-13-0027	04/17/2013	10821 CARIBBEAN BLVD	BUILDING COMMERCIAL WINDOWS AND DOORS	WINDOWS REPLACEMENTS	0.00
ELCA-03-13-0098	03/18/2013	10821 CARIBBEAN BLVD	ELECTRICAL COMMERCIAL ALTERATION/REPAIR	EXTERIOR WALL REPAIRS	0.00
ELCA-07-22-00389	07/28/2022	10821 CARIBBEAN BLVD	ELECTRICAL COMMERCIAL ALTERATION/REPAIR	REPLACE LIGHT FIXTURES AT ROOM	0.00
ELFA-01-20-0124	01/17/2020	10821 CARIBBEAN BLVD	ELECTRICAL FIRE ALARM	NEW FIRE ALARM - RENEWED ON 07/26/21 PRE EXP LETTER SENT 7/17/2020	0.00
ELSI-03-13-0098	03/19/2013	10821 CARIBBEAN BLVD	ELECTRICAL SIGN	SOUTH EAST ELEVATION SIGN LA QUINTA	0.00
ELSI-03-13-0099	03/19/2013	10821 CARIBBEAN BLVD	ELECTRICAL SIGN	EAST ELEVATION SIGN LA QUINTA	0.00
MEAC-11-13-0512	11/19/2013	10821 CARIBBEAN BLVD	MECHANICAL EQUIPMENT CHANGE OUT	CHANGE OUT	0.00

MECM-11-20-0202	11/24/2020	10821 CARIBBEAN BLVD	MECHANICAL COMMERCIAL	CHANGE OUT RENEWED 8/23/21	0.00
REVI-06-21-1209	06/02/2021	10821 CARIBBEAN BLVD	REVISION	FIRE REVISION	0.00
REVI-10-20-1088	10/14/2020	10821 CARIBBEAN BLVD	REVISION	NEW FIRE ALARM -	0.00
TCOC-02-18-0067	02/22/2018	10821 CARIBBEAN BLVD	TEMPORARY CERTIFICATE OF OCCUPANCY	DRYWALL REPAIR - HURRICANE IRMA REPAIRS TCO 14 ROOMS READY FOR FINAL - PHIL 906-748-1341 partial ok need 16 units more 102 203 303 124 224 304 126 226 305 130 310 320 324 & 424 only	0.00

11.2 ATTACHMENT #2



TYPICAL EXISTING
DWELLING UNIT LAYOUT
NOT TO SCALE



PROPOSED
DWELLING UNIT LAYOUT
NOT TO SCALE

12. CIVIL ENGINEERING PROJECT APPROACH

Premiere Design Solutions, Inc. (PDS), was engaged by our client, BEA Architects, Inc., to conduct an existing condition evaluation of the civil elements of the LA QUINTA – CUTLER BAY hotel structure situated at 10821 Caribbean Blvd, Cutler Bay, FL 33189, identified with the folio N° 36-6007-027-0010. Following the site assessment, we have compiled this report, presenting our findings and recommendations to document the existing conditions of the property considering the desired conversion to a homeless shelter and alignment with the most current industry standards.

To accomplish this task, PDS meticulously gathered and assessed existing data, organized site visits, conducted thorough visual inspections, data collection, and in-depth data analysis. PDS executed the on-site visits in October 2023.

13. PROJECT OVERVIEW

The project focuses exclusively on the Civil Engineering aspects of the building under assessment; this includes a visual examination of the existing water supply, sanitary sewer connections, on-site drainage components, and an evaluation of the lot's ADA compliance. It's important to note that our assessment is primarily based on visible, above-ground visual inspections and does not encompass any exploratory excavation or the exposure of underground elements.

The evaluation of the property has been carried out in adherence to the Housing Quality Standards (HQS 982.401). It is of utmost importance that the property aligns with the specified performance and acceptability requirements to ensure compliance with these standards.:

- (A) Sanitary facilities;
- (B) Food preparation and refuse disposal;
- (C) Space and security;
- (D) Thermal environment;
- (E) Illumination and electricity;
- (F) Structure and materials;
- (G) Lead-based paint;
- (H) Access;
- (I) Site and neighborhood;
- (J) Sanitary condition; and
- (K) Smoke detectors.

This report will analyze the property's exterior features, particularly water, sewer and stormwater management.

14. PROJECT DESCRIPTION AND BACKGROUND

LA QUINTA – CUTLER BAY is a four-story structure in the triangular area formed by the Florida Turnpike, Caribbean Blvd, and S Dixie Highway. This property boasts a living area measuring 46,537 sq. ft, situated on a lot spanning 87,680 sq. ft, as per the records from the Office of the Property Appraisers.

Constructed in 1996, the hotel structure falls within the residential classification, specifically categorized under the R-1 group, by the Florida Building Code, Section 310.

15. PROJECT OBJECTIVES

Our study team will collaborate closely with Miami-Dade County to ensure the realization of the project's goals and objectives, striving to achieve the best possible outcome. Miami-Dade County's primary aim is to acquire the property under assessment while gaining a comprehensive understanding of the building's current condition and its potential for usage.

The objectives of the present document are as follows:

- Conduct a visual on-site inspection to ascertain whether the structure aligns with the minimum standards for utilizing ESG funds for shelter operations.
- Provide a detailed analysis of any elements that fall short of these minimum standards, helping to determine the necessity for renovations or rehabilitation.
- Review the building's compliance with ADA regulations.

16. IMPROVEMENT CRITERIA, DESIGN STANDARDS AND GUIDELINES

A summary of preliminary design criteria, standard specifications, details, and supplemental guidelines that must be considered during the assessment development phase is provided below:

- 2010 ADA Standards for Accessible Design.
- Title 24 Housing and Urban Development of the Code of Federal Regulations.
- Florida Building code 2023.
- Housing Quality standards.

17. HOUSING QUALITY STANDARDS (HQS) §982.401 RUBRIC & CIVIL ENGINEERING RESPONSES

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT		
HOUSING QUALITY STANDARDS (HQS) §982.401		
CATEGORY	COMMENTS / NOTES	RESPONSES
STRUCTURE AND MATERIALS	(1) Performance requirement. The dwelling unit must be structurally sound. The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environment.	N/A
	(2) Acceptability criteria.	N/A
	(I) Ceilings, walls, and floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts, or other serious damage.	N/A
	(II) The roof must be structurally sound and weathertight.	N/A
	(III) The exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infestation.	N/A
	(IV) The condition and equipment of interior and exterior stairs, halls, porches, walkways, etc., must not present a danger of tripping and falling. For example, broken or missing steps or loose boards are unacceptable.	The drop-off area exhibits some wear and tear, but currently, it doesn't pose any safety concerns. The existing sidewalks are in relatively good condition, ensuring there are no immediate tripping hazards. Enhancements to the existing infrastructure are essential to ensure the safety of the residents.
	(V) Elevators must be working and safe.	N/A
Security for the family	(1) Performance requirement. The dwelling unit must provide adequate space and security for the family.	N/A
	(2) Acceptability criteria	N/A
	(I) At a minimum, the dwelling unit must have a living room, a kitchen area, and a bathroom.	N/A
	(II) The dwelling unit must have at least one bedroom or living/sleeping room for each two persons. Children of opposite sex, other than very young children, may not be required to occupy the same bedroom or living/sleeping room.	N/A

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT		
HOUSING QUALITY STANDARDS (HQS) §982.401		
CATEGORY	COMMENTS / NOTES	RESPONSES
	(III) Dwelling unit windows that are accessible from the outside, such as basement, first floor, and fire escape windows, must be lockable (such as window units with sash pins or sash locks, and combination windows with latches). Windows that are nailed shut are acceptable only if these windows are not needed for ventilation or as an alternate exit in case of fire.	N/A
	(IV) The exterior doors of the dwelling unit must be lockable. Exterior doors are doors by which someone can enter or exit the dwelling unit.	N/A
Interior air quality	(1) Performance requirement. The dwelling unit must be free of pollutants in the air at levels that threaten the health of the occupants.	N/A
	(2) Acceptability criteria	N/A
	(I) The dwelling unit must be free from dangerous levels of air pollution from carbon monoxide, sewer gas, fuel gas, dust, and other harmful pollutants.	N/A
	(II) There must be adequate air circulation in the dwelling unit.	N/A
	(III) Bathroom areas must have one openable window or other adequate exhaust ventilation.	N/A
	(IV) Any room used for sleeping must have at least one window. If the window is designed to be open table, the window must work.	N/A
Water supply	(1) Performance requirement. The water supply must be free from contamination.	The building receives its water supply from WASD, assuring that the quality meets the standards for human consumption and is free from hazardous contaminants.
	(2) Acceptability criteria. The dwelling unit must be served by an approvable public or private water supply that is sanitary and free from contamination.	N/A
Sanitary facilities	(1) Performance requirements. The dwelling unit must include sanitary facilities located in the unit. The sanitary facilities must be in proper operating condition, and adequate for personal cleanliness and the disposal of human waste. The sanitary facilities must be usable in privacy.	N/A

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT		
HOUSING QUALITY STANDARDS (HQS) §982.401		
CATEGORY	COMMENTS / NOTES	RESPONSES
	(2) Acceptability criteria	N/A
	(I) The bathroom must be located in a separate private room and have a flush toilet in proper operating condition.	N/A
	(II) The dwelling unit must have a fixed basin in proper operating condition, with a sink trap and hot and cold running water.	N/A
	(III) The dwelling unit must have a shower or tub in proper operating condition with hot and cold running water.	N/A
	(IV) The facilities must utilize an approvable public or private disposal system (including a locally approvable septic system).	All dwelling units in the building are connected to the WASD sanitary sewer system. The exterior components of the system have been evaluated, and visual inspections confirm their proper functionality.
Thermal Environment	(1) Performance requirement. The dwelling unit must have and be capable of maintaining a thermal environment healthy for the human body.	N/A
	(2) Acceptability criteria.	N/A
	(I) There must be a safe system for heating the dwelling unit (and a safe cooling system, where present). The system must be in proper operating condition. The system must be able to provide adequate heat (and cooling, if applicable), either directly or indirectly, to each room, in order to assure a healthy living environment appropriate to the climate.	N/A
	(II) The dwelling unit must not contain unvented room heaters that burn gas, oil, or kerosene. Electric heaters are acceptable.	N/A

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT		
HOUSING QUALITY STANDARDS (HQS) §982.401		
CATEGORY	COMMENTS / NOTES	RESPONSES
Illumination And Electricity	(1) Performance requirement. Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. The dwelling unit must have sufficient electrical sources so occupants can use essential electrical appliances. The electrical fixtures and wiring must ensure safety from fire.	N/A
	(2) Acceptability criteria	N/A
	(I) There must be at least one window in the living room and in each sleeping room.	N/A
	(II) The kitchen area and the bathroom must have a permanent ceiling or wall light fixture in proper operating condition. The kitchen area must also have at least one electrical outlet in proper operating condition.	N/A
	(III) The living room and each bedroom must have at least two electrical outlets in proper operating condition. Permanent overhead or wall-mounted light fixtures may count as one of the required electrical outlets.	N/A
Food preparation and refuse disposal	(1) Performance requirement.	N/A
	(I) The dwelling unit must have suitable space and equipment to store, prepare, and serve foods in a sanitary manner.	N/A
	(II) There must be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage where necessary (e.g., garbage cans).	N/A
	(2) Acceptability criteria.	N/A

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT		
HOUSING QUALITY STANDARDS (HQS) §982.401		
CATEGORY	COMMENTS / NOTES	RESPONSES
Food preparation and refuse disposal	(I) The dwelling unit must have an oven, and a stove or range, and a refrigerator of appropriate size for the family. All of the equipment must be in proper operating condition. The equipment may be supplied by either the owner or the family. A microwave oven may be substituted for a tenant-supplied oven and stove or range. A microwave oven may be substituted for an owner-supplied oven and stove or range if the tenant agrees and microwave ovens are furnished instead of an oven and stove or range to both subsidized and unsubsidized tenants in the building or premises.	N/A
	(II) The dwelling unit must have a kitchen sink in proper operating condition, with a sink trap and hot and cold running water. The sink must drain into an approvable public or private system.	N/A
	(III) The dwelling unit must have space for the storage, preparation, and serving of food.	N/A
	(IV) There must be facilities and services for the sanitary disposal of food waste and refuse, including temporary storage facilities where necessary (e.g., garbage cans).	N/A
Sanitary condition	(1) Performance requirement. The dwelling unit and its equipment must be in sanitary condition.	N/A
	(2) Acceptability criteria. The dwelling unit and its equipment must be free of vermin and rodent infestation.	N/A

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT		
HOUSING QUALITY STANDARDS (HQS) §982.401		
CATEGORY	COMMENTS / NOTES	RESPONSES
Smoke detectors performance requirement	(1) Except as provided in paragraph (n)(2) of this section, each dwelling unit must have at least one battery-operated or hard-wired smoke detector, in proper operating condition, on each level of the dwelling unit, including basements but excepting crawl spaces and unfinished attics. Smoke detectors must be installed in accordance with and meet the requirements of the national fire protection association standard (nfpa) 74 (or its successor standards). If the dwelling unit is occupied by any hearing-impaired person, -smoke detectors must have an alarm system, designed for hearing-impaired persons as specified in nfpa 74 (or successor standards).	N/A
	(2) For units assisted prior to april 24, 1993, owners who installed battery-operated or hard-wired smoke detectors prior to april 24, 1993 in compliance with hud's smoke detector requirements, including the regulations published on july 30, 1992, (57 fr 33846), will not be required subsequently to comply with any additional requirements mandated by nfpa 74 (i.e., the owner would not be required to install a smoke detector in a basement not used for living purposes, nor would the owner be required to change the location of the smoke detectors that have already been installed on the other floors of the unit).	N/A
	(J) Lead-based paint performance requirement. The lead-based paint poisoning prevention act (42 u.s.c. 4821-4846), the residential lead-based paint hazard reduction act of 1992 (42 u.s.c. 4851-4856), and implementing regulations at part 35, subparts a, b, m, and r of this title apply to units assisted under this part.	N/A

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT		
HOUSING QUALITY STANDARDS (HQS) §982.401		
CATEGORY	COMMENTS / NOTES	RESPONSES
	(K) Access performance requirement. The dwelling unit must be able to be used and maintained without unauthorized use of other private properties. The building must provide an alternate means of exit in case of fire (such as fire stairs or egress through windows).	N/A
Site and neighborhood	(1) Performance requirement. The site and neighborhood must be reasonably free from disturbing noises and reverberations and other dangers to the health, safety, and general welfare of the occupants.	During the site visit, the surveyor did not identify any noticeable sources of disruptive noise or reverberations.
	(2) Acceptability criteria. The site and neighborhood may not be subject to serious adverse environmental conditions, natural or manmade, such as dangerous walks or steps; instability; flooding, poor drainage, septic tank backups or sewage hazards; mudslides; abnormal air pollution, smoke or dust; excessive noise, vibration or vehicular traffic; excessive accumulations of trash; vermin or rodent infestation; or fire hazards.	At present, the site functions as a fully operational hotel with available rooms. It is situated in the town center of Cutler Bay, featuring adequate evacuation routes. The drainage system is in good condition. Following our site visit, the team did not observe any issues with air quality, vehicular vibrations, or noise that would be considered outside the norms for normal living conditions.

18. INVESTIGATION PHASE FINDINGS

During the site visits performed in October of 2023, our staff visually observed the current condition of the structure according to the Housing standards. We will analyze each aspect up next:

18.1 ZONING ASSESSMENT

The building currently situated at 10821 Caribbean Blvd. falls within the TC (Town Center) zoning category. As per the Cutler Bay Planning and Zoning Division, the permitted uses for this zoning are outlined in Section 3-60 of the Town Center District. You can verify this information by visiting the following webpage:

(https://library.municode.com/fl/cutler_bay/codes/code_of_ordinances?nodeId=PTIICOOR_CH3LADERE_ARTIVDIDEST_S3-60TCTOCEDI).

You can verify the zoning mapping by visiting the following webpage: <https://tcbgis.cutlerbay-fl.gov/giszoning/index.htm>.

Town of Cutler Bay Zoning Lookup

Search Results Legend Layers Print

Parcel Information
1 Selected Features

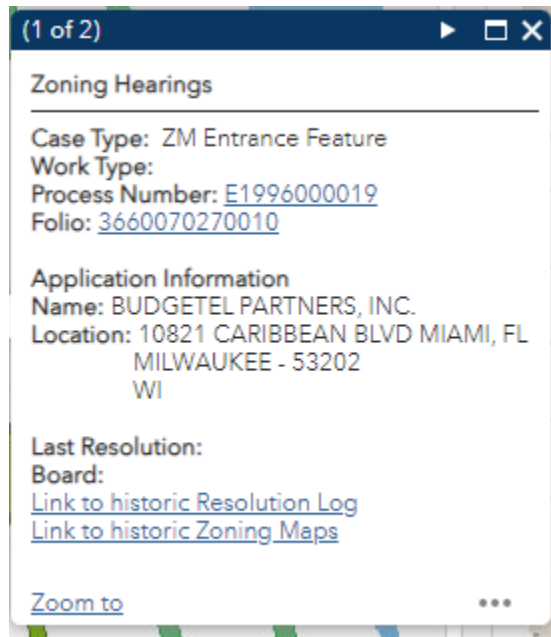
Zoom Select Site Address MAIL_ADD1

10821 CARIBBEAN BLVD BRE LO FL PROPERTIES L

Summary Details:	
Folio:	3660070270010
Site Address:	10821 CARIBBEAN BLVD Virtual Earth Street View Property Appraiser County Permits by Address Open County Permits by Address Zillow
Mailing Address:	BRE LO FL PROPERTIES L L CO/O LA QUINTA CORPORATION 909 HIDDEN RIDGE #600 IRVING, TX 75038
Property Information:	
ZONING:	TC: Town Center
Beds/Baths:	107/107
Floors:	4
Living Units:	107
Adi Sq Footage:	48415
Lot Size:	2.01 ACRES
Year Built:	1995
Legal Description:	BUGETEL AT CARIBBEANFB 148-20 T-10750TR ALOT SIZE 2.013 AC MALLOR 22956-2072 19 2004 BFAU 30-6007-027-0010 VIEW PLAT 148-20 T Deed 22956-2072

Zoning Designation
TC: Town Center
For additional information please contact the town's community development department Monday thru Friday 8:30 am - 5:30 pm (305) 234-4262.

According to Miami-Dade County, the land use for this area is categorized as LU 200. If you have any further questions or need more details, you can visit the Miami-Dade Land Management website at <https://gisweb.miamidade.gov/LandManagement/>

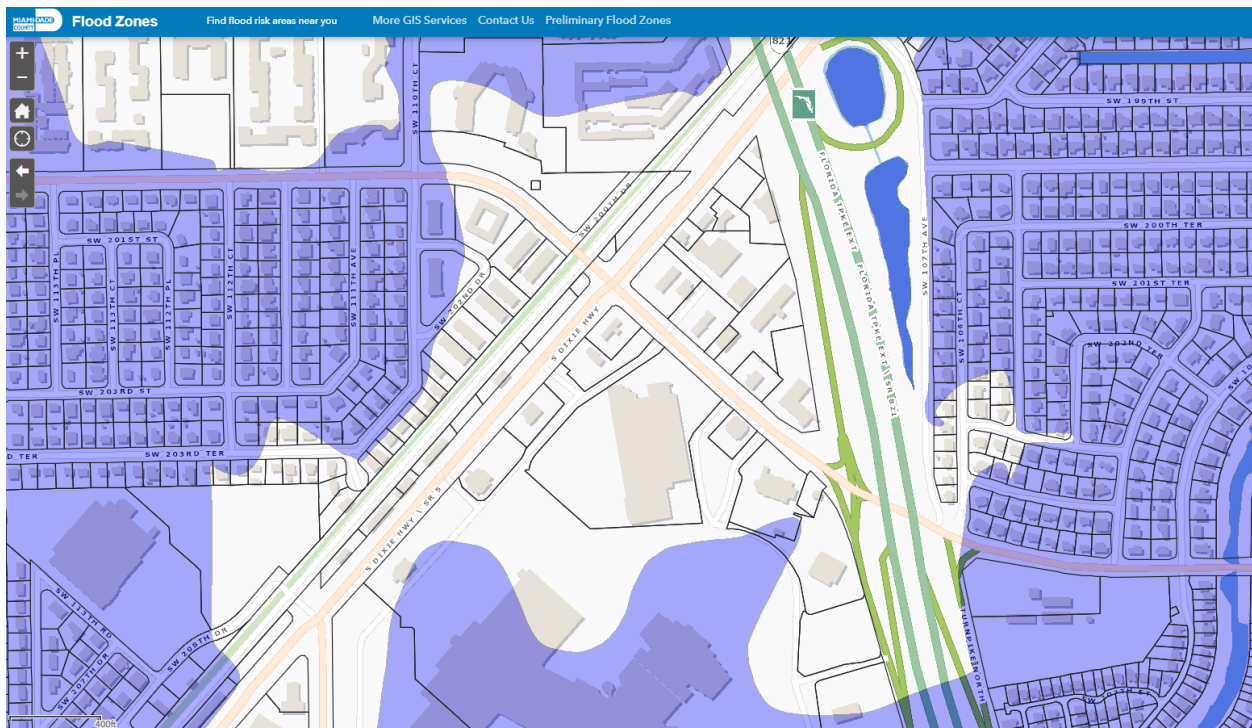


18.2 FLOOD ASSESSMENT

18.2.1 COUNTY FLOOD INFORMATION

After reviewing the Miami-Dade flood zone GIS maps, which can be verified on the webpage (<https://mdc.maps.arcgis.com/apps/webappviewer/index.html?id=685a1c5e03c947d9a786df7b4ddb79d3>), the property at 10821 Caribbean Blvd. (folio: 36-6007-027-0010) has the following information.

- County Flood Criteria: 7.288 NGVD.
- FEMA Flood Zone X: The area has a minimal flood Hazard.



(1 of 4)

CUTLER BAY

This location is within the city of **CUTLER BAY**.

There is more than one flood zone within 500 feet of the location you requested. Please contact your municipality to verify your flood zone at (305)234-4262.

[Zoom to](#)

(4 of 4)

FEMA Flood Zone

Zone	X
Elevation	-9.999
Zone Subtype	AREA OF MINIMAL FLOOD HAZARD

[Zoom to](#)

(2 of 4)

Property Boundary

FOLIO	3660070270010
Address	10821 CARIBBEAN BLVD
City	Cutler Bay
Zip Code	33189-1203
Mailing Address 1	130 GUILFORD RD
Mailing Address 2	
Mailing City	COLUMBIA
Mailing State	MD
Mailing Zip Code	21046
Owner 1	CUTLER BAY LODGING LLC
Owner 2	

[Zoom to](#)

(3 of 4)

County Flood Criteria 2020

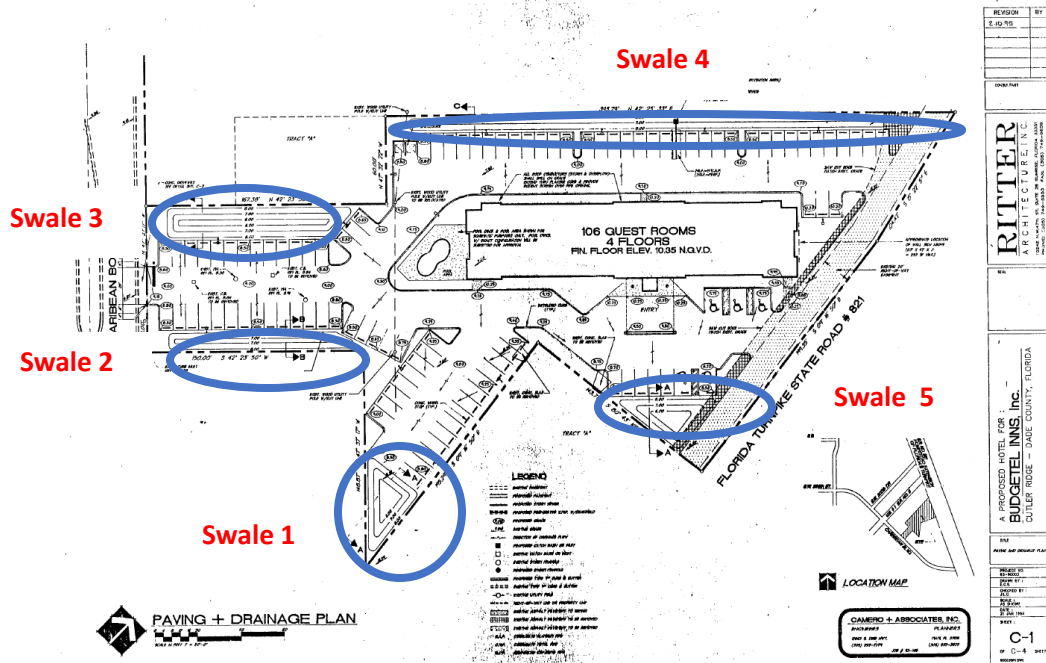
Elevation 7.2880

[Zoom to](#)

18.2.2 GRASSED SWALES

Grassed swales serve as both filtration and conveyance mechanisms, commonly employed to offer preliminary treatment before stormwater runoff is directed to treatment systems. Swales typically take the form of shallow, man-made trenches with vegetation, designed with a width-to-depth ratio of 6 to 1 or greater, or side slopes equal to or steeper than 3 feet horizontal to 1 foot vertical.

In the as-built C1 plan, it is evident that the property features five swale zones. Our consulting team thoroughly examined these various zones and has made the following considerations:



18.2.2.1 SWALE 1

The swale is currently in a deteriorated condition and requires repairs. It does not conform to the required width-to-depth ratio. Additionally, there are trees and roots present within the swale area that may need to be removed. The design swale had 2 feet depth; the current depth is 1.5 feet.





The recommended actions for this swale include root pruning and swale regrading.

18.2.2.2 **SWALE 2**

The swale was originally designed to measure approximately 150 feet in length, 20 feet in width, and 2.5 feet in depth. However, under current conditions, it has experienced significant degradation, resulting in a reduced depth of only 1.1 feet. Additionally, the area is now occupied by 5 trees that may require removal. It is imperative that the swale undergoes repairs to restore its intended functionality. The recommended actions for this swale include root pruning, possible tree removal, and swale regrading.



18.2.2.3 **SWALE 3**

The swale has deviated from its original design, with the presence of four trees within the swale. However, it's noteworthy that the depth of the swale remains in conformance with the original design.



18.2.2.4 **SWALE 4**

The entire area has suffered a loss of the originally designed depth, necessitating a comprehensive reconstruction of the swale. In addition to the issues related to the swale depth, it is crucial to note that the original design for this specific area included a catch basin and an exfiltration trench that could not be located, being probably covered under the soil and completely clogged. It is recommended to restore this swale by root pruning, regarding the swale and adding a new catch basin with pollution retardant baffle and 25' of exfiltration trench with 24" pipe.





18.2.2.5 SWALE 5

The site analysis indicates a substantial deviation from the initial design conditions, necessitating a comprehensive reconstruction of the swale. In the deeper section of the swale, we observe a depth of 1.5', differing from the initially planned 2'. Furthermore, the original configuration has changed, leading to the loss of the required design slopes. As a result, a complete reconstruction is recommended to bring the swale back to the intended specifications.



18.2.3 ADDITIONAL CONSIDERATIONS

During the site visit, our crew noted that the adjacent property is utilizing the swales of the La Quinta Hotel for drainage management. This condition introduces two considerations for the project: addressing the improvements needed for the property's swales and imposing restrictions on external usage that impact the design capacity. The following image illustrates the drainage pipes affecting the property's drainage conditions.

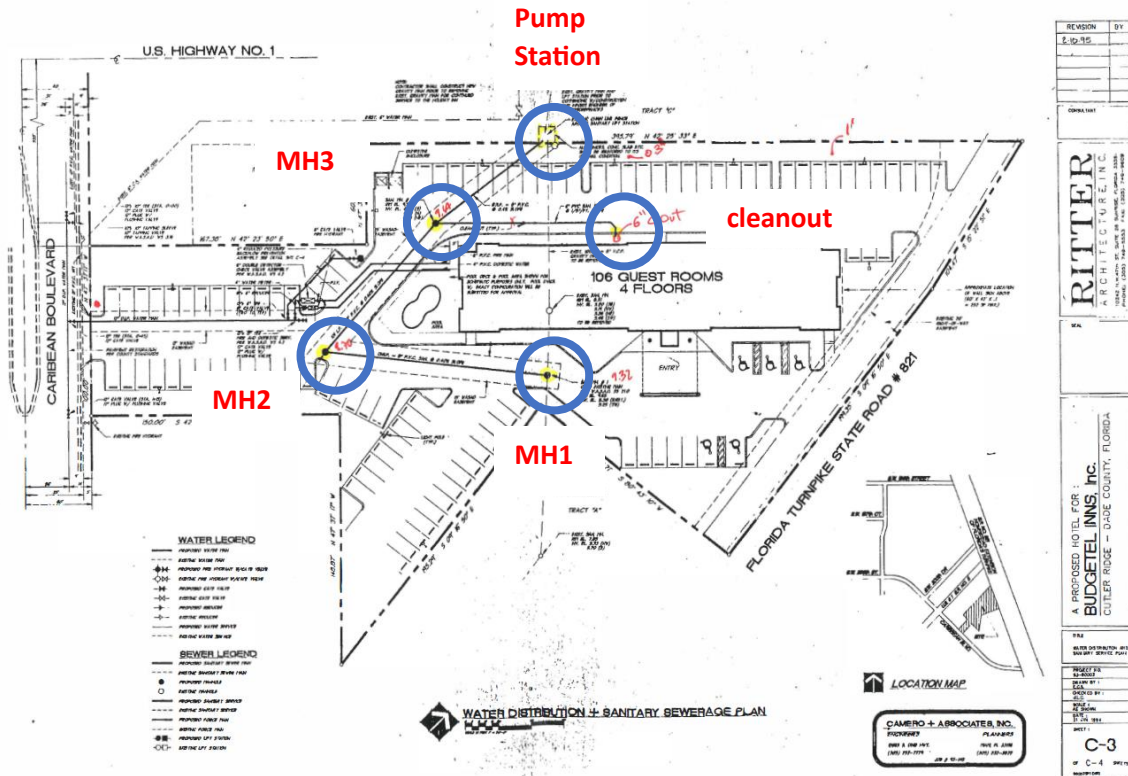


18.3 SANITARY SEWER ASSESSMENT

Throughout the assessment, our surveyor utilized the property's as-built plans to identify the existing manholes within the premises. Each of these manholes underwent a thorough inspection, encompassing measurements of rim elevations, inverts, and pipe sizes.

It's important to highlight that the inspected manholes are not integral components of the property's sanitary sewer system. They seem to be part of a rerouting of an original sewer line that predates this building, conveying flows through this property. The flow within these manholes appears to be within standard parameters, and all structures are functioning efficiently.

The data gathered during the site inspection includes the following:



	RIM ELEVATION	PIPES	PIPE SIZE (in)	PIPE DIRECTION	INVERT
Manhole # 1	9.32	1	10	W	4.74
		2	10	SE	4.99
Manhole # 2	8.7	1	10	NE	3.95
		2	10	NW	3.70
Manhole # 3	9.14	1	10	SE	3.64
		2	10	N	3.47

Discrepancies were observed between the as-built plan and the actual field conditions, specifically in the case of Manhole 3. While the as-built plan indicated three pipes, our field inspection revealed that Manhole 3 only contains two pipes. Additionally, the pipe connecting the 6-inch cleanout which we assume collect and conveys the sewer flows from this building to the Manhole 3, as indicated in the plan, is not present in the field.

18.3.1 MANHOLE 1





18.3.2 MANHOLE 2



18.3.3 MANHOLE 3









18.3.4 PUMP STATION









While conducting the sewer investigation, we encountered two distinct sets of plans, namely the county as-built marked as ES6912-1 (see attachment 4) and the property as-built identified as C3. It's important to highlight that these two documents exhibit inconsistencies in terms of pipe sizes, the number of manholes in the area, and building sewer connections. Both plans offer some verifiable information, yet neither can be regarded as entirely accurate or comprehensive.

As a result, it is recommended that the county take steps to unify and rectify the as-built information by combining accurate and valuable data from both sources. This combination will ensure a comprehensive and accurate representation of the sewer system. We assess that the sewer system is constructed according to the ES6912-1 as-built, and we can attribute any elevation issues to a minimal datum difference. Importantly, the sewer system is functioning correctly, and based on our evaluation, no further actions are recommended for the sanitary sewer system.

18.4 WATER SYSTEM ASSESSMENT

The water system at the property appears to be in compliance with the WASD as-built E3702-1(See attachment 5). In this section, we will provide a detailed account of the conditions observed during the site visits.

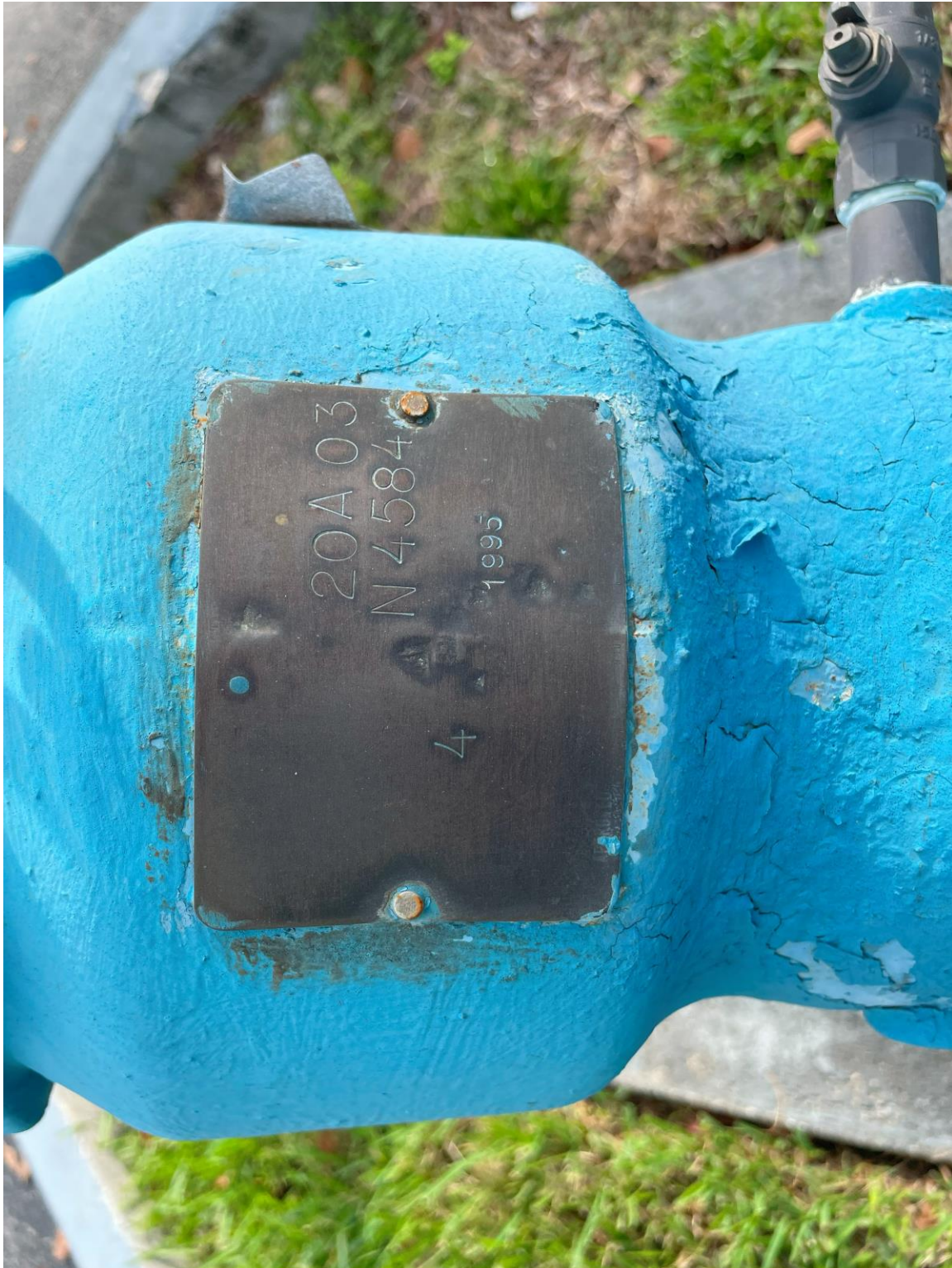
18.4.1 POTABLE WATER

18.4.1.1 4" BACKFLOW PREVENTER

A 4" blue backflow preventer is located in the property's parking lot. Upon inspection, the 4" backflow preventer is in acceptable condition. The backflow preventer has a visible test certificate dated October 2023, indicating that it has been recently tested and is in compliance.

The concrete slab under the backflow preventer is found to be deteriorated. In light of this, we recommend the construction of a new concrete slab to ensure the protection of the system. This proactive measure will contribute to the longevity and stability of the infrastructure.







18.4.1.2 2" WATER METERS

The field crew identified two 2" water meters near the backflow. Upon inspection, these meters appear to be relatively new and are in excellent condition.



18.4.2 FIRE WATER

18.4.2.1 6" BACKFLOW PREVENTER

A 6" red backflow preventer is installed in the premises for the sprinkles and the fire hydrants, the system is in acceptable condition, the system counts with an inspection certificate dated February 24 2023.



A.B. Fire
Fire Sprinklers LLC
2759 NW 10th STREET POMPANO BEACH, FL 33069
State License# FPC18-000114
954-933-8054 1-800-448-4461 772-467-0080

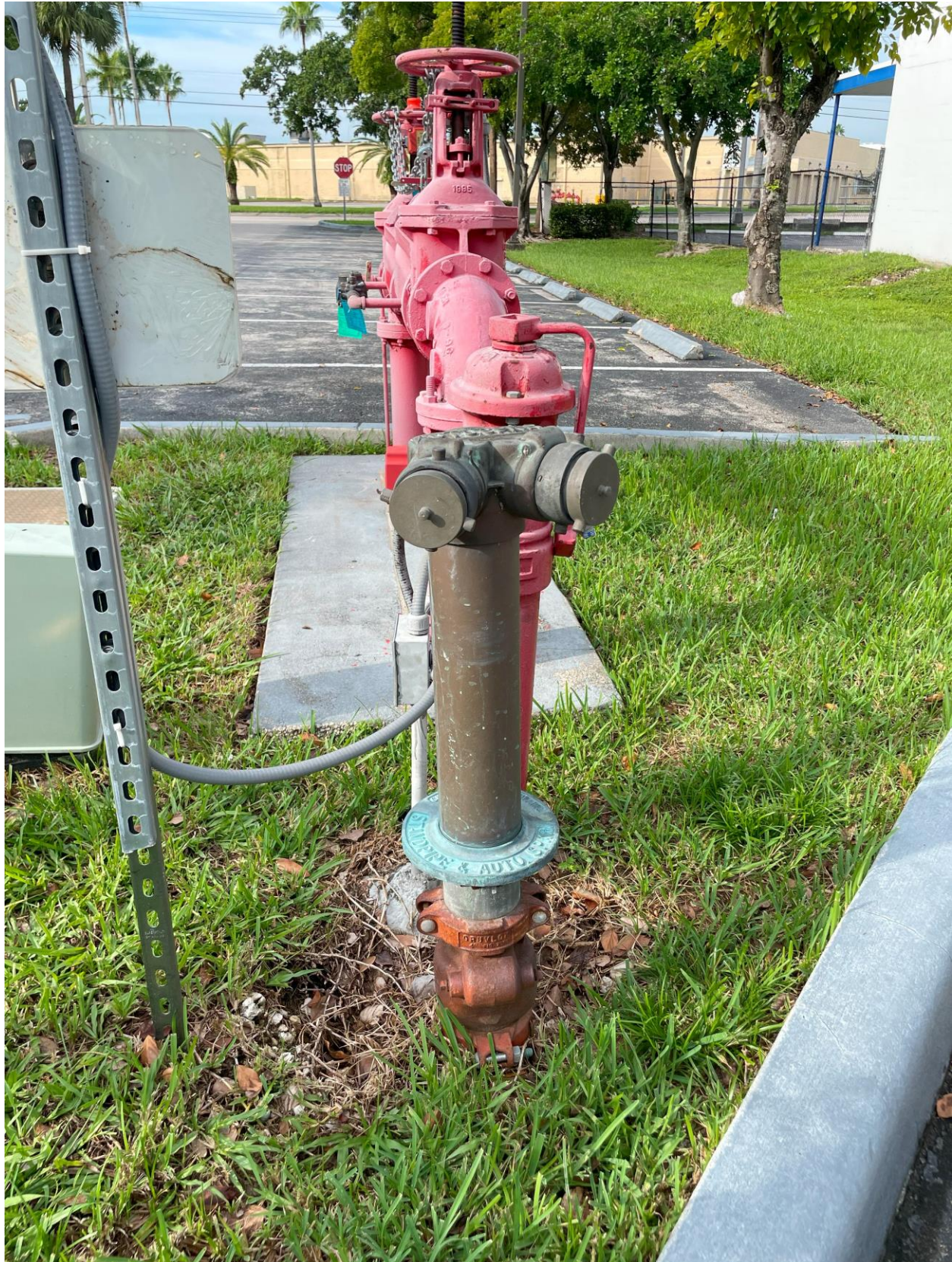
Inspection Performed By:
Name (Print): W. ALONE
Signature: [Signature]
Permit #: FPC-2300004
Facility Name: La Quinta
Facility Address: 10821 Caribbean Blvd
Facility Address:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> New System <input type="checkbox"/> Sprinkler <input type="checkbox"/> Standpipe <input type="checkbox"/> Hose <input type="checkbox"/> Valve & FDC <input type="checkbox"/> Fire Pump <input type="checkbox"/> Backflow <input type="checkbox"/> Hydrant <input type="checkbox"/> Pre-Action <input type="checkbox"/> Dry Pipe															<input type="checkbox"/> Service <input checked="" type="checkbox"/> Inspection <input type="checkbox"/> 5 Year <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly															

See Inspection Report for Comments and/or Deficiencies.
Affixing this tag shall not be construed to invalidate
the owner's responsibility to maintain the system as
provided in Section 633.082, F.S.

**DO NOT REMOVE BY ORDER
OF THE STATE FIRE MARSHAL**

2022 2023 2024 2025 2026 2027
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC



18.4.2.2 **FIRE HYDRANTS**

The property is equipped with two fire hydrants. Upon assessment, the first hydrant appears to be in fair condition, and we recommend no further activities at this time. However, for the second hydrant, it has been observed that the concrete slab and the associated bollard are in poor condition. In light of this, we recommend the reconstruction of both the slab and the bollards for the second hydrant to ensure optimal functionality and safety of this hydrant.





18.5 SITE CIVIL ASSESSMENT

18.5.1 PARKING SPACES AND WHEEL STOPS

In the as-built C1 plan, it is clear that the property comprises 106 guest rooms. However, it's essential to acknowledge that the current provision of parking spaces does not align with the

regulations stipulated in the Cutler Bay Code, Section 3-144, which mandates minimum parking ratios. According to these regulations, the requirement is one parking space for each guest room, with additional provisions for accessory and restaurant uses. Presently, the property offers 99 parking spaces, which falls short of the specified requirements. Notably, if the property's purpose transitions to residential multifamily use, the parking lot must ensure a minimum of one parking space per dwelling unit.

It's important to note that the number of ADA (Americans with Disabilities Act) parking spaces meets the minimum standards. The property currently provides 5 accessible parking spaces, which complies with SECTION 11-4.1.2 of the Florida Building Code.

Furthermore, the visual inspection has revealed damages to the wheel stops in several parking spaces. Ten parking spaces lack wheel stops, and ten exhibit severe damage.









18.5.2 PARKING LOT PAVEMENT AND CURB CONDITION

The circulation area of the parking lot is suitable for its intended use. However, there is damage to the pavement structure, particularly evident along the swales where tree roots have impacted the structure. Approximately 300 linear feet of curbs on the property are identified to be in poor condition. Additionally, our on-site team estimates that around 7,000 square feet of the parking lot pavement surface shows visible damage.



The pavement perimeter of the parking lot spans approximately 1600 linear feet. Following the visual civil assessment, our field team has identified that roughly 50% of this perimeter, totaling 800 linear feet, is adversely affected by tree roots or the sodded grassed areas. It is deemed necessary to address this concern by repairing the affected areas.

To mitigate further damage and enhance durability, we recommend the installation of flushed concrete curbs or concrete bands along the perimeter. These curbs will impede root damage and act as a protective barrier, isolating the asphalt pavement from the sodded areas. This comprehensive approach will contribute to the long-term stability and resilience of the parking lot infrastructure.









18.5.3 PEDESTRIAN ACCESSIBILITY

During the site visit, our field crew noted the absence of pedestrian accessibility from the public sidewalk to the building's entrance, violating ADA requirements. Addressing these accessibility deficiencies is imperative to ensure full compliance with ADA standards and provide an inclusive and accessible environment for all individuals.







18.5.4 BUILDING ENTRANCE

The building features a covered drop-off area with a minimum height of 9'2". During the site visit, damage to the structure was observed, likely resulting from a collision. To mitigate the risk of further incidents, we recommend implementing warning signalization that clearly communicates the maximum allowable height within the drop-off area. This precautionary measure aims to enhance safety by providing clear information to drivers and minimizing the risk of potential structural damage.



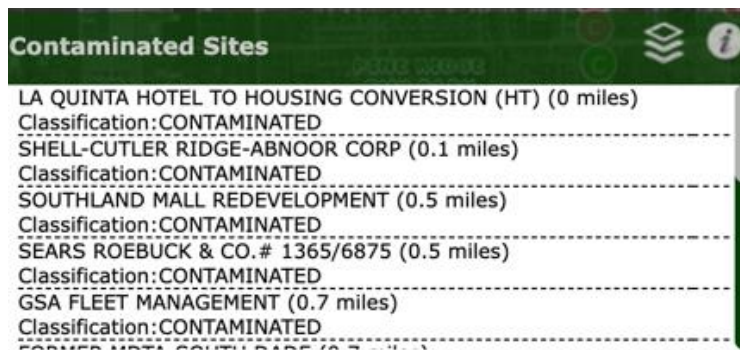


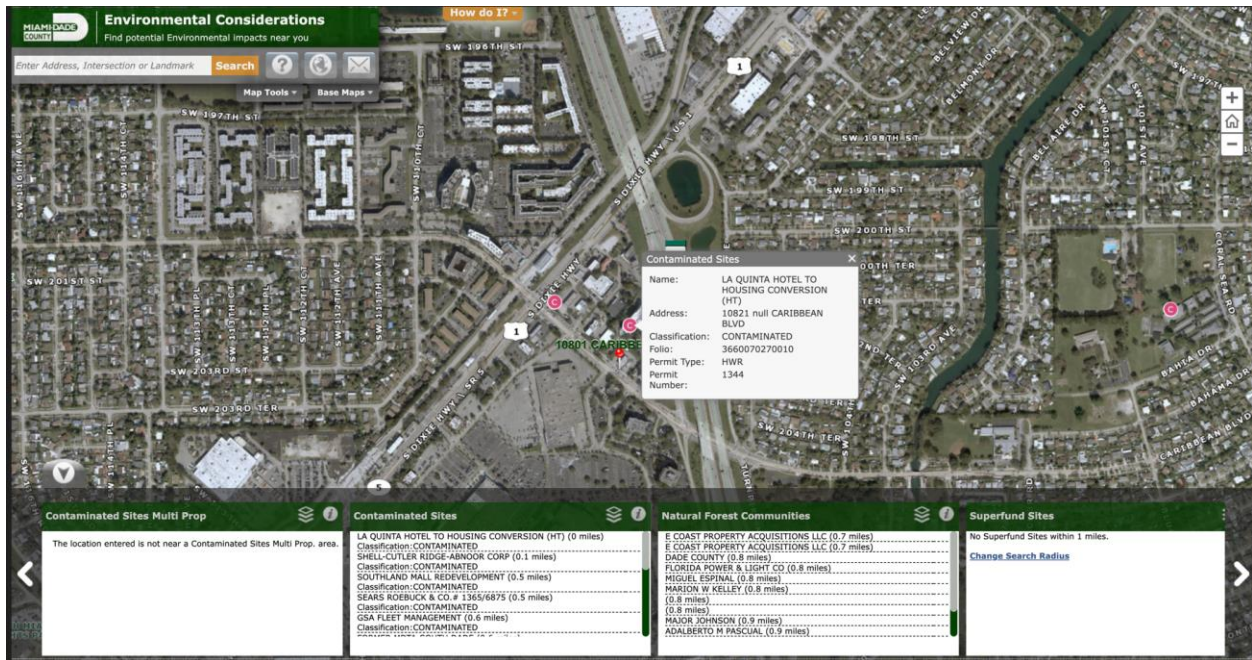
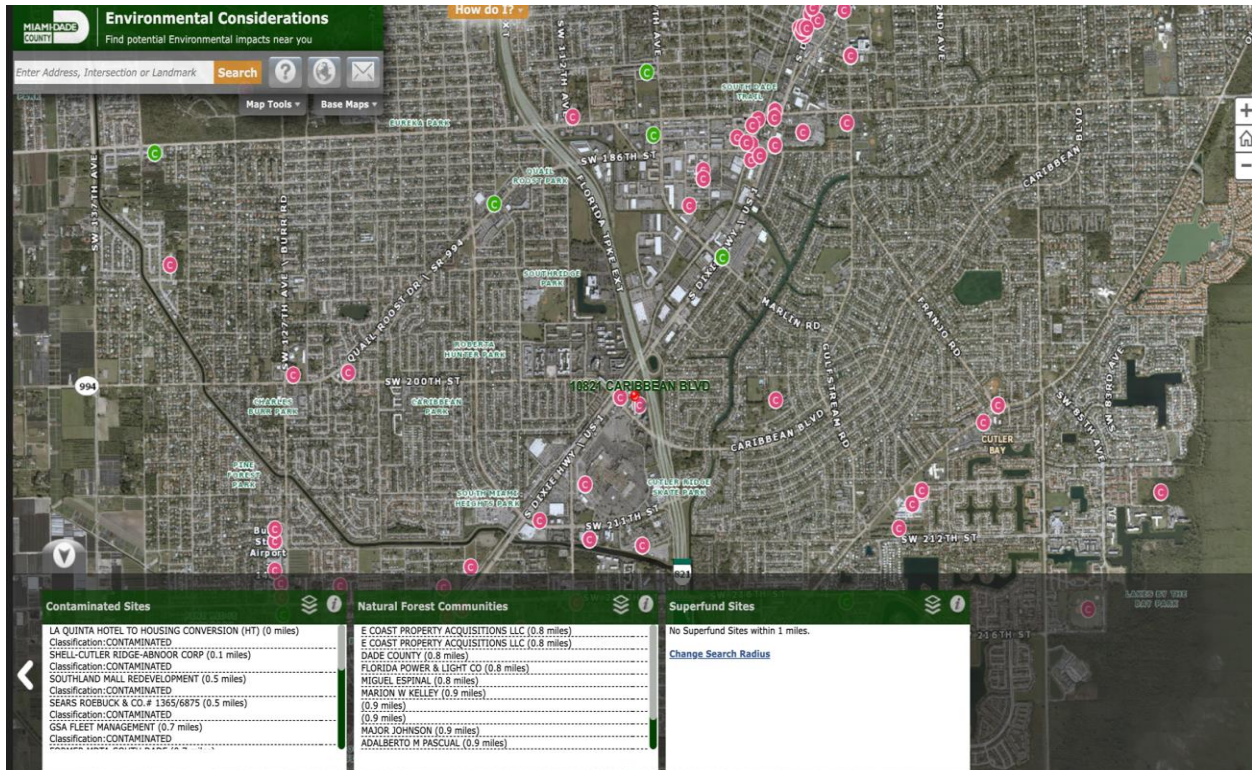


18.6 ADDITIONAL OBSERVATIONS

This report does not include the environmental assessment of the building. However, during the site visit, we identified the presence of a water monitoring well. Subsequent investigation and review of the Miami-Dade County environmental site revealed that the property is reported as contaminated. The site counts with monitoring wells such that quality ground water samples representative of actual conditions can be collected. This water monitoring well provides ground water samples that exhibit the physical and chemical properties of that portion of the aquifer screened by the well.

It's important to note that, as part of the property assessment, a comprehensive environmental assessment to determine the extent of contamination and identify appropriate remediation measures is currently being performed by other parties.







18.7 CONCLUSIONS & RECOMMENDATIONS

The following are the recommendations to be implemented in order to improve the existing building facilities:

18.7.1 DRAINAGE

It is recommended to restore the drainage components of this property to at least the original design conditions to ensure proper functioning of the facility during and after rain events, and to comply with current regulations.

- Restore swales to original condition.
- Root Pruning
- Tree Removal and Replacement
- Swale Grading
- Sodding
- Construct new Exfiltration trench section.
- Furnish and Install New Catch basin with Pollution Retardant baffle.
- Furnish and install a Section of 5' of solid 24" Pipe followed by 20' of 24" perforated pipe.

18.7.2 WATER

Water system appears to be in acceptable condition.

The following repairs are recommended:

- Repair concrete slabs for backflow preventers
- Fire Hydrant (North) repairs (New Concrete slab and Bollard)

18.7.3 PARKING LOT

The existing parking lot does not comply with the current or the proposed parking space requirements, where one space is required for each dwelling unit. Owner will need to assess how to resolve or obtain a variance on this requirement. Property currently has 104 parking spaces including the 5 ADA parking spaces.




The condition of the parking lot will require the following proposed repairs to ensure continued proper functionality:



- Repair 300 LF of damaged Type D curb
- Furnish and Install 20 new concrete wheel stops.
- Repair 800 LF of asphalt edge
- Install new flushed concrete curbing to repair edges near existing trees.
- Repair 7,000 SF of damaged pavement by removing asphalt and excavating base, install new 8" thick limerock base compacted to 98% of proctor density and install new 2" thick hot asphalt patch.



The property does not have a pedestrian accessible route connecting the public sidewalk to the building. This would require approximately 400' of new concrete 5' wide sidewalks and some demarcation over existing asphalt pavement:




- Install 400' of 4" thick concrete sidewalks 5' wide.
- Pavement markings to demarcate pedestrian route on existing pavement.
- Some landscape modifications will be needed to accommodate the new sidewalk, specially at the entrance.



19. CIVIL ENGINEERING PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG		
Site Progress Report		
Client: Miami Dade County - ISD Consultant: Premiere Design Solutions		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
		Project: 21-9007 / W220057
Photo No. 1	Date: [Date]	
Direction Photo Taken: South		
Description: Swale 1 condition		
Photo No. 2	Date: [Date]	
Direction Photo Taken: South-West		
Description: Swale 2 condition		



PHOTOGRAPHIC LOG		BEA architects	
Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: Premiere Design Solutions		10821 Caribbean Blvd, Miami, FL 33189	
Project:		21-9007 / W220057	
Photo No. 3	Date: [Date]		
Direction Photo Taken: North East			
Description: Swale 3 condition			
Photo No. 4	Date: [Date]		
Direction Photo Taken: North East			
Description: [Swale 4 condition			




PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: Premiere Design Solutions		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 5	Date: [Date]	
Direction Photo Taken: South-West		
Description: Swale 5 condition		
Photo No. 6	Date: [Date]	
Direction Photo Taken: North East		
Description: Adjacent Building Discharge		

PHOTOGRAPHIC LOG		Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn		Project:	
Consultant: Premiere Design Solutions		10821 Caribbean Blvd, Miami, FL 33189		21-9007 / W220057	
Photo No. 7	Date: [Date]				
Direction Photo Taken:					
Description: Manhole 1					
Photo No. 8	Date: [Date]				
Direction Photo Taken:					
Description: Manhole 2					



PHOTOGRAPHIC LOG		BEA architects	
Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: Premiere Design Solutions		10821 Caribbean Blvd, Miami, FL 33189	
Project: 21-9007 / W220057			
Photo No. 9	Date: [Date]		
Direction Photo Taken:			
Description: Manhole 3			
Photo No. 10	Date: [Date]		
Direction Photo Taken: North			
Description: Pump Station			




PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: Premiere Design Solutions		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189 Project: 21-9007 / W220057
Photo No. 11	Date: [Date]	
Direction Photo Taken: North		
Description: Pump Station		
Photo No. 12	Date: [Date]	
Direction Photo Taken: North West		
Description: 4" Backflow preventer.		



PHOTOGRAPHIC LOG		BEA architects	
Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	Project:
Consultant: Premiere Design Solutions		10821 Caribbean Blvd, Miami, FL 33189	21-9007 / W220057
Photo No. 13	Date: [Date]		
Direction Photo Taken: South East			
Description: 6" backflow preventer.			
Photo No. 14	Date: [Date]		
Direction Photo Taken:			
Description: Water Meters			

PHOTOGRAPHIC LOG Site Progress Report			
Client: Miami Dade County - ISD Consultant: Premiere Design Solutions		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189	
Project: 21-9007 / W220057			
Photo No. 15	Date: [Date]		
Direction Photo Taken: South East			
Description: Fire Hydrant 1			
Photo No. 16	Date: [Date]		
Direction Photo Taken: South West			
Description: Fire Hydrant 2			

PHOTOGRAPHIC LOG		BEA architects	
Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	Project:
Consultant: Premiere Design Solutions		10821 Caribbean Blvd, Miami, FL 33189	21-9007 / W220057
Photo No. 17	Date: [Date]		
Direction Photo Taken: North			
Description: ADA parking Spaces			
Photo No. 18	Date: [Date]		
Direction Photo Taken: North East			
Description: Pavement edge			

PHOTOGRAPHIC LOG		BEA architects	
Site Progress Report			
Client: Miami Dade County - ISD Consultant: Premiere Design Solutions		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189	Project: 21-9007 / W220057
Photo No. 19	Date: [Date]		
Direction Photo Taken: South West			
Description: Pavement Edge and Wheel stops			
Photo No. 20	Date: [Date]		
Direction Photo Taken: North			
Description: Curbs			

PHOTOGRAPHIC LOG Site Progress Report			
Client: Miami Dade County - ISD Consultant: Premiere Design Solutions		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189	Project: 21-9007 / W220057
Photo No. 21	Date: [Date]		
Direction Photo Taken:			
Description: Pavement			
Photo No. 22	Date: [Date]		
Direction Photo Taken: North East			
Description: Curbs			

PHOTOGRAPHIC LOG		BEA architects	
Site Progress Report			
Client: Miami Dade County - ISD Consultant: Premiere Design Solutions		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189	Project: 21-9007 / W220057
Photo No. 23	Date: [Date]		
Direction Photo Taken: North			
Description: Building Entrance			
Photo No. 24	Date: [Date]		
Direction Photo Taken: South West			
Description: Covered drop off			

20. BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST - CIVIL ENGINEERING

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT					
BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST					
Item No.:	Description	Unit	Unit Price	Quantity	Cost
1	MOBILIZATION	LS	\$ 10,000.00	1	\$ 10,000.00
2	MOT	LS	\$ 2,000.00	1	\$ 2,000.00
3	TREE ROOT AND BRANCH PRUNING	EA	\$ 1,000.00	11	\$ 11,000.00
4	TREE REMOVAL AND REPLACEMENT	LS	\$ 5,000.00	1	\$ 5,000.00
5	REGISTERED ARBORIST SERVICES	LS	\$ 2,000.00	1	\$ 2,000.00
6	SWALE RECONSTRUCTION	SY	\$ 10.00	3250	\$ 32,500.00
7	SODDING	SY	\$ 5.00	3250	\$ 16,250.00
8	F&I CATCH BASIN WITH BAFFLE	EA	\$ 8,500.00	1	\$ 8,500.00
9	F&I FRENCH DRAINS	LF	\$ 300.00	25	\$ 7,500.00
10	F&I CONCRETE SLAB 6" (FOR WATER ITEMS)	SF	\$ 20.00	90	\$ 1,800.00
11	F&I BOLLARDS	EA	\$ 500.00	2	\$ 1,000.00
12	F&I CONCRETE TYPE D CURB	LF	\$ 35.00	30	\$ 1,050.00
13	F&I CONCRETE BAND (FLUSHED CURB)	LF	\$ 30.00	800	\$ 24,000.00
14	F&I CONCRETE WHEEL STOPS	EA	\$ 40.00	50	\$ 2,000.00
15	ASPHALT PAVEMENT REPAIR (INC. DEMO, LIMEROK & ASPHALT)	SY	\$ 55.00	780	\$ 42,900.00
16	NEW CONCRETE SIDEWALK 4" THICK	SF	\$ 12.00	2000	\$ 24,000.00
17	LANDSCAPE MODIFICATIONS	LS	\$ 3,000.00	1	\$ 3,000.00
18	PAVEMENT MARKINGS	LS	\$ 3,000.00	1	\$ 3,000.00
	SUBTOTAL				\$ 197,500.00
	ENGINEERING (10%)	10%			\$ 19,750.00
	PERMITS (2%)	2%			\$ 3,950.00
	ALLOWANCE FOR UNFORSEEN CONDITIONS (20%)	20%			\$ 39,500.00
				TOTAL =	\$ 260,700.00

This Budgetary Level Engineer's Opinion of Probable Construction Cost has been prepared in good faith, but by its very nature is only able to contain indicative information and estimates (including without limitation those of time, resource and cost) based on the design criteria, information and circumstances known at the time of its preparation. Due to frequent construction material cost fluctuations and supply backlog in some markets, this cost analysis is considered good for 3 months and may require modification if being used beyond this duration.

21. LIMITATIONS AND DISCLAIMERS

The present report acknowledges certain limitations and disclaimers. Firstly, it's important to note that we did not employ specialized equipment to measure illumination levels or noise levels during our evaluation. Our environmental assessment was conducted as a separate entity, and data obtained from it has been treated independently. Additionally, it is imperative to highlight that all the information presented in this report is derived exclusively from a visual inspection of the site. While visual inspections provide valuable insights, they inherently have limitations, and certain aspects may not have been captured with the precision that dedicated measuring equipment might afford. Readers are advised to interpret the findings within the context of these limitations and consider the visual nature of the data presented herein.

22. CIVIL ENGINEERING ATTACHMENTS

22.1 ATTACHMENT #1



Condition Assessment

Attachment 1. Condition Assessment Minimum Criteria Checklist	
Project Name:	La Quinta Hotel - Condition Assessment
PDS Proj. No.:	23210011
Inspection Date:	10/19/2023
Site Address:	10821 Caribbean Blvd, Cutler Bay, FL
Item	Inspector Comments
Pavement, Grading and Drainage	
Condition of Catch Basins and Drainage structures	No Structures were found on the site
Condition of Swales (take elevations to determine volume capacity)	All the depths were taken, and the majority are not in compliance with the As-built. Depths can be revised in the field notes
Is storm runoff contained on site?	No
Are adjacent sites discharging to our site?	A existing building has the roof drainage discharging to a swale area
Any visible low spots on pavement? What size and how many? Noted on	there area spots in the pavement
Any visible damaged pavement? How many areas. Noted on plans	Yes, it is estimated on 700 sq ft
Number of damaged concrete wheel stops	20 between damaged and inexistent
What is the striping condition?	the striping presents damage; we evaluated a 60% of striping existence
Is there a stop sign and stop bar at the main entrance/exit	yes
How Many Handicap Spaces? Do they have signs? And Blue Striping?	5 spaces, they have signs and blue striping
Count number of standard parking spaces	99 parking spaces
Any other parking spaces (motorcycle, bike, electric car, etc.)	there is no evidence on the site
Stripped handicap path from parking spaces to entrance	yes
Measure smallest parking spaces (Width and length)	8.4' x 16'
Measure Parking Isle drives	
Pedestrian access ADA compliant	No pedestrian Access
Sanitary Sewer	
Did you find the 3 manholes in the site?	Yes, these manholes do not serve the property.
Get elevation of all manholes (Rim, Inverts, direction, pipe size and material)	the elevation area in the report and in the attachment 3
Any cleanouts found?	1 cleanout in the back of the building

La Quinta - Cutler Bay - Civil Engineering Existing Condition Assessment
Premiere Design Solutions, Inc.
Project No. 23210011

1 of 2



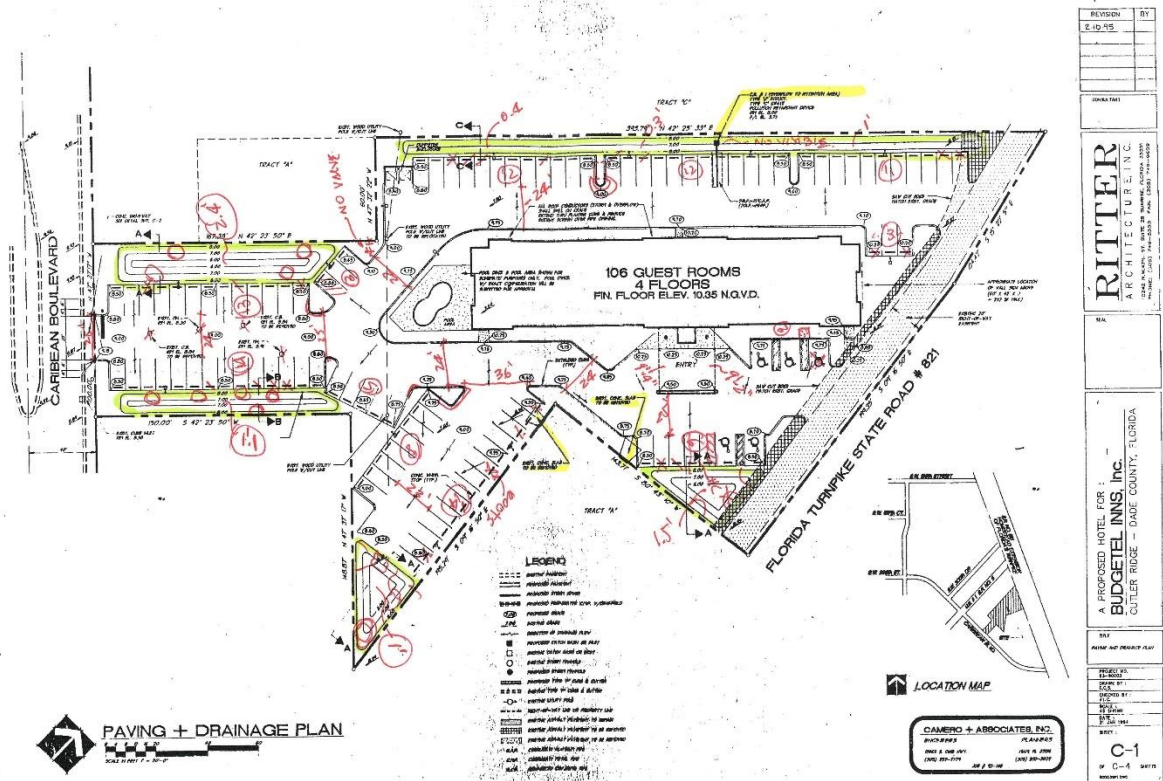
Attachment 1. Condition Assessment Minimum Criteria Checklist	
Project Name:	La Quinta Hotel - Condition Assessment
PDS Proj. No.:	23210011
Inspection Date:	10/19/2023
Site Address:	10821 Caribbean Blvd, Cutler Bay, FL
Item	Inspector Comments
Water	
Number of Fire Hydrants and their Condition	2, Acceptable Condition
Do all FH have valves	No, the site visit only located one valve
Condition/size of Backflow preventer (Potable)	4" Acceptable. Recent Inspection certification record tag found
Condition/size of Backflow preventer (Fire)	6" Acceptable. Recent Inspection certification record tag found
Water Meter (No. an Condition)	Two 2" WM in Excellent Condition (Reddall WM No. 21222634 and 22202565)
Water Meter box	1 large box with two metal covers in acceptable condition
Other	
Clear height of drop off canopy structure at main entrance seems low. Measured at : _____ ft	different height at each side 9'4" and 9'2"
Observed some vegetation covering parking lot lighting. May need to be trimmed	
Observed several rodent traps along the perimeter of the building	
Noticed some corroded metal light pole base covers in the parking lot	
Various locations of broken concrete curb at parking islands noted on plans	visual inspection estimates 300 ft
Various location of pavement damage along edge of parking lot were it meets the swales, noted on plans	visual inspection estimates 800 ft

La Quinta - Cutler Bay - Civil Engineering Existing Condition Assessment
Premiere Design Solutions, Inc.
Project No. 23210011

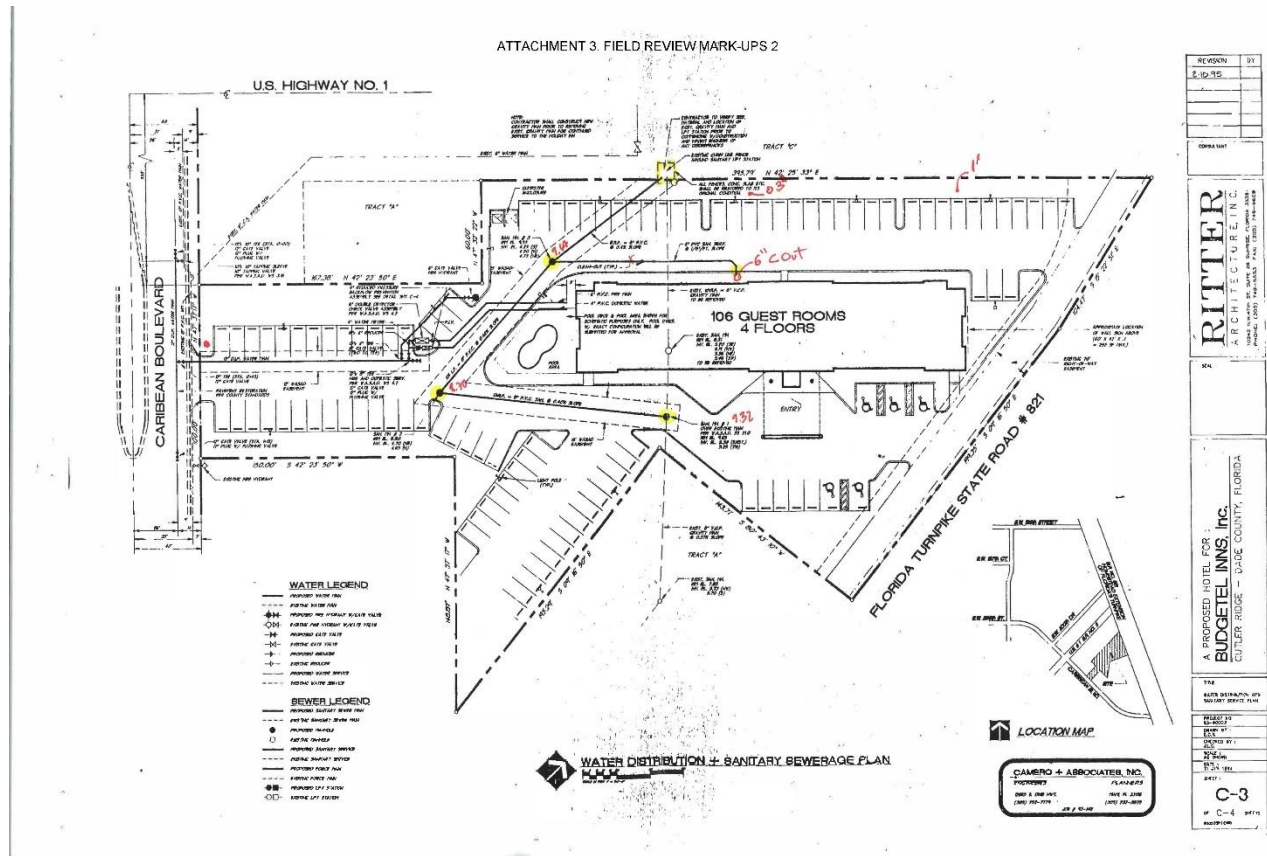
2 of 2

22.2 ATTACHMENT #2

ATTACHMENT 2. FIELD REVIEW MARK-UPS 1

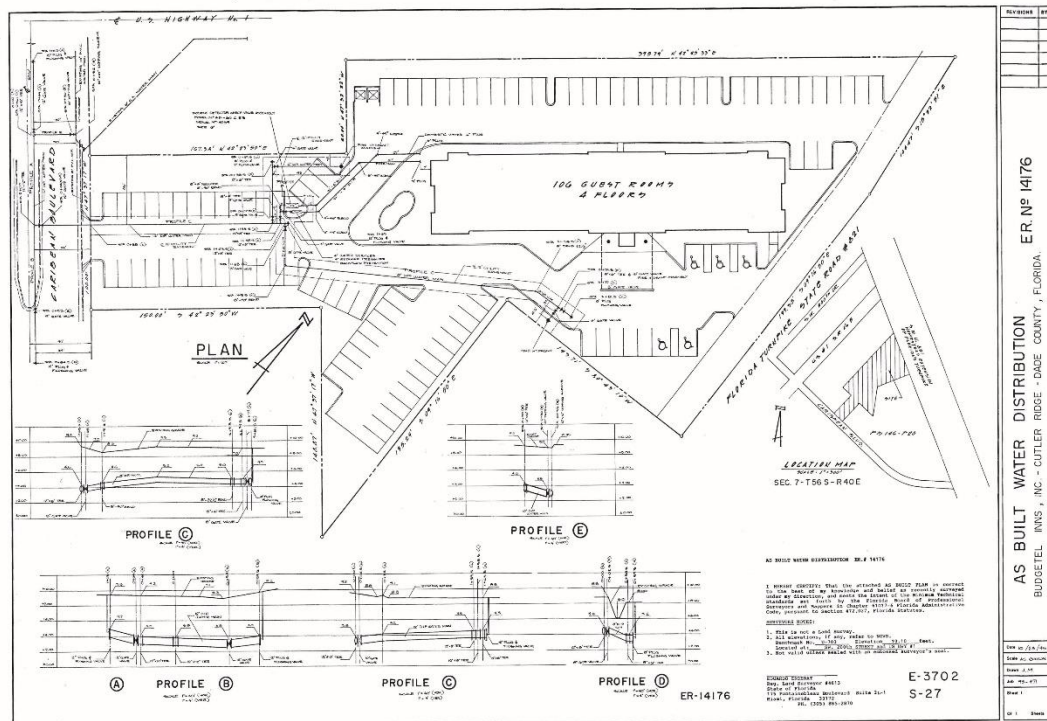


22.3 ATTACHMENT #3



22.5 ATTACHMENT #5

ATTACHMENT 5. AS-BUILT E3701-1



23. STRUCTURAL PURPOSE

Bliss & Nyitray, Inc. (BNI) was retained by BEA Architects to explore the potential transformation of the existing La Quinta Inn & Suites building located at 10821 Caribbean Blvd in Cutler Bay Florida 33189, from its current hotel function into a space that meets the Housing Quality Standards (HQS) §982.401 for individuals without housing. To ensure adherence to HQS standards, BNI conducted a structural condition assessment, identifying areas exhibiting signs of deterioration or structural wear and tear, as well as areas in good condition.

24. STRUCTURAL METHODOLOGY

The assessment involved reviewing existing drawings to determine the framing system of the structure, documenting conditions and observing any signs of deterioration or structural fatigue/distress through visual inspection.

24.1 DESCRIPTION OF STRUCTURE

The project consists of a four-story, 107-room hotel-style building made of load-bearing concrete masonry units, completed in 1996. It features 4" hollow core planks and is supported by a shallow foundation. The roof parapets are constructed with light gauge steel, and the ground level front canopy of the building is composed of structural steel. Several architectural elements of the structure are crafted from construction foam. The property spans 87,686 square feet of land with a total building area of 46,415 square feet.

24.2 VISUAL EXAMINATION PROCEDURE

The visual examination included inspecting the exterior of the building from ground level, accessing and walking on the roof, and exploring the parapet space at the top façade of the building. Various room layouts were traversed, primarily featuring drywall ceilings and walls, with no access to examine the framing system within the structure. Electrical rooms, mechanical rooms, laundry facilities, and storage rooms at the ground level were also inspected, with some lacking drywall ceilings, revealing the underside of the hollow core slab. The hallways featured ceiling tiles that were intermittently removed to evaluate the underside of the hollow core slab. The entrance's front canopy showcased an alternative style of ceiling tile, likely designed for exterior use. When removed, it revealed that the canopy was constructed using steel beams and a metal deck.

The building undergoes one of two assessments. Initially, they receive a rating based on the presence of damage, categorized into Tier I, Tier II, or Tier III. A Tier I rating indicates the necessity of structural repair to prevent further deterioration and potential structural failure. This tier is often associated with exposed reinforcement and cracks that could serve as entry points for water, leading to reinforcement damage. Tier II suggests that structural repair is advisable but not urgently required. Typically, Tier II relates to conditions where ongoing deterioration is less severe than Tier I, and immediate action may not be imperative. Lastly, Tier III indicates that repairs are optional. Tier III damages, such as hairline cracks on a ground floor slab, are unlikely to worsen or pose immediate concerns if left unaddressed.

The second method of rating involves evaluating the general condition of the building in instances where the framing elements are not visible or when no damage is observed in the building's framing components. Ratings include poor condition, fair condition, and good condition. A good condition signifies that the photo reflects a state akin to new construction, requiring no intervention. Fair condition suggests the absence of major issues, but visible signs of aging, akin to faded paint. Poor condition denotes a state that is neither fair nor good condition, indicating the

presence of significant problems that may be structural. However, a definitive determination often necessitates further investigation.

25. HOUSING QUALITY STANDARDS (HQS) §982.401 RUBRIC & STRUCTURAL ENGINEERING RESPONSES

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT		
HOUSING QUALITY STANDARDS (HQS) §982.401		
CATEGORY	COMMENTS / NOTES	RESPONSES
STRUCTURE AND MATERIALS	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST BE STRUCTURALLY SOUND. THE STRUCTURE MUST NOT PRESENT ANY THREAT TO THE HEALTH AND SAFETY OF THE OCCUPANTS AND MUST PROTECT THE OCCUPANTS FROM THE ENVIRONMENT.	BNI Response: Acceptable
	(2) ACCEPTABILITY CRITERIA.	
	(I) CEILINGS, WALLS, AND FLOORS MUST NOT HAVE ANY SERIOUS DEFECTS SUCH AS SEVERE BULGING OR LEANING, LARGE HOLES, LOOSE SURFACE MATERIALS, SEVERE BUCKLING, MISSING PARTS, OR OTHER SERIOUS DAMAGE.	BNI Response: Acceptable with exception of Spalling (Photo #4)
	(II) THE ROOF MUST BE STRUCTURALLY SOUND AND WEATHERTIGHT.	BNI Response: Acceptable
	(III) THE EXTERIOR WALL STRUCTURE AND SURFACE MUST NOT HAVE ANY SERIOUS DEFECTS SUCH AS SERIOUS LEANING, BUCKLING, SAGGING, LARGE HOLES, OR DEFECTS THAT MAY RESULT IN AIR INFILTRATION OR VERMIN INFESTATION.	BNI Response: Acceptable
	(IV) THE CONDITION AND EQUIPMENT OF INTERIOR AND EXTERIOR STAIRS, HALLS, PORCHES, WALKWAYS, ETC., MUST NOT PRESENT A DANGER OF TRIPPING AND FALLING. FOR EXAMPLE, BROKEN OR MISSING STEPS OR LOOSE BOARDS ARE UNACCEPTABLE.	BNI Response: Acceptable
	(V) ELEVATORS MUST BE WORKING AND SAFE.	BNI Response: Acceptable
SECURITY FOR THE FAMILY	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST PROVIDE ADEQUATE SPACE AND SECURITY FOR THE FAMILY.	BNI Response: N/A
	(2) ACCEPTABILITY CRITERIA	

	(I) AT A MINIMUM, THE DWELLING UNIT MUST HAVE A LIVING ROOM, A KITCHEN AREA, AND A BATHROOM.	BNI Response: N/A
	(II) THE DWELLING UNIT MUST HAVE AT LEAST ONE BEDROOM OR LIVING/SLEEPING ROOM FOR EACH TWO PERSONS. CHILDREN OF OPPOSITE SEX, OTHER THAN VERY YOUNG CHILDREN, MAY NOT BE REQUIRED TO OCCUPY THE SAME BEDROOM OR LIVING/SLEEPING ROOM.	BNI Response: N/A
	(III) DWELLING UNIT WINDOWS THAT ARE ACCESSIBLE FROM THE OUTSIDE, SUCH AS BASEMENT, FIRST FLOOR, AND FIRE ESCAPE WINDOWS, MUST BE LOCKABLE (SUCH AS WINDOW UNITS WITH SASH PINS OR SASH LOCKS, AND COMBINATION WINDOWS WITH LATCHES). WINDOWS THAT ARE NAILED SHUT ARE ACCEPTABLE ONLY IF THESE WINDOWS ARE NOT NEEDED FOR VENTILATION OR AS AN ALTERNATE EXIT IN CASE OF FIRE.	BNI Response: N/A
	(IV) THE EXTERIOR DOORS OF THE DWELLING UNIT MUST BE LOCKABLE. EXTERIOR DOORS ARE DOORS BY WHICH SOMEONE CAN ENTER OR EXIT THE DWELLING UNIT.	BNI Response: N/A
INTERIOR AIR QUALITY	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST BE FREE OF POLLUTANTS IN THE AIR AT LEVELS THAT THREATEN THE HEALTH OF THE OCCUPANTS.	BNI Response: N/A
	(2) ACCEPTABILITY CRITERIA	
	(I) THE DWELLING UNIT MUST BE FREE FROM DANGEROUS LEVELS OF AIR POLLUTION FROM CARBON MONOXIDE, SEWER GAS, FUEL GAS, DUST, AND OTHER HARMFUL POLLUTANTS.	BNI Response: N/A
	(II) THERE MUST BE ADEQUATE AIR CIRCULATION IN THE DWELLING UNIT.	BNI Response: N/A
	(III) BATHROOM AREAS MUST HAVE ONE OPENABLE WINDOW OR OTHER ADEQUATE EXHAUST VENTILATION.	BNI Response: N/A
	(IV) ANY ROOM USED FOR SLEEPING MUST HAVE AT LEAST ONE WINDOW. IF THE WINDOW IS DESIGNED TO BE OPENTABLE, THE WINDOW MUST WORK.	BNI Response: N/A
WATER SUPPLY	(1) PERFORMANCE REQUIREMENT. THE WATER SUPPLY MUST BE FREE FROM CONTAMINATION.	BNI Response: N/A
	(2) ACCEPTABILITY CRITERIA. THE DWELLING UNIT MUST BE SERVED BY AN APPROVABLE PUBLIC OR PRIVATE WATER SUPPLY THAT IS SANITARY AND FREE FROM CONTAMINATION.	BNI Response: N/A

SANITARY FACILITIES	(1) PERFORMANCE REQUIREMENTS. THE DWELLING UNIT MUST INCLUDE SANITARY FACILITIES LOCATED IN THE UNIT. THE SANITARY FACILITIES MUST BE IN PROPER OPERATING CONDITION, AND ADEQUATE FOR PERSONAL CLEANLINESS AND THE DISPOSAL OF HUMAN WASTE. THE SANITARY FACILITIES MUST BE USABLE IN PRIVACY.	BNI Response: N/A
	(2) ACCEPTABILITY CRITERIA	
	(I) THE BATHROOM MUST LOCATED IN A SEPARATE PRIVATE ROOM AND HAVE A FLUSH TOILET IN PROPER OPERATING CONDITION.	BNI Response: N/A
	(II) THE DWELLING UNIT MUST HAVE AFIXED BASIN IN PROPER OPERATING CONDITION, WITH A SINK TRAP AND HOT AND COLD RUNNING WATER.	BNI Response: N/A
	(III) THE DWELLING UNIT MUST HAVE A SHOWER OR TUB IN PROPER OPERATING CONDITION WITH HOT AND COLD RUNNING WATER.	BNI Response: N/A
	(IV) THE FACILITIES MUST UTILIZE AN APPROVABLE PUBLIC OR PRIVATE DISPOSAL SYSTEM (INCLUDING A LOCALLY APPROVABLE SEPTIC SYSTEM).	BNI Response: N/A
THERMAL ENVIRONMENT	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST HAVE AND BE CAPABLE OF MAINTAINING A THERMAL ENVIRONMENT HEALTHY FOR THE HUMAN BODY.	BNI Response: N/A
	(2) ACCEPTABILITY CRITERIA.	
	(I) THERE MUST BE A SAFE SYSTEM FOR HEATING THE DWELLING UNIT (AND A SAFE COOLING SYSTEM, WHERE PROSENT). THE SYSTEM MUST BE IN PROPER OPERATING CONDITION. THE SYSTEM MUST BE ABLE TO PROVIDE ADEQUATE HEAT (AND COOLING, IF APPLICABLE), EITHER DIRECTLY OR INDIRECTLY, TO EACH ROOM, IN ORFER TO ASSURE A HEALTHY LIVING ENVIRONMENT APPROPRIATE TO THE CLIMATE.	BNI Response: N/A
	(II) THE DWELLING UNIT MUST NOT CONTAIN UNVENTED ROOM HEATERS THAT BURN GAS, OIL, OR KEROSENE. ELECTRIC HEATERS ARE ACCEPTABLE.	BNI Response: N/A
ILLUMINATION AND ELECTRICITY	(1) PERFORMANCE REQUIREMENT. EACH ROOM MUST HAVE ADEQUATE NATURAL OR ARTIFICAL ILLUMINATION TO PERMIT NORMAL INDOOR ACTIVITIES AND TO SUPPORT THE HEALTH AND SAFETY OF OCCUPANTS. THE DWELLING UNIT MUST HAVE SUFFICIENT ELECTRICAL SOURCES SO OCCUPANTS CAN USE ESSENTIAL ELECTRICAL APPLIANCES. THE ELECTRICAL FIXTURES AND WIRING MUST ENSURE SAFETY FROM FIRE.	BNI Response: N/A

	(2) ACCEPTABILITY CRITERIA	
	(I) THERE MUST BE AT LEAST ONE WINDOW IN THE LIVING ROOM AND IN EACH SLEEPING ROOM.	BNI Response: N/A
	(II) THE KITCHEN AREA AND THE BATHROOM MUST HAVE A PERMANENT CEILING OR WALL LIGHT FIXTURE IN PROPER OPERATING CONDITION. THE KITCHEN AREA MUST ALSO HAVE AT LEAST ONE ELECTRICAL OUTLET IN PROPER OPERATING CONDITION.	BNI Response: N/A
	(III) THE LIVING ROOM AND EACH BEDROOM MUST HAVE AT LEAST TWO ELECTRICAL OUTLETS IN PROPER OPERATING CONDITION. PERMANENT OVERHEAD OR WALL-MOUNTED LIGHT FIXTURES MAY COUNT AS ONE OF THE REQUIRED ELECTRICAL OUTLETS.	BNI Response: N/A
FOOD PREPARATION AND REFUSE DISPOSAL	(1) PERFORMANCE REQUIREMENT.	
	(I) THE DWELLING UNIT MUST HAVE SUITABLE SPACE AND EQUIPMENT TO STORE, PREPARE, AND SERVE FOODS IN A SANITARY MANNER.	BNI Response: N/A
	(II) THERE MUST BE ADEQUATE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTES AND REFUSE, INCLUDING FACILITIES FOR TEMPORARY STORAGE WHERE NECESSARY (E.G., GARBAGE CANS).	BNI Response: N/A
	(2) ACCEPTABILITY CRITERIA.	
FOOD PREPARATION AND REFUSE DISPOSAL	(I) THE DWELLING UNIT MUST HAVE AN OVEN, AND A STOVE OR RANGE, AND A REFRIGERATOR OF APPROPRIATE SIZE FOR THE FAMILY. ALL OF THE EQUIPMENT MUST BE IN PROPER OPERATING CONDITION. THE EQUIPMENT MAY BE SUPPLIED BY EITHER THE OWNER OR THE FAMILY. A MICROWAVE OVEN MAY BE SUBSTITUTED FOR A TENANT-SUPPLIED OVEN AND STOVE OR RANGE. A MICROWAVE OVEN MAY BE SUBSTITUTED FOR AN OWNER-SUPPLIED OVEN AND STOVE OR RANGE IF THE TENANT AGREES AND MICROWAVE OVENS ARE FURNISHED INSTEAD OF AN OVEN AND STOVE OR RANGE TO BOTH SUBSIDIZED AND UNSUBSIDIZED TENANTS IN THE BUILDING OR PREMISES.	BNI Response: N/A
	(II) THE DWELLING UNIT MUST HAVE A KITCHEN SINK IN PROPER OPERATING CONDITION, WITH A SINK TRAP AND HOT AND COLD RUNNING WATER. THE SINK MUST DRAIN INTO AN APPROVABLE PUBLIC OR PRIVATE SYSTEM.	BNI Response: N/A

	(III) THE DWELLING UNIT MUST HAVE SPACE FOR THE STORAGE, PREPARATION, AND SERVING OF FOOD.	BNI Response: N/A
	(IV) THERE MUST BE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTE AND REFUSE, INCLUDING TEMPORARY STORAGE FACILITIES WHERE NECESSARY (E.G., GARBAGE CANS).	BNI Response: N/A
SANITARY CONDITION	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT AND ITS EQUIPMENT MUST BE IN SANITARY CONDITION.	BNI Response: N/A
	(2) ACCEPTABILITY CRITERIA. THE DWELLING UNIT AND ITS EQUIPMENT MUST BE FREE OF VERMIN AND RODENT INFESTATION.	BNI Response: N/A
SMOKE DETECTORS PERFORMANCE REQUIREMENT	(1) EXCEPT AS PROVIDED IN PARAGRAPH (N)(2) OF THIS SECTION, EACH DWELLING UNIT MUST HAVE AT LEAST ONE BATTERY-OPERATED OR HARD-WIRED SMOKE DETECTOR, IN PROPER OPERATING CONDITION, ON EACH LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS BUT EXCEPTING CRAWL SPACES AND UNFINISHED ATTICS. SMOKE DETECTORS MUST BE INSTALLED IN ACCORDANCE WITH AND MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD (NFPA) 74 (OR ITS SUCCESSOR STANDARDS). IF THE DWELLING UNIT IS OCCUPIED BY ANY HEARING-IMPAIRED PERSON, -SMOKE DETECTORS MUST HAVE AN ALARM SYSTEM, DESIGNED FOR HEARING-IMPAIRED PERSONS AS SPECIFIED IN NFPA 74 (OR SUCCESSOR STANDARDS).	BNI Response: N/A
	(2) FOR UNITS ASSISTED PRIOR TO APRIL 24, 1993, OWNERS WHO INSTALLED BATTERY-OPERATED OR HARD-WIRED SMOKE DETECTORS PRIOR TO APRIL 24, 1993 IN COMPLIANCE WITH HUD'S SMOKE DETECTOR REQUIREMENTS, INCLUDING THE REGULATIONS PUBLISHED ON JULY 30, 1992, (57 FR 33846), WILL NOT BE REQUIRED SUBSEQUENTLY TO COMPLY WITH ANY ADDITIONAL REQUIREMENTS MANDATED BY NFPA 74 (I.E., THE OWNER WOULD NOT BE REQUIRED TO INSTALL A SMOKE DETECTOR IN A BASEMENT NOT USED FOR LIVING PURPOSES, NOR WOULD THE OWNER BE REQUIRED TO CHANGE THE LOCATION OF THE SMOKE DETECTORS THAT HAVE ALREADY BEEN INSTALLED ON THE OTHER FLOORS OF THE UNIT).	BNI Response: N/A
	(J) LEAD-BASED PAINT PERFORMANCE REQUIREMENT. THE LEAD-BASED PAINT POISONING PREVENTION ACT (42 U.S.C. 4821-4846), THE RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992 (42 U.S.C. 4851-4856), AND IMPLEMENTING REGULATIONS AT PART 35, SUBPARTS A, B, M, AND R OF THIS TITLE APPLY TO UNITS ASSISTED UNDER THIS PART.	BNI Response: N/A
	(K) ACCESS PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST BE ABLE TO BE USED AND MAINTAINED WITHOUT UNAUTHORIZED USE OF OTHER PRIVATE PROPERTIES. THE BUILDING MUST PROVIDE AN	BNI Response: N/A

	ALTERNATE MEANS OF EXIT IN CASE OF FIRE (SUCH AS FIRE STAIRS OR EGRESS THROUGH WINDOWS).	
SITE AND NEIGHBORHOOD	(1) PERFORMANCE REQUIREMENT. THE SITE AND NEIGHBORHOOD MUST BE REASONABLY FREE FROM DISTURBING NOISES AND REVERBERATIONS AND OTHER DANGERS TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE OCCUPANTS.	BNI Response: N/A
	(2) ACCEPTABILITY CRITERIA. THE SITE AND NEIGHBORHOOD MAY NOT BE SUBJECT TO SERIOUS ADVERSE ENVIRONMENTAL CONDITIONS, NATURAL OR MANMADE, SUCH AS DANGEROUS WALKS OR STEPS; INSTABILITY; FLOODING, POOR DRAINAGE, SEPTIC TANK BACKUPS OR SEWAGE HAZARDS; MUDSLIDES; ABNORMAL AIR POLLUTION, SMOKE OR DUST; EXCESSIVE NOISE, VIBRATION OR VEHICULAR TRAFFIC; EXCESSIVE ACCUMULATIONS OF TRASH; VERMIN OR RODENT INFESTATION; OR FIRE HAZARDS.	BNI Response: N/A

26. OBSERVATIONS

26.1 HQS RUBRIC

Per HQS, the ceilings, walls, and floors exhibit no significant issues, except for cracking at the pool deck slab (Photo #1) and spalling at level 4 overhead (Photo #4). The roof is in good structural condition, with no indications of current water intrusion. The exterior walls and overall structure show no major defects, with only minor concerns such as deteriorated construction foam and rusted-through gutters. Both interior and exterior walkways are free from structural deficiencies. The structure seems to be structurally sound and does not pose any immediate threat to the health and safety of the occupants. Lastly the elevator is in working condition with last inspection good until 7/31/2024.



26.2 GENERAL OVERVIEW

BNI's site visit observation occurred on October 10 and October 19, 2023. The survey involved a visual inspection of the visible building structure, including the roof, the exterior perimeter of the structure from ground level, examination of hollow core slab by removing ceiling tiles in the hallways on all levels, inspection of laundry/mechanical/Electrical rooms, and walking through various unit layouts. Particular attention was spent on the visible elements that were structural concerns such as cracking and deterioration of the structure.

BNI identified minor structural issues, such as slab cracking exceeding 2mm in width around the pool deck (Photo #1) and 1-2mm wide cracks in room 1B Electrical room (Photo #2). Additionally, after removing ceiling tiles on level 4 hallway, several areas were spotted with spalled concrete that had exposed reinforcement in areas where tapcons were used (photo #4).

Superficial damage was observed at the entrance canopy, characterized by deteriorated construction foam (Photo #3), although it does not appear to impact the canopy's structural integrity. Furthermore, non-structural damage was noted in the form of rusted-through gutters (Photo#5) in various locations around the building.

27. STRUCTURAL ENGINEERING PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Consultant: Bliss & Nyitray, Inc.		
Project: 21-9007 / W220057		
Photo No. 1	Date: 10/19/23	
Direction Photo Taken: Exterior Pool Deck Floor		
Description: Slab Cracks Tier I Estimated Life Expectancy: More than 10 years with proper repair.		
Photo No. 2	Date: 10/19/23	
Direction Photo Taken: Interior Room 1B Electrical Room Floor		
Description: Hairline Slab Cracks Tier III Estimated Life Expectancy: More than 10 years.		

PHOTOGRAPHIC LOG		BEA architects	
Site Progress Report			
Client: Miami Dade County - ISD Consultant: Bliss & Nyitray, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189	Project: 21-9007 / W220057
Photo No. 3	Date: 10/19/23		
Direction Photo Taken: Exterior Front Canopy Looking up			
Description: Deteriorated Construction Foam. Steel beam and structure above with no visible damage see Photo #13 Poor condition Estimated Life Expectancy: Partial replacement recommended. More than 10 years with proper maintenance.			
Photo No. 4	Date: 10/19/23		
Direction Photo Taken: Interior hallway at Level 4 above ceiling panel looking up			
Description: Spalled concrete with exposed reinforcement. Tier I Estimated Life Expectancy: More than 10 years with proper repair.			

PHOTOGRAPHIC LOG		BEA architects	
Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: Bliss & Nyitray, Inc.		10821 Caribbean Blvd, Miami, FL 33189	
Project: 21-9007 / W220057			
Photo No. 5	Date: 10/19/23		
Direction Photo Taken: Exterior Ground Floor Looking Up			
Description: Building roof gutter with rusted through section. Poor condition. Estimated Life Expectancy: Partial replacement recommended. More than 10 years with proper repair.			
Photo No. 6	Date: 10/19/23		
Direction Photo Taken: Exterior of building			
Description: Good alignment: no leaning, large holes, loose surface material, severe buckling, missing parts or other damage found except from photo #3. Estimated Life Expectancy: More than 20 years with proper maintenance.			






PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: Bliss & Nyitray, Inc.		
Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189		Project: 21-9007 / W220057
Photo No. 7	Date: 10/19/23	
Direction Photo Taken: Exterior of building		
Description: Good alignment: no leaning, large holes, loose surface material, severe buckling, missing parts or other damage found. Estimated Life Expectancy: More than 20 years with proper maintenance.		

Photo No. 8	Date: 10/19/23	
Direction Photo Taken: Exterior of building		
Description: Good alignment: no leaning, large holes, loose surface material, severe buckling, missing parts or other damage found. Estimated Life Expectancy: More than 20 years with proper maintenance.		

PHOTOGRAPHIC LOG Site Progress Report			
Client: Miami Dade County - ISD Consultant: Bliss & Nyitray, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189	
Project: 21-9007 / W220057			
Photo No. 9	Date: 10/19/23		
Direction Photo Taken: Stairwell			
Description: Stairwell with ceiling tiles and drywall Fair Condition. Estimated Life Expectancy: More than 20 years with proper maintenance.			
Photo No. 10	Date: 10/19/23		
Direction Photo Taken: Roof Parapet interior			
Description: Roof parapet constructed of light gauge framing with loose construction materials laying around. Fair Condition. Estimated Life Expectancy: More than 20 years with proper maintenance.			

PHOTOGRAPHIC LOG

Site Progress Report



Client: Miami Dade County - ISD
Consultant: Bliss & Nyitray, Inc.

Site Location: La Quinta Inn
10821 Caribbean Blvd, Miami, FL 33189

Project:
21-9007 / W220057

Photo No.
11

Date:
10/19/23

Direction Photo Taken:

Roof mechanical equipment

Description:

Roof mechanical equipment stand and connection to roof in fair condition with minor rusted surface.
Fair Condition.

Estimated Life Expectancy:

More than 5 years with proper maintenance.



Photo No.
12

Date:
10/19/23

Direction Photo Taken:

Roof satellite equipment



Description:


Roof Satellite equipment stand in fair condition held down with cinderblocks.
Fair Condition.

Estimated Life Expectancy:

More than 5 years with proper maintenance.



PHOTOGRAPHIC LOG		BEA architects	
Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: Bliss & Nyitray, Inc.		10821 Caribbean Blvd, Miami, FL 33189	
Project:		21-9007 / W220057	
Photo No. 13	Date: 10/19/23		
Direction Photo Taken:			
Description:			
<p>Front Canopy with ceiling tile removed looking inwards</p>			
<p>Steel framing and deck with no visible signs of water intrusion or rust. Fair Condition.</p>			
<p>Estimated Life Expectancy:</p> <p>More than 20 years with proper maintenance.</p>			
Photo No. 14	Date: 10/19/23		
Direction Photo Taken:			
Description:			
<p>Interior hallway at Level 3 above ceiling panel looking up</p>			
<p>Bottom of hollow core slab in good condition with no visible reinforcement exposed. Fair Condition.</p>			
<p>Estimated Life Expectancy:</p> <p>More than 20 years with proper maintenance.</p>			

PHOTOGRAPHIC LOG Site Progress Report		BEA architects	
Client: Miami Dade County - ISD Consultant: Bliss & Nyitray, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189	Project: 21-9007 / W220057
Photo No. 15	Date: 10/19/23		
Direction Photo Taken: Ground Floor mechanical room looking at wall			
Description: Load bearing wall with signs of patch work done. Fair Condition. Estimated Life Expectancy: More than 10 years with proper maintenance.			
Photo No. 16	Date: 10/19/23		
Direction Photo Taken: Elevator Certificate of Operation			
Description: Elevator Inspection good until July 2024. Fair Condition. Estimated Life Expectancy: N/A to Structural			








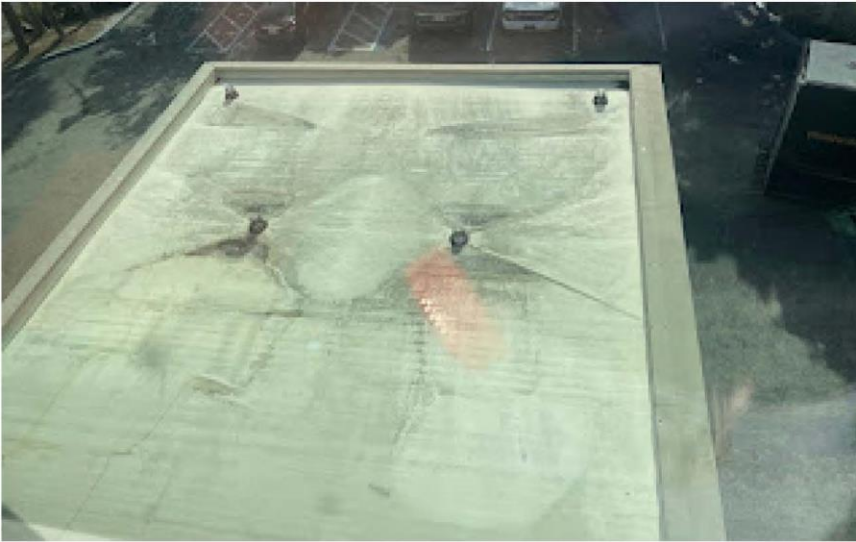

PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: Bliss & Nyitray, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 17	Date: 10/19/23	
Direction Photo Taken: Double Bedroom looking Inwards		
Description: The bedrooms have drywall ceiling and walls concealing the frame of the building from being viewed. No signs of active water intrusion. Fair Condition.		
Estimated Life Expectancy: More than 20 years with proper maintenance.		

Photo No. 18	Date: 10/19/23	
Direction Photo Taken: Exterior ground floor window		
Description: Window and sealant in acceptable condition, no large holes, broken windows or air infiltration found. Fair Condition.		
Estimated Life Expectancy: More than 10 years with proper maintenance.		

PHOTOGRAPHIC LOG		BEA architects
Site Progress Report		
Client: Miami Dade County - ISD Consultant: Bliss & Nyitray, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 19	Date: 10/19/23	
Direction Photo Taken: Exterior ground floor window		
Description: Window and sealant in acceptable condition, no large holes, broken windows or air infiltration found. Fair Condition.		
Estimated Life Expectancy: More than 10 years with proper maintenance.		
Photo No. 20	Date: 10/19/23	
Direction Photo Taken: Roof Overview		
Description: No leaks found. Minor puddling of water. Fair Condition.		
Estimated Life Expectancy: More than 10 years with proper maintenance.		

PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: Bliss & Nyitray, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 21	Date: 10/19/23	
Direction Photo Taken: Roof Drains looking down		
Description: Roof drain is clear of any debris. Fair Condition. Estimated Life Expectancy: More than 10 years with proper maintenance.		
Photo No. 22	Date: 10/19/23	
Direction Photo Taken: Roof parapet		
Description: Roof parapet with metal panels Fair Condition. Estimated Life Expectancy: More than 10 years with proper maintenance.		

PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: Bliss & Nyitray, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
		Project: 21-9007 / W220057
Photo No. 23	Date: 10/19/23	
Direction Photo Taken: 2 nd level looking out towards front		
Description: Front canopy roof. No leaks found. Fair Condition.		
Estimated Life Expectancy: More than 10 years with proper maintenance.		
Photo No. 24	Date: 10/19/23	
Direction Photo Taken: Roof Overview		
Description: No leaks found. Minor puddling of water. Fair Condition.		
Estimated Life Expectancy: More than 10 years with proper maintenance.		


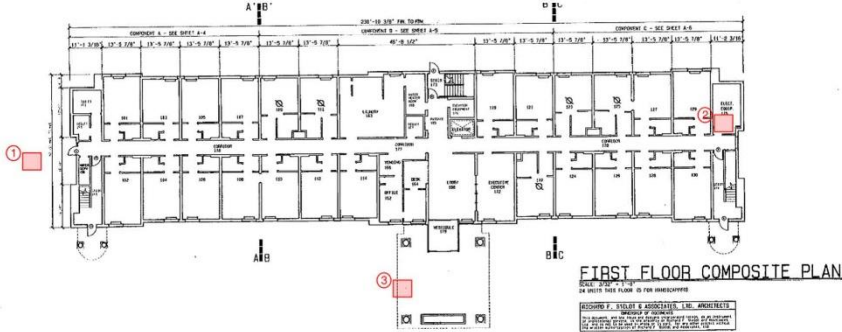
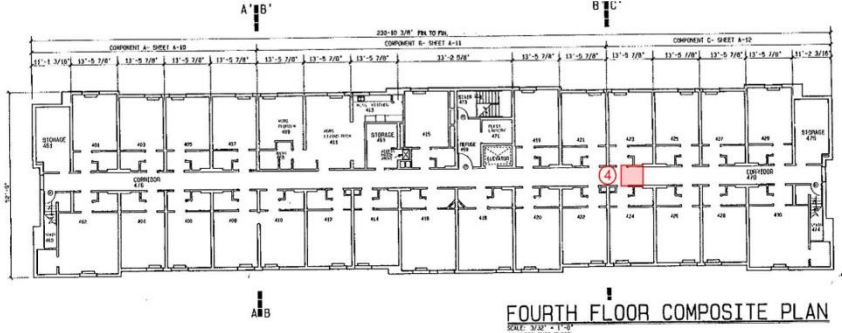


PHOTOGRAPHIC LOG		
Site Progress Report		
Client: Miami Dade County - ISD Consultant: Bliss & Nyitray, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 25	Date: 10/19/23	 <p>FIRST FLOOR COMPOSITE PLAN SCALE: 3/8" = 1'-0" 25 UNITS THIS FLOOR IS FOR UNDEVELOPED</p> <p>RECORD 7 - STUDY & ASSOCIATED, L.L.C. ARCHITECTS 10000 N.W. 11TH AVENUE, SUITE 100 MIAMI, FL 33157 TEL: 305.444.1111 FAX: 305.444.1112 WWW.BEA-ARCHITECTS.COM</p>
Direction Photo Taken: N/A		
Description: First floor plan view photo 1-3		
Estimated Life Expectancy: N/A		

Photo No. 26	Date: 10/19/23	 <p>FOURTH FLOOR COMPOSITE PLAN SCALE: 3/8" = 1'-0" 25 UNITS THIS FLOOR</p>
Direction Photo Taken: N/A		
Description: Fourth floor plan view photo 4		
Estimated Life Expectancy: N/A		

PHOTOGRAPHIC LOG Site Progress Report		
Client: Miami Dade County - ISD Consultant: Bliss & Nyitray, Inc.		
Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189		Project: 21-9007 / W220057
Photo No. 27	Date: 10/19/23	
Direction Photo Taken: Ground Floor Laundry Room entrance looking inwards		
Description: Exposed slab and hollow core ceiling with no visible defects such as cracking or spalling. Fair Condition.		
Estimated Life Expectancy: More than 20 years with proper maintenance.		

28. REFERENCES

The following documents were used in preparation of this Report:

- Architectural drawings by Ritter Architecture Inc. 10242 NW 47th St. Suite 26 Sunrise Florida 33351
- Structural drawings by Richard F. Steldt & Associates, LTD. Architects 212 W Wisconsin Avenue Milwaukee WI 53203
- Exhibit D ESG Minimum Habitability Standards for Emergency Shelters and Permanent Housing
- Appraisal report by Integra Realty Resources dated February 10, 2023
- Office of the Property Appraiser Summary Report

29. CONCLUSIONS

Per HQS, the ceilings, walls, and floors exhibit no significant issues, except for those observed at the pool deck slab and the level 4 ceiling. The roof is in good structural condition, with no indications of current water intrusion. The exterior walls and overall structure show no major defects, with only minor concerns such as deteriorated construction foam and rusted-through gutters. Both interior and exterior walkways are free from structural deficiencies.

The structure is in generally good condition with limited areas of damage/deterioration isolated to pool deck slab (Photo#1), room 1B electrical room (Photo#2), level 4 ceiling (Photo #4), ground level front canopy (Photo #3), and gutters (Photo #5). BNI did not find any structural conditions that posed imminent risk to life safety.

30. RECOMMENDATIONS

BNI recommends the following areas are properly repaired to avoid escalating deterioration which could become structurally concerning:

- The cracks at the pool deck slab (Photo #1).
- The spalled concrete at level 4 ceiling with exposed reinforcement (Photo #4).

31. BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST - STRUCTURAL ENGINEERING

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT					
BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST					
Item No.:	Description	Unit	Unit Price	Quantity	Cost
1	Spalls	SF	\$ 150.00	10	\$ 1,500.00
2	Cracks	LF	\$ 200.00	5	\$ 1,000.00
3	Exterior Foam Finishes	SF	\$ 180.00	10	\$ 1,800.00
	SUBTOTAL				\$ 4,300.00
	ENGINEERING (Minimum)	Minimum			\$ 2,500.00
	PERMITS (2%)	2%			\$ 86.00
	ALLOWANCE FOR UNFORSEEN CONDITIONS (20%)	20%			\$ 860.00
TOTAL =					\$ 5,676.00

This Budgetary Level Engineer's Opinion of Probable Construction Cost has been prepared in good faith, but by its very nature is only able to contain indicative information and estimates (including without limitation those of time, resource and cost) based on the design criteria, information and circumstances known at the time of its preparation. Due to frequent construction material cost fluctuations and supply backlog in some markets, this cost analysis is considered good for 3 months and may require modification if being used beyond this duration.

32. DISCLAIMER

The opinions and comments contained in this report are based on visual observations only and no calculations or structural analysis of the existing structure were performed. Field observations were limited to structural components that were readily accessible and observable at the time of the site visit, and there is no claim, either stated or implied, that all conditions were observed. This report does not address any other portions of the structure other than those areas mentioned, nor does it provide any warranty, either expressed or implied, for any portion of the existing structure.

This report is created solely for the Client's benefit, and no other entity shall have rights or claim against the Condition Assessment Professional because of the performance or non-performance of the observations, opinions, conclusions or recommendations contained herein.

33. MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND FIRE ALARM SYSTEMS INTRODUCTION

33.1 OBJECTIVES

The Emergency Solutions Grants (ESG) Program interim rule, at 24 CFR 576.403, establishes minimum standards for safety, sanitation, and privacy in emergency shelters funded with ESG, and minimum habitability standards for permanent housing funded under the Rapid Re-housing and Homelessness Prevention components of ESG.

Miami-Dade County Internal Service Department (ISD) intends to purchase this property for the purpose of converting the facility into a Rapid Re-housing and Homelessness development by applying to ESG funds to finance the improvements to the existing building.

The purpose of this report is to assess the general conditions of the MEP/FP/ Fire Alarm systems and document improvements required to comply with minimum Housing Quality Standards (HQS) §982.401.

33.2 PROCEDURE AND LIMITATIONS

The Assessment Team conducted on-site observations of the property on October 10, 2023 and October 24, 2023. The visual observations findings included in this report are limited to visual observations from floor level and did not include detailed observations of concealed materials. The Assessment Team did not remove any construction materials to inspect the underlying structure. There may be several code violations which were not apparent and were therefore unnoticed. This report does not preclude subsequent inspections as deemed necessary by the City of Cutler Bay Building Official.

Significant damage may be present in hidden conditions that could not be discovered without destructive testing which is beyond the scope of this evaluation. The observations and resulting report are, therefore, not intended to warrant or guarantee the performance of any building MEP/FP/ Fire Alarm components or systems.

Record Drawings provided by the ISD were reviewed in the preparation of this report. The Assessment Team assumes no responsibility or liability for their accuracy of the record drawings. This evaluation is based on the Assessment Team's judgments of the physical condition of the existing building and site based solely visual observations. The actual performance of individual MEP/FP/ Fire Alarm systems components may vary from a reasonably expected standard and may be affected by circumstances which occur after the date of evaluation.

Although it is assumed that the hotel development was constructed in compliance with contemporary building codes and standard building practices at the time of construction, and while the property remains in working condition for present day use, the assessment report does not guaranty compliance with all the current Florida Building Code, Florida Fire Prevention Code, or local ordinances. A future meeting with the City of Culter Bay Building Department shall be scheduled by the ISD to discuss the extent of compliance with current building codes that may be required depending on the finalized scope of work.

The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on experience and expertise according to the existing standard of care.

33.3 PROPERTY DESCRIPTION

La Quinta Inn is located at 10821 Caribbean Boulevard in Cutler Bay. The development consists of a 46,537 sq. ft. four-story, concrete structure with 107 guest rooms capacity, surface parking, outdoor pool, and laundry facilities at the ground floor level. The building was constructed in 1996 and recently renovated in 2021. The hotel structure falls within the residential classification, specifically categorized under the R-1 group, by the Florida Building Code, Section 310.

33.4 CODE AND STANDARDS

The following organizations have created standards that will be used as guidelines in assuring quality and reliability of components and systems; governing nomenclature; and defining parameters of configuration and construction:

- Title 24 Housing and Urban Development of the Code of Federal Regulations.
- Florida Building Code
- Florida Mechanical Code
- Florida Plumbing Code
- Florida Energy Conservation Code
- Florida Accessibility Code
- Florida Fire Prevention Code
- National Electrical Code (NEC)
- National Fire Protection Association (NFPA)
- National Electric Safety Code (NESC)

Standards and codes of the following shall govern where applicable:

- American National Standards Institute (ANSI)
- National Electrical Manufacturer's Association (NEMA)
- Institute of Electrical and Electronic Engineers (IEEE)
- Insulated Cable Engineers Association (ICEA)
- Occupational Safety and Health Act (OSHA)
- American Society for Testing and Materials (ASTM)
- American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE)
- Air Moving and Conditioning Association (AMCA)
- Sheet Metal and Air Conditioning Contractors National Association (SMACNA)
- Air Moving and Conditioning Association (AMCA)

34. HOUSING QUALITY STANDARDS (HQS) §982.401 RUBRIC & MEP/FP/FIRE ALARM SYSTEMS RESPONSES

TABLE 34. MINIMUM HOUSING STANDARD COMPLIANCE SUMMARY

Category	Minimum Housing Quality Standards §982.401	Comment
Structure and Materials	(1) Performance requirement. The dwelling unit must be structurally sound. The structure must not present any threat to the health and safety of the occupants and must protect the occupants from the environment.	N/A
	(2) Acceptability criteria.	N/A
	(I) Ceilings, walls, and floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts, or other serious damage.	N/A
	(II) The roof must be structurally sound and weathertight.	N/A
	(III) The exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infestation.	N/A
	(IV) The condition and equipment of interior and exterior stairs, Halls, porches, walkways, etc., must not present a danger of tripping and falling. For example, broken or missing steps or loose boards are unacceptable.	N/A
	(V) Elevators must be working and safe.	N/A
Space and Security	(1) Performance requirement. The dwelling unit must provide adequate space and security for the family.	N/A
	(2) Acceptability criteria	
	(I) At a minimum, the dwelling unit must have a living room, a kitchen area, and a bathroom.	N/A
	(II) the dwelling unit must have at least one bedroom or living/sleeping room for each two persons. Children of opposite sex, other than very young children, may not be required to occupy the same bedroom or living/sleeping room.	N/A

Category	Minimum Housing Quality Standards §982.401	Comment
	(III) Dwelling unit windows that are accessible from the outside, such as basement, first floor, and fire escape windows, must be lockable (such as window units with sash pins or sash locks, and combination windows with latches). Windows that are nailed shut are acceptable only if these windows are not needed for ventilation or as an alternate exit in case of fire.	N/A
	(IV) The exterior doors of the dwelling unit must be lockable. Exterior doors are doors by which someone can enter or exit the dwelling unit.	N/A
Indoor Air Quality	(1) Performance requirement. The dwelling unit must be free of pollutants in the air at levels that threaten the health of the occupants.	Units are provided with independent air conditioning units with provisions for fresh air. Each unit has a dedicated exhaust fan for restroom. Provisions are consistent with current requirements.
	(2) Acceptability criteria	N/A
	(I) The dwelling unit must be free from dangerous levels of air pollution from carbon monoxide, sewer gas, fuel gas, dust, and other harmful pollutants.	HVAC system in guest room could satisfy current requirements. Mechanical and equipment room might require upgrades to comply with current requirements.
	(II) There must be adequate air circulation in the dwelling unit.	HVAC system in guest room could satisfy current requirements.
	(III) Bathroom areas must have one openable window or other adequate exhaust ventilation.	Bathrooms are provided with mechanical exhaust ventilation.
	(IV) Any room used for sleeping must have at least one window. If the window is designed to be open table, the window must work.	Current provisions satisfy this requirement.
Water Supply	(1) Performance requirement. The water supply must be free from contamination.	The building receives its water supply from WASD, assuring that the quality meets the standards for human consumption and is free from hazardous contaminants.
	(2) Acceptability criteria. The dwelling unit must be served by an approvable public or private water supply that is sanitary and free from contamination.	The building receives its water supply from WASD, assuring that the quality meets the standards for human consumption and is free from hazardous contaminants.

Category	Minimum Housing Quality Standards §982.401	Comment
Sanitary Facilities	(1) Performance requirements. The dwelling unit must include sanitary facilities located in the unit. The sanitary facilities must be in proper operating condition, and adequate for personal cleanliness and the disposal of human waste. The sanitary facilities must be usable in privacy.	Current provisions satisfy this requirement.
	(2) Acceptability criteria	
	(I) The bathroom must be in a separate private room and have a flush toilet in proper operating condition.	Current provisions satisfy this requirement.
	(II) The dwelling unit must have a fixed basin in proper operating condition, with a sink trap and hot and cold running water.	Current provisions satisfy this requirement.
	(III) the dwelling unit must have a shower or tub in proper operating condition with hot and cold running water.	Current provisions satisfy this requirement.
	(IV) The facilities must utilize an approvable public or private disposal system (including a locally approvable septic system).	Current provisions satisfy this requirement.
Thermal Environment	(1) Performance requirement. The dwelling unit must have and be capable of maintaining a thermal environment healthy for the human body.	Current provisions satisfy this requirement.
	(2) Acceptability criteria.	
	(I) There must be a safe system for heating the dwelling unit (and a safe cooling system, where present). The system must be in proper operating condition. The system must be able to provide adequate heat (and cooling, if applicable), either directly or indirectly, to each room, to assure a healthy living environment appropriate to the climate.	Current provisions satisfy this requirement.
	(II) The dwelling unit must not contain unvented room heaters that burn gas, oil, or kerosene. Electric heaters are acceptable.	Ventilation provisions for boiler room need to be revisited at time of inspection ventilation seems to be inadequate.
Illumination and Electricity	(1) Performance requirement. Each room must have adequate natural or artificial illumination to permit normal indoor activities and to support the health and safety of occupants. The dwelling unit must	Current provisions satisfy this requirement.

Category	Minimum Housing Quality Standards §982.401	Comment
	have sufficient electrical sources so occupants can use essential electrical appliances. The electrical fixtures and wiring must ensure safety from fire.	
	(2) Acceptability criteria	
	(I) There must be at least one window in the living room and in each sleeping room.	N/A
	(II) The kitchen area and the bathroom must have a permanent ceiling or wall light fixture in proper operating condition. The kitchen area must also have at least one electrical outlet in proper operating condition.	Proposed dwelling unit light fixtures comply with HQS requirements; however, dwelling units lack electrical provision for required kitchen area.
	(III) The living room and each bedroom must have at least two electrical outlets in proper operating condition. Permanent overhead or wall-mounted light fixtures may count as one of the required electrical outlets.	Proposed dwelling unit light fixtures in the living room and bedroom comply with minimum HQS requirements; however, electrical outlets do not comply with National Electrical Code requirements.
Food Preparation and Fuse Disposal	(1) Performance requirement.	
	(I) the dwelling unit must have suitable space and equipment to store, prepare, and serve food in a sanitary manner.	N/A
	(II) There must be adequate facilities and services for the sanitary disposal of food waste and refuse, including facilities for temporary storage where necessary (e.g., garbage cans).	N/A
	(2) Acceptability criteria.	
	(I) the dwelling unit must have an oven, and a stove or range, and a refrigerator of appropriate size for the family. All the equipment must be in proper operating condition. The equipment may be supplied by either the owner or the family. A microwave oven may be substituted for a tenant-supplied oven and stove or range. A microwave oven may be substituted for an owner-supplied oven and stove or range if the tenant agrees and microwave ovens are furnished instead of an oven and stove or range to both subsidized and unsubsidized tenants in the building or premises.	Proposed dwelling food preparation area do not comply with neither the HQS requirements nor National Electrical Code.
	(II) the dwelling unit must have a kitchen sink in proper operating condition, with a sink trap and hot and cold running water.	N/A

Category	Minimum Housing Quality Standards §982.401	Comment
	The sink must drain into an approved public or private system.	
	(III) the dwelling unit must have space for the storage, preparation, and serving of food.	Not assessed by Vital Engineering. Refer to Architectural report.
	(IV) there must be facilities and services for the sanitary disposal of food waste and refuse, including temporary storage facilities where necessary (e.g., garbage cans).	N/A
Sanitary Condition	(1) Performance requirement. The dwelling unit and its equipment must be in sanitary condition.	N/A
	(2) Acceptability criteria. The dwelling unit and its equipment must be free of vermin and rodent infestation.	N/A
Smoke Detectors Performance Requirements	(1) except as provided in paragraph (n)(2) of this section, each dwelling unit must have at least one battery-operated or hard-wired smoke detector, in proper operating condition, on each level of the dwelling unit, including basements but excepting crawl spaces and unfinished attics. Smoke detectors must be installed in accordance with and meet the requirements of the national fire protection association standard (NFPA) 74 (or its successor standards). If the dwelling unit is occupied by any hearing-impaired person, -smoke detectors must have an alarm system, designed for hearing-impaired persons as specified in NFPA 74 (or successor standards).	Current provisions satisfy this requirement.
	(2) for units assisted prior to April 24, 1993, owners who installed battery-operated or hard-wired smoke detectors prior to April 24, 1993 in compliance with HUD's smoke detector requirements, including the regulations published on July 30, 1992, (57 FR 33846), will not be required subsequently to comply with any additional requirements mandated by nfpa 74 (i.e., the owner would not be required to install a smoke detector in a basement not used for living purposes, nor would the owner be required to change the location of the smoke detectors that have already been installed on the other floors of the unit).	Current provisions satisfy this requirement.

Category	Minimum Housing Quality Standards §982.401	Comment
	(J) lead-based paint performance requirement. The lead-based paint poisoning prevention act (42 U.S.C. 4821-4846), the residential lead-based paint hazard reduction act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts a, b, m, and r of this title apply to units assisted under this part.	N/A
	(K) Access performance requirement. The dwelling unit must be able to be used and maintained without unauthorized use of other private properties. The building must provide an alternate means of exit in case of fire (such as fire stairs or egress through windows).	N/A
Site and Neighborhood	(1) Performance requirement. The site and neighborhood must be reasonably free from disturbing noises and reverberations and other dangers to the health, safety, and general welfare of the occupants.	N/A
	(2) Acceptability criteria. The site and neighborhood may not be subject to serious adverse environmental conditions, natural or manmade, such as dangerous walks or steps; instability; flooding, poor drainage, septic tank backups or sewage hazards; mudslides; abnormal air pollution, smoke or dust; excessive noise, vibration or vehicular traffic; excessive accumulations of trash; vermin or rodent infestation; or fire hazards.	N/A

35. FACILITY MEP/FP/FIRE ALARM SYSTEMS

35.1 MECHANICAL

35.1.1 SYSTEM DESCRIPTION

Entire building is provided with heating, ventilation, and air conditioning in all indoor areas. Air conditioning, fresh air and Heating is provided with a combination of roof top DX units and split or wall mounted DX systems equipped with electric heating. Exhaust ventilation is provided with multiple roof mounted fans connected to vertical risers in multiple roof points. Most of the air conditioning equipment is located at roof level or guest rooms.

35.1.2 COMMON AREAS

Entire building corridors are provided with air conditioning and ventilation with (2) 5 Tons each, roof top units connected to a vertical shaft that distributes air conditioning and ventilation air. Units are equipped with electric heating.

Equipment age: 7 to 4 Years.

Equipment condition: Fair

Average Service life: 10 Years

Offices and secondary support spaces such as laundry or employee work our support rooms are provided with wall mounted air conditioning units with provisions for outside air intake at each unit.

Laundry Room is served with wall mounted air and split dx air conditioning units with provisions for outside air intake at each unit.

Equipment age: 5-10 Years.

Equipment condition: Fair

Average Service life: 10 Years

Mechanical and Electrical rooms are provided with natural ventilation using wall mounted fans. At time of site visit some of the ventilation equipment was not working or seems to be inadequate to satisfy proper ventilation based on current ventilation requirements.

All building restrooms in common and guest room areas are connected to exhaust riser with exhaust fans at roof level 22 in total. About 70% of the fans seem to be original to the building and in working order. Fans have been replaced or repair on an "as needed basis".

Equipment age: 5-20 Years.

Equipment condition: Fair

Average Service life: 15 Years (70% of fans are due for replacement)

35.1.3 GUEST ROOMS

Guest rooms are provided with wall mounted air conditioning units with provisions for outside air intake at each unit. Exhaust is provided to each bedroom restroom by means of a toilet exhaust fan with ductwork connected to a shared exhaust riser with an exhaust fan at each riser. There is a total of 107 guest rooms with a dedicated wall mounted air conditioning unit controlled by a wall mounted thermostat (newer units) or controls at the unit (older units).

Equipment age: 10-0 Years.

Equipment condition: Fair

Average Service life: 10 Years

35.1.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS:

HVAC systems are mostly maintained by the in-house maintenance staff. There are some records for replaced units and equipment. Installation, maintenance, upgrades, and replacement of the HVAC equipment at the property have been consistent and on an "as needed" basis.

The HVAC equipment appears to be functioning properly. Building engineer was interviewed about the historical and recent performance of the equipment and systems. No major issues or problems were reported. There is equipment on site to perform repairs or replacements for typical wall mounted units. This facility is not provided with a centralized controls systems for ventilation or air conditioning equipment. All equipment is controlled by thermostats or manually operated by building engineer.

TABLE 35-1-4. MECHANICAL GENERAL OBSERVATIONS AND RECOMMENDATION SUMMARY.

Item	Code Reference	Deficiency	Proposed Modification
1		Roof curb for RTU-1, is showing corrosion in progress.	Clean and paint corroded area at curb adapter to prevent further damage.
2		Ventilation at elevator machine room is deficient. Currently a temporary air conditioning system is being used to keep room at acceptable temperature.	Provide permanent provisions to keep room at correct temperature.
3		Ventilation provisions at dryer rear room need to be corrected. Equipment at exhaust and intake louver is missing.	Replace existing ventilation equipment or provide new configuration based on new use.
4		Some diffusers in common areas show corrosion damage.	Replace existing supply air diffusers with visible damage.
5		Electrical Room at 1 st floor is improperly ventilated.	Revisit ventilation requirements based on current requirements.
6		Existing exhaust fans are currently operating but most of them are beyond service life.	Consider replacing all exhaust fans and provide support and attachment in accordance with current requirements.
7		Ventilation at main boiler room seems to be deficient.	Consider revisiting provisions for ventilation based on current use and requirements

35.2 ELECTRICAL

35.2.1 SYSTEM DESCRIPTION

Florida Power and Light Corporation (FPL) provides 120/208 volt, 3-phase, 4-wire, 2000 amps electrical service to this facility through an existing pad mounted transformer located at the northwest corner of the building. The facility has one electric meter located adjacent to the pad mounted transformer. The electrical service was determined to have sufficient capacity for proposed electrical improvements required for compliance with minimum housing standards.

The electrical service is distributed to the existing panelboards in the facility through existing main distribution panel 'MDP' (Main 1 of 1) located in the main electrical room. Refer to Table 35-2-1 for existing electrical distribution equipment. The facility does not have a stand-by generator.

Table 35-2-1. Existing Electrical Distribution Equipment Summary

Panel Identification	Equipment Rating	Load Description	Comment
MPD	120/208 Volt, 3-Phase, 4-Wire, 2000 Amps, 2000 main circuit breaker, floor mounted, NEMA 1, 3-sections, twenty-one (21) 3-pole spaces	Electrical distribution equipment located in Main Electrical Room feeding all electrical panels and elevator motor.	Electrical panel found to be in working condition.
A	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms lighting and receptacles.	Electrical panel found to be in working condition.
B	120/208 Volt, 3-Phase, 4-Wire, 100 Amps, lugs only, flush mounted, NEMA 1, thirty (30) 1-pole spaces	Vending Machines, Front Desk/Office lighting and receptacles.	Electrical panel found to be in working condition.
C	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms lighting and receptacles.	Electrical panel found to be in working condition.
D	120/208 Volt, 3-Phase, 4-Wire, 100 Amps, lugs only, surface mounted, NEMA 1, thirty (30) 1-pole spaces	Site lighting and pool equipment.	Electrical panel found to be in working condition.
E	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, twenty-four (24) 1-pole spaces	Emergency lighting and Fire Alarm Control Panel.	Electrical panel found to be in working condition.
F	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, thirty (30) 1-pole spaces	Guest rooms lighting and receptacles.	Electrical panel found to be in working condition.
G	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms lighting and receptacles.	Electrical panel found to be in working condition.
H1	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms and common areas air conditioning units.	Electrical panel found to be in working condition.

Panel Identification	Equipment Rating	Load Description	Comment
H2	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms and common areas air conditioning units.	Electrical panel found to be in working condition.
H3	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms and common areas air conditioning units.	Electrical panel found to be in working condition.
H4	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms and common areas air conditioning units.	Electrical panel found to be in working condition.
H5	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms and common areas air conditioning units.	Electrical panel found to be in working condition.
H6	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms and common areas air conditioning units.	Electrical panel found to be in working condition.
H7	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms and common areas air conditioning units.	Electrical panel found to be in working condition.
H8	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms and common areas air conditioning units.	Electrical panel found to be in working condition.
H9	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms and common areas air conditioning units.	Electrical panel found to be in working condition.
J	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms lighting and receptacles.	Electrical panel found to be in working condition.
K	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Guest rooms lighting/receptacles and Laundry Room two drying machines.	Electrical panel found to be in working condition. Enclosure corroded due to proximity to washing machine bleach dispenser.
L	120/208 Volt, 3-Phase, 4-Wire, 100 Amps, lugs only, flush mounted, NEMA 1, twenty-four (24) 1-pole spaces	Manager's apartment lighting and receptacles.	Electrical panel found to be in working condition.
M	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, thirty (30) 1-pole spaces	Guest rooms lighting and receptacles.	Electrical panel found to be in working condition.
N	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, thirty (30) 1-pole spaces	Guest rooms lighting and receptacles.	Electrical panel found to be in working condition.

Panel Identification	Equipment Rating	Load Description	Comment
P	120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces	Laundry, Elevator Machine Room, and common areas.	Electrical panel found to be in working condition. Enclosure corroded due to proximity to washing machine bleach dispenser.
Q	120/208 Volt, 1-Phase, 3-Wire, 100 Amps, lugs only, flush mounted, NEMA 1, twelve (12) 1-pole spaces	Front Desk/Office lighting and receptacles.	Electrical panel found to be in working condition.

35.2.2 COMMON AREAS

A combination of pole mounted light fixtures and flood lights mounted directly on the building exterior were observed. The site illumination was found to be in working order; however, compliance of the parking area with Miami-Dade County Code Section 8C-3 was not evaluated as part of the assessment. Recommend photometric study be performed by a future electrical engineer to determine compliance with Miami-Dade County Code minimum illumination levels.

The outdoor pool electrical installation was observed. The outdoor pool area is illuminated by wall mounted lights mounted directly on the building. The outdoor pool area light fixtures were found to be in working order. The illumination of the outdoor pool deck was not evaluated. Recommend photometric study be performed by a future electrical engineer to determine compliance with Florida Building Code minimum illumination levels. The electrical installation in the outdoor pool area was found to be in working condition. The pool equipotential bonding, pool equipment ground fault circuit-interrupter protection and wiring were not evaluated. Recommend an inspection of the pool electrical installation be performed by a future State of Florida certified testing agency to determine compliance with National Electrical Code requirements.

The Reception, Lobby, Managers Office, Front Desk, Breakfast Area, Laundry Room, and Main Electrical Room are located at the ground floor. There is a common laundry area on the fourth floor. The electrical installation in these area was found to be in working condition.

There is one existing elevator at the facility. The elevator is hydraulic type. It was found to be in working condition. The elevator recall system was not observed. The illumination levels at the elevator machine room, elevator pit and elevator threshold were not evaluated. Compliance with the Florida Elevator Code was not evaluated.

Recessed fluorescent light fixtures illuminate the corridors and stairs. Battery power emergency and exit lighting units provide egress pathway illumination in case of normal power failure. The illumination in the common areas, stairs and egress pathways was found to be in working order; however, compliance of the Florida Building Code Section 1008 egress pathway illumination requirements was not evaluated as part of the assessment. Recommend replacing all existing lighting with new LED lights. A photometric study to be performed by a future electrical engineer is recommended to determine compliance with Florida Building Code minimum illumination levels.

The roof and building signs electrical installation were found to be in working order.

The manager's private apartment was observed. The apartment unit occupies a portion of the fourth floor. The apartment consists of a living area, full kitchen, bathroom, and enclosed bedroom. Electrical panel 'J' is located inside the apartment unit. The electrical installation was found to be in working condition; however, it does not comply with the current edition of the National Electrical Code. The apartment unit lacks tamper resistance receptacles and arc-fault rated circuit-interrupter protection.

35.2.3 GUEST ROOMS

The guest rooms were recently renovated. A sampling of each typical guest rooms was observed. Each guest room is feed by two (2) 125 volt, 1-pole, 20a circuit breaker dedicated for general lighting and receptacles, one (1) 250 volt, 2-pole, 20 amp circuit breaker dedicated for the PTAC air conditioner unit and one (1) 125 volt, 1-pole, 20a circuit breaker bathroom GFCI receptacle. The circuit breaker feeding the GFCI receptacle is shared with the bathroom located at the guest room located on the floor above.

The LED type lights fixtures were observed in the guest rooms. The lights and receptacles electrical installation in the guest room was found to be in working condition. The electrical installation was found not to comply with the current edition of the National Electrical Code. The guest rooms lack dwelling unit requirements for permanent provisions for cooking, two 20 amp circuit for small appliances, tamper resistance receptacles and arc-fault rated circuit-interrupter protection.

35.2.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS:

The electrical installation of the facility was found to be in working condition. The proposed change of occupancy will require upgrades to the electrical installation to comply with as summarized on Table 35-2-4.

TABLE 35-2-4. ELECTRICAL GENERAL OBSERVATIONS AND RECOMMENDATION SUMMARY

Item	Code Reference	Deficiency	Proposed Modification
1	NEC Article 100 Dwelling Unit Definition and HQS(c)(2)(i).	Guest Rooms: no permanent cooking provision for cooking.	Provide one 250 volt, 2-pole, 30 amp circuit breaker per dwelling unit for permanent cooking appliance
2	NEC Article 100, NEC Article 210.52(B) and HQS(c)(2)(i).	Guest Rooms: missing receptacles dedicated for small appliances.	Provide two 125 volt, 1-pole, 20 amp circuit breakers and duplex receptacles per dwelling unit.
3	NEC Article 210.52(A).	Guest Rooms: arc-fault circuit-interrupter protection.	Provide new 125 volt, 1-pole, 20 amp arc-fault circuit breakers to replace existing circuit breakers in existing electrical panels 'A', 'C', 'F', 'G', 'J', 'K', 'L', 'M', 'N' and 'P'. Existing electrical panels listed above will need to be replaced for the installation of new arc-fault circuit breakers.
4	None.	Existing electrical panels dedicated for dwelling units lighting and receptacles lack physical and spare electrical capacity for additional circuit breakers and loads required to address items no.1, no.2 and no.3.	A minimum of ten (10) 120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces.
5	None.	Existing main distribution panel 'MPD' does not have spare circuit breakers to address item no.4.	Ten (10) new 250 volt, 3-pole, 200 circuit breaker to be installed in available 3-pole spaces.
6	NEC Article 210.52(A) and HQS(f)(2)(iii).	Guest Rooms: receptacle spacing does not comply with general provision.	Provide a minimum of two additional receptacles per dwelling unit.
7	NEC Article 406.12.	Guest Rooms and Common Areas: Existing receptacles are not tamper-resistant.	Provide new tamper-resistant receptacles in all areas specified in NEC article 406.12

Item	Code Reference	Deficiency	Proposed Modification
8	NEC Article 110.26(C)(3).	The two doors in the Main Electrical Room lack listed panic hardware. Door to the interior corridor need to open on the direction of egress travel.	Provide listed panic hardware. Reverse swing of interior door.
9	FBC Energy Code Section C405.2.	Fluorescent light fixture observed in common areas and egress pathways.	Provide new LED lights to replace existing.

35.3 PLUMBING

35.3.1 SYSTEM DESCRIPTION

Domestic water supply is from a public street main city water source. The existing main domestic water for this building is 4". Domestic water piping was observed to be copper in all areas inspected. Domestic water is distributed by a domestic duplex booster pump system located on 2nd floor. At time of inspection age of existing pump system could not be determined. Water distribution is from main lines running on 2nd floor corridor with vertical risers serving each bathroom group at multiple levels.

Domestic hot water is provided by natural gas-fired boilers located at first level. The system consists of 3 boilers with 365,000 BTUH capacity each. The boiler were replaced in 2017 with an expected remaining service life of 5 to 8 years.

Storm drainage is provided by drains located at roof level connected to vertical leaders (PVC) discharging above grade.

Sanitary drainage and vent piping is a combination of cast iron throughout and PVC piping. Site water and sewer lines appear to be in good operating condition with no visible leaks or reported problems.

The building is provided with natural city gas. Natural gas is used for Boilers and dryers at laundry room.

There is a commercial laundry room on the first level with gas dryers and washers connected to a lint trap as required by current requirements. Equipment was operating properly during inspection.

All guest rooms are provided with a complete bathroom and a sink in the kitchenette area. Bathrooms have been recently renovated and plumbing fixtures are in working order.

There are restrooms in common areas for general public and employees. Restrooms and plumbing fixtures are in working order.

35.3.2 GENERAL OBSERVATIONS AND RECOMMENDATIONS:

Most of the plumbing fixtures are in working order and well maintained. Water pressure appears to be appropriate at all levels. Proposed change of occupancy will require minimal upgrades to the plumbing installations. Required modifications or repairs to existing plumbing installation are summarized on Table 35-3-2.

Table 35-3-2. Plumbing General Observations and Recommendation Summary.

Item	Code Reference	Deficiency	Proposed Modification
1		Boiler room connection to expansion tanks shows corrosion damage due to galvanic corrosion.	Replace existing connection with a fitting suitable for dissimilar metals.
2		Water is leaking in one shut off valve at boiler room.	Replace section of piping and shut off valve to correct existing condition.
3		Existing lavatory type sink in common area.	Existing sink will need to be replaced with a residential type sink with provisions for a dishwasher and refrigerator ice maker.
4		Existing laundry room configuration for hotel use is not suitable for public use.	Existing laundry room will need to be reconfigured to be suitable for future residents use.
5		Existing main domestic water pump system condition needs to be assessed.	Perform test on existing system and relate results to project ownership, to assess system performance and efficiency.

35.4 FIRE SPRINKLER SYSTEM

35.4.1 SYSTEM DESCRIPTION

The Property is fully protected by a wet fire sprinkler system. The system is comprised of a 6" main fire sprinkler line from the water company with an approved reduced pressure back-flow device and tamper detection sensors. The fire line serves standpipes located at stairs (2) in a loop configuration serving each floor. Riser service tags are current. No fire pump used.

Corridors, offices, back of house and guest rooms are provided with sprinkler heads in accordance with NFPA 13 requirements.

35.4.2 GENERAL OBSERVATIONS AND RECOMMENDATIONS:

Fire suppression system appears to be in good condition. Proposed change of occupancy will require minimal upgrades to existing fire sprinkler system installations. Required modifications or repairs to existing installation are summarized on Table 35-4-2.

Table 35-4-2. Fire Sprinkler System General Observations and Recommendation Summary.

Item	Code Reference	Deficiency	Proposed Modification
1		No records of the latest inspection or test have been provided.	Full test for all fire sprinkler system components will be required prior transition to new occupancy.
2		Equipment identification and tags.	All fire sprinkler system components identification labels should be renewed and revised based on new occupancy requirements.
3		Sprinkler layout	Fire sprinkler layout will be subject to review based on new occupancy requirement and minor floor plans configuration.

35.5 FIRE ALARM SYSTEM

35.5.1 SYSTEM DESCRIPTION

An addressable fire alarm system control and annunciator panel manufactured by Notifier was observed in the Main Electrical. A fire alarm system remote annunciator was observed in the Front Desk. The fire alarm system was installed in 2021 as part of the interior renovation project scope of work. The fire alarm system annunciator did not display trouble or supervisory alarm signals. The fire alarm system is monitored by U.L. listed station through a wireless communicator located in the Main Electrical Room. The fire alarm system monitors the fire sprinkler system and the elevator recall system. The fire alarm system was found to be in working condition. The performance of the fire alarm system was not evaluated.

35.5.2 COMMON AREAS

Fire alarm system audio/visual signal units, smoke detectors, heat detectors and manual pull stations were observed throughout the corridors, back of house areas and common areas. The building is protected by an automatic fire sprinkler system; therefore, smoke/heat detector total coverage was not observed. The location and coverage area of the fire alarm devices was not evaluated.

The manager's private apartment was observed. The apartment unit occupies a portion of the fourth floor. The apartment consists of a living area, full kitchen, bathroom, and enclosed bedroom. Single station smoke detectors ac-dc type with battery back-up and audible alarm was observed at the manager's apartment. The smoke detectors inside the apartment unit are not being monitored by the fire alarm system. The performance of the single station smoke detectors was not evaluated. Carbon monoxide sensors were not observed outside the bedroom as required by the Florida Building Code. Recommend replacing the single station smoke detectors with combination smoke detectors and carbon monoxide sensors. Fire alarm system low frequency sounder was observed in the living room. The location and coverage area of the fire alarm devices was not evaluated.

35.5.3 GUEST ROOMS

The guest rooms were recently renovated. A sampling of each typical guest rooms was observed. A single station smoke detector ac-dc type with battery back-up and audible alarm was observed at the guest rooms. The smoke detectors inside the guest rooms are not being monitored by the fire alarm system. Single station smoke alarm with built-in strobe light was observed in hearing impaired guest rooms. The performance of the single station smoke detector was not evaluated. Carbon monoxide sensors were not observed in the guest rooms as required by the Florida Building Code. Recommend replacing the single station smoke detectors with combination smoke detectors and carbon monoxide sensors.

Fire alarm system low frequency sounder was observed at the guest rooms. Fire alarm system audio/visual signal unit was observed in the bedroom and bathroom of the ADA and hearing-impaired guest rooms. The location and coverage area of the fire alarm devices was not evaluated.

35.5.4 GENERAL OBSERVATIONS AND RECOMMENDATIONS:







The fire alarm installation of the facility was found to be in working condition. The proposed change of occupancy will require upgrades to the fire alarm system installation to comply with as summarized on Table 35-5-4.







Table 35-5-4. Fire Alarm System General Observations & Recommendation Summary

Item	Code Reference	Deficiency	Proposed Modification
1	FBC Section R315	Manager Apartment: carbon monoxide sensor missing.	Replace single station smoke detector with new combination single station smoke detector and carbon monoxide sensor.
2	FBC Section R315	Guest Rooms: carbon monoxide sensor missing.	Replace single station smoke detector with new combination single station smoke detector and carbon monoxide sensor.

36. MEP/FP/FIRE ALARM SYSTEMS PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG Site Progress Report		   	
Client: Miami Dade County - ISD Consultant: Vital Engineering, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189	
Project: 21-9007 / W220057			
Photo No. 1	Date: 10/10/23		
Direction Photo Taken:			
Description: Existing Main Roof top unit, replaced in 2017			
Photo No. 2	Date: 10/10/23		
Direction Photo Taken:			
Description: Existing Main Roof top unit, replaced in 2019			

PHOTOGRAPHIC LOG Site Progress Report		   
Client: Miami Dade County - ISD Consultant: [Company Name Here]		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 3	Date: 10/10/23	
Direction Photo Taken:		
Description: Typical exhaust fan due for replacement		
Photo No. 4	Date: 10/10/23	
Direction Photo Taken:		
Description: Typical wall mounted air conditioning unit with integrated controls.		

PHOTOGRAPHIC LOG Site Progress Report		   	
Client: Miami Dade County - ISD Consultant: [Company Name Here]		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189	
Project: 21-9007 / W220057			
Photo No. 5	Date: 10/10/23		
Direction Photo Taken:			
Description: Ventilation provisions for dryers exhaust room not working properly			
Photo No. 6	Date: 10/10/23		
Direction Photo Taken:			
Description: Ventilation provisions for dryers exhaust room not working properly			



PHOTOGRAPHIC LOG Site Progress Report		   	
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: [Company Name Here]		10821 Caribbean Blvd, Miami, FL 33189	
Project:		21-9007 / W220057	
Photo No. 7	Date: 10/10/23		
Direction Photo Taken:			
Description: Corrosion damage in corridor diffuser			

Photo No. 8	Date: 10/10/23	
Direction Photo Taken:		
Description: Elevator machine room ventilation is deficient		























PHOTOGRAPHIC LOG Site Progress Report		   	
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: [Company Name Here]		10821 Caribbean Blvd, Miami, FL 33189	
Project:		21-9007 / W220057	
Photo No. 9	Date: 10/10/23		
Direction Photo Taken:			
Description: Boiler room Corrosion Damage			

Photo No. 10	Date: 10/10/23	
Direction Photo Taken:		
Description: Boiler room leaking valve		

PHOTOGRAPHIC LOG Site Progress Report		   
Client: Miami Dade County - ISD Consultant: Vital Engineering, Inc.		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 12	Date: 10/10/23	
Direction Photo Taken:		
Description: Florida Power & Light pad mounted transformer and electrical meter located on exterior wall of main electrical room.		
Photo No. 13	Date: 10/10/23	
Direction Photo Taken:		
Description: Site Parking Illumination.		

PHOTOGRAPHIC LOG Site Progress Report		   
Client: Miami Dade County - ISD Consultant: [Company Name Here]		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
Project: 21-9007 / W220057		
Photo No. 14	Date: 10/10/23	
Direction Photo Taken:		
Description: Outdoor pool area illumination.		
Photo No. 15	Date: 10/10/23	
Direction Photo Taken:		
Description: Main electrical room interior door missing panic hardware, exit sign and door swing needs to swing out of the room as required by National Electrical Code.		

PHOTOGRAPHIC LOG Site Progress Report		   
Client: Miami Dade County - ISD Consultant: [Company Name Here]		Site Location: La Quinta Inn 10821 Caribbean Blvd, Miami, FL 33189
		Project: 21-9007 / W220057
Photo No. 16	Date: 10/10/23	
Direction Photo Taken:		
Description: Main electrical room exterior door missing panic hardware and exit sign as required by National Electrical Code.		
Photo No. 17	Date: 10/10/23	
Direction Photo Taken:		
Description: Electrical distribution panel 'MDP' (sections 1 of 3 and sections 2 of 3)		

PHOTOGRAPHIC LOG		   	
Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: [Company Name Here]		10821 Caribbean Blvd, Miami, FL 33189	
Project:		21-9007 / W220057	
Photo No. 18	Date: 10/10/23		
Direction Photo Taken:			
Description: Electrical distribution panel 'MDP' (sections 2 of 3 and sections 3 of 3)			
Photo No. 19	Date: 10/10/23		
Direction Photo Taken:			
Description: Typical electrical panel feeding the lighting and receptacles loads in the guest rooms.			











PHOTOGRAPHIC LOG Site Progress Report		  	
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: [Company Name Here]		10821 Caribbean Blvd, Miami, FL 33189	
Project:		21-9007 / W220057	
Photo No. 20	Date: 10/10/23		
Direction Photo Taken:			
Description: Typical electrical panel feeding PTAC units in the guest rooms.			

Photo No. 21	Date: 10/10/23		
Direction Photo Taken:			
Description: Electrical panels are in the Laundry Room. The panel enclosure show corrosion degradation due to proximity to bleacher dispenser.			

PHOTOGRAPHIC LOG Site Progress Report		  	
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: [Company Name Here]		10821 Caribbean Blvd, Miami, FL 33189	
Photo No. 22	Date: 10/10/23		
Direction Photo Taken:			
Description: Electrical panel located in Manager's apartment unit.			

Photo No. 23	Date: 10/10/23	
Direction Photo Taken:		
Description: Typical corridor egress pathway illumination.		

PHOTOGRAPHIC LOG		  	
Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: [Company Name Here]		10821 Caribbean Blvd, Miami, FL 33189	
Project:		21-9007 / W220057	
Photo No. 24	Date: 10/10/23		
Direction Photo Taken:			
Description: Typical duplex receptacles can be found in common areas and guest rooms. These receptacles need to be replaced with new tamper-resistance type where required by National Electrical Code.			
Photo No. 25	Date: 10/10/23		
Direction Photo Taken:			
Description: Single station smoke detector found on typical Guest Rooms and			

PHOTOGRAPHIC LOG		   	
Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: [Company Name Here]		10821 Caribbean Blvd, Miami, FL 33189	
Project:		21-9007 / W220057	
Photo No. 26	Date: 10/10/23		
Direction Photo Taken:			
Description: Fire Alarm System Control Panel located in Main Electrical Room			
Photo No. 27	Date: 10/10/23		
Direction Photo Taken:			
Description: Fire Alarm system audio/visual device located in the typical ADA/hearing impaired Guest Rooms			

PHOTOGRAPHIC LOG		   	
Site Progress Report			
Client: Miami Dade County - ISD		Site Location: La Quinta Inn	
Consultant: [Company Name Here]		10821 Caribbean Blvd, Miami, FL 33189	
		Project: 21-9007 / W220057	
Photo No. 28	Date: 10/10/23		
Direction Photo Taken:			
Description: Fire Alarm System low frequency audio device located above door to the typical Guest Rooms and Fire Alarm system visual device located in the typical ADA/hearing impaired Guest Rooms			

37. BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST – MEP/FP/FIRE ALARM SYSTEMS

37.1 MECHANICAL ENGINEERING

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT					
BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLY CONSTRUCTION COST					
Item No.:	Description	UNIT	Unit Price	Quantity	Cost
1	Roof curb for RTU-1, is showing corrosion in progress. RTU'S Replacement.	LS	\$ 12,500.00	2	\$ 25,000.00
2	Ventilation at elevator machine room is deficient. Currently a temporary air conditioning system is being used to keep room at acceptable temperature. Permanent AC unit installation, ductless.	LS	\$ 6,000.00	1	\$ 6,000.00
3	Ventilation provisions at dryer rear room need to be corrected. Equipment at exhaust and intake louver is missing.	LS	\$ 2,500.00	1	\$ 2,500.00
4	Some diffusers in common areas show corrosion damage.	LS	\$ 3,500.00	1	\$ 3,500.00
5	Electrical Room at 1 st floor is improperly ventilated.	LS	\$ 2,500.00	1	\$ 2,500.00
6	Existing exhaust fans are currently operating but most of them are beyond service life.	LS	\$ 4,000.00	12	\$ 48,000.00
7	Ventilation at main boiler room seems to be deficient.	LS	\$ 2,500.00	1	\$ 2,500.00
8	Maintenance, Room Wall AC units 40% will be due for replacement in the next 5 years	LS	\$ 1,900.00	43	\$ 81,700.00
	SUBTOTAL				\$ 171,700.00
	ENGINEERING (10%)	10%			\$ 17,170.00
	PERMITS (2%)	2%			\$ 3,434.00
	ALLOWANCE FOR UNFORSEEN CONDITIONS (20%)	20%			\$ 34,340.00
	SUBTOTAL				\$ 54,944.00
TOTAL =					\$ 226,644.00

This Budgetary Level Engineer's Opinion of Probable Construction Cost has been prepared in good faith, but by its very nature is only able to contain indicative information and estimates (including without limitation those of time, resource and cost) based on the design criteria, information and circumstances known at the time of its preparation. Due to frequent construction material cost fluctuations and supply backlog in some markets, this cost analysis is considered good for 3 months and may require modification if being used beyond this duration.

37.2 ELECTRICAL ENGINEERING

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT					
BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLY CONSTRUCTION COST					
Item No.:	Description	UNIT	Unit Price	Quantity	Cost
1	Provision one 250 volt, 2-pole, 30 amp circuit breaker per dwelling unit for permanent cooking appliance	EA	\$ 185.00	107	\$ 19,795.00
2	Provision of two 125 volt, 1-pole, 20 amp circuit breakers and duplex receptacles per dwelling unit.	EA	\$ 185.00	214	\$ 39,590.00
3	Provision of new 125 volt, 1-pole, 20 amp AFCI circuit breakers in existing electrical panels.	EA	\$ 185.00	321	\$ 59,385.00
4	New 120/208 Volt, 3-Phase, 4-Wire, 225 Amps, lugs only, surface mounted, NEMA 1, forty-two (42) 1-pole spaces.	EA	\$ 6,000.00	10	\$ 60,000.00
5	Provision of new 3-pole, 200 amp circuit breakers needed in existing main distribution panel 'MDP'	EA	\$ 1,200.00	10	\$ 12,000.00
6	New wiring and raceways	SF	\$ 4.00	45,537	\$ 182,148.00
7	Provision of two additional receptacles per dwelling unit.	EA	\$ 200.00	107	\$ 21,400.00
8	Provision of new receptacles are not tamper-resistant.	SF	\$ 1.00	45,537	\$ 45,537.00
9	Provision of panic hardware in Main Electrical Room doors.	EA	\$ 400.00	2	\$ 800.00
10	Provision of new LED lighting to replace existing lighting in common areas.	SF	\$ 0.50	45,537	\$ 22,768.50
	SUBTOTAL				\$ 463,423.50
	ENGINEERING (10%)	10%			\$ 46,342.35
	PERMITS (2%)	2%			\$ 9,268.47
	ALLOWANCE FOR UNFORSEEN CONDITIONS (20%)	20%			\$ 92,684.70
	SUBTOTAL				\$ 148,295.52
TOTAL =					\$ 611,719.02

This Budgetary Level Engineer's Opinion of Probable Construction Cost has been prepared in good faith, but by its very nature is only able to contain indicative information and estimates (including without limitation those of time, resource and cost) based on the design criteria, information and circumstances known at the time of its preparation. Due to frequent construction material cost fluctuations and supply backlog in some markets, this cost analysis is considered good for 3 months and may require modification if being used beyond this duration.

37.3 PLUMBING

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT					
BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLY CONSTRUCTION COST					
Item No.:	Description	UNIT	Unit Price	Quantity	Cost
1	Replace existing connection with a fitting suitable for dissimilar metals.	LS	\$ 6,000.00	1	\$ 6,000.00
2	Replace section of piping and shut off valve to correct existing condition.	LS	\$ 2,500.00	1	\$ 2,500.00
3	Existing sink will need to be replaced with a residential type sink with provisions for a dishwasher and refrigerator ice maker.	LS	\$ 1,500.00	107	\$ 160,500.00
4	Existing laundry room will need to be reconfigured to be suitable for future residents use.	LS	\$ 220,000.00	1	\$ 220,000.00
	SUBTOTAL				\$ 389,000.00
	ENGINEERING (10%)	10%			\$ 38,900.00
	PERMITS (2%)	2%			\$ 7,780.00
	ALLOWANCE FOR UNFORSEEN CONDITIONS (20%)	20%			\$ 77,800.00
	SUBTOTAL				\$ 124,480.00
TOTAL =					\$ 513,480.00

This Budgetary Level Engineer's Opinion of Probable Construction Cost has been prepared in good faith, but by its very nature is only able to contain indicative information and estimates (including without limitation those of time, resource and cost) based on the design criteria, information and circumstances known at the time of its preparation. Due to frequent construction material cost fluctuations and supply backlog in some markets, this cost analysis is considered good for 3 months and may require modification if being used beyond this duration.

37.4 FIRE PROTECTION SYSTEMS

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT					
BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLY CONSTRUCTION COST					
Item No.:	Description	UNIT	Unit Price	Quantity	Cost
1	Full test for all fire sprinkler system components will be required prior transition to new occupancy.	LS	\$ 5,000.00	1	\$ 5,000.00
2	All fire sprinkler system components identification labels should be renewed and revised based on new occupancy requirements.	LS	\$ 2,500.00	1	\$ 2,500.00
3	Fire sprinkler layout will be subject to review based on new occupancy requirement and minor floor plans configuration.	LS	\$ 500.00	30	\$ 15,000.00
4	Replace single station smoke detector with new combination single station smoke detector and carbon monoxide sensor at Manager Apartment	EA	\$ 260.00	3	\$ 780.00
5	Replacement single station smoke detector with new combination single station smoke detector and carbon monoxide sensor at each dwelling unit.	EA	\$ 260.00	107	\$ 27,820.00
	SUBTOTAL				\$ 23,280.00
	ENGINEERING (10%)	10%			\$ 2,328.00
	PERMITS (2%)	2%			\$ 465.60
	ALLOWANCE FOR UNFORSEEN CONDITIONS (20%)	20%			\$ 4,656.00
	SUBTOTAL				\$ 7,449.60
TOTAL =					\$ 30,729.60

This Budgetary Level Engineer's Opinion of Probable Construction Cost has been prepared in good faith, but by its very nature is only able to contain indicative information and estimates (including without limitation those of time, resource and cost) based on the design criteria, information and circumstances known at the time of its preparation. Due to frequent construction material cost fluctuations and supply backlog in some markets, this cost analysis is considered good for 3 months and may require modification if being used beyond this duration.

37.5 FIRE ALARM SYSTEMS

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT					
BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLY CONSTRUCTION COST					
Item No.:	Description	UNIT	Unit Price	Quantity	Cost
1	Replace single station smoke detector with new combination single station smoke detector and carbon monoxide sensor at Manager Apartment	EA	\$ 150.00	3	\$ 450.00
2	Replacement single station smoke detector with new combination single station smoke detector and carbon monoxide sensor at each dwelling unit.	EA	\$ 150.00	107	\$ 16,050.00
	SUBTOTAL				\$ 16,500.00
	ENGINEERING (10%)	10%			\$ 1,650.00
	PERMITS (2%)	2%			\$ 330.00
	ALLOWANCE FOR UNFORSEEN CONDITIONS (20%)	20%			\$ 3,300.00
	SUBTOTAL				\$ 5,280.00
TOTAL =					\$ 21,780.00

This Budgetary Level Engineer's Opinion of Probable Construction Cost has been prepared in good faith, but by its very nature is only able to contain indicative information and estimates (including without limitation those of time, resource and cost) based on the design criteria, information and circumstances known at the time of its preparation. Due to frequent construction material cost fluctuations and supply backlog in some markets, this cost analysis is considered good for 3 months and may require modification if being used beyond this duration.

38. MEP/FP/FIRE ALARM SYSTEM ACRONYMS AND ABBREVIATIONS

ATS	Automatic Transfer Switch
CBS	Concrete Block Structure
EDP	Equitable Distribution Program
EV	Electric Vehicle
ESG	Emergency Solutions Grants
FBC	Florida Building Code
FIMD	Facilities and Infrastructure Management Division
FP	Fire Protection
FPL	Florida Power and Light Company
HUD	Housing and Urban Development
HQS	Housing Quality Standards
ISD	Internal Services Department
kV	Kilovolts
kVA	Kilovolt amps
kW	Kilowatts
kWD	Kilowatt demand
MEP	Mechanical, Electrical and Plumbing
MSDS	Material Safety Data sheet
MTS	Manual Transfer Switch
N/A	Not Assessed
NAAMM	National Association of Architectural Metal Manufacturers
NEC	National Electrical Code
NEMA	National Electrical Manufacturers Association
NESC	National Electric Safety Code
NFPA	National Fire Protection Association
NSF	National Sanitation Foundation
OSHA	Occupational Safety and Health Administration
PF	Power Factor
PSA	Professional Service Agreement
PVC	Polyvinyl chloride
SPD	Surge protective device
SST	Stainless steel
STL	Steel
UL	Underwriters Laboratories, Inc.
VE	Vital Engineering, Inc.

39. COMPREHENSIVE BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLY CONSTRUCTION COST – ALL DISCIPLINES

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT		
BUDGETARY LEVEL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST		
Item No.:	Disciplines	Cost
1	Architecture	\$712,153.20
2	Civil Engineering	\$273,174.00
3	Structural Engineering	\$7,746.00
4	Mechanical Engineering	\$226,644.00
5	Electrical Engineering	\$ 611,719.02
6	Plumbing	\$513,480.00
7	Fire Protection Systems	\$30,729.60
8	Fire Alarm Systems	\$21,780.00
TOTAL =		\$2,397,425.82

This Budgetary Level Engineer's Opinion of Probable Construction Cost has been prepared in good faith, but by its very nature is only able to contain indicative information and estimates (including without limitation those of time, resource and cost) based on the design criteria, information and circumstances known at the time of its preparation. Due to frequent construction material cost fluctuations and supply backlog in some markets, this cost analysis is considered good for 3 months and may require modification if being used beyond this duration.

40. COMPREHENSIVE HOUSING QUALITY STANDARDS (HQS) §982.401 RUBRIC RESPONSES

Project:21-9007 ISD LA QUINTA INN VALUE ASSESSMENT					
HOUSING QUALITY STANDARDS (HQS) §982.401					
CATEGORY	COMMENTS / NOTES	ARCHITECTURAL RESPONSES	CIVIL ENGINEERING RESPONSES	STRUCTURAL ENGINEERING RESPONSES	MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER AND ALARM ENGINEERING RESPONSES
STRUCTURE AND MATERIALS	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST BE STRUCTURALLY SOUND. THE STRUCTURE MUST NOT PRESENT ANY THREAT TO THE HEALTH AND SAFETY OF THE OCCUPANTS AND MUST PROTECT THE OCCUPANTS FROM THE ENVIRONMENT.	N/A	N/A	Acceptable	N/A
	(2) ACCEPTABILITY CRITERIA.				
	(I) CEILINGS, WALLS, AND FLOORS MUST NOT HAVE ANY SERIOUS DEFECTS SUCH AS SEVERE BULGING OR LEANING, LARGE HOLES, LOOSE SURFACE MATERIALS, SEVERE BUCKLING, MISSING PARTS, OR OTHER SERIOUS DAMAGE.	N/A	N/A	Acceptable with exception of Spalling (Photo #4 in Structural Section)	N/A
	(II) THE ROOF MUST BE STRUCTURALLY SOUND AND WEATHERTIGHT.		N/A	Acceptable	N/A

	(III) THE EXTERIOR WALL STRUCTURE AND SURFACE MUST NOT HAVE ANY SERIOUS DEFECTS SUCH AS SERIOUS LEANING, BUCKLING, SAGGING, LARGE HOLES, OR DEFECTS THAT MAY RESULT IN AIR INFILTRATION OR VERMIN INFESTATION.	N/A	N/A	Acceptable	N/A
	(IV) THE CONDITION AND EQUIPMENT OF INTERIOR AND EXTERIOR STAIRS, HALLS, PORCHES, WALKWAYS, ETC., MUST NOT PRESENT A DANGER OF TRIPPING AND FALLING. FOR EXAMPLE, BROKEN OR MISSING STEPS OR LOOSE BOARDS ARE UNACCEPTABLE.	Acceptable. Egress stairs include carpeted finished flooring, which may cause a tripping hazard if not properly maintained. <i>Refer to Photolog Photo #77, 79, and 93.</i>	The drop-off area exhibits some wear and tear, but currently, it doesn't pose any safety concerns. The existing sidewalks are in relatively good condition, ensuring there are no immediate tripping hazards. Enhancements to the existing infrastructure are essential to ensure the safety of the residents.	Acceptable	N/A
	(V) ELEVATORS MUST BE WORKING AND SAFE.	Acceptable. Elevator has certifications; however, elevator pit includes hydraulic oil drain bucket. Bucket should be tied down to floor for safety. <i>Refer to Photolog Photo #35-42</i>	N/A	Acceptable	N/A

SECURITY FOR THE FAMILY	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST PROVIDE ADEQUATE SPACE AND SECURITY FOR THE FAMILY.	Acceptable. The average dwelling unit measures approximately 196 square feet, excluding bathroom and closets. Per Miami-Dade County code of Ordinances 17-26, every dwelling unit must measure a minimum 120 square feet for the first occupant, 100 square feet for the next two occupants, and at least 75 square feet for each occupant thereafter. <i>Refer to Photolog Photo #55-66</i>	N/A	N/A	N/A
	(2) ACCEPTABILITY CRITERIA				
	(I) AT A MINIMUM, THE DWELLING UNIT MUST HAVE A LIVING ROOM, A KITCHEN AREA, AND A BATHROOM.	Each dwelling unit includes, open floor-plan sleeping area, bathroom, and countertop with sink, microwave, and receptacles. Kitchen area needs to be upgraded to include kitchen-grade sink and appliances. <i>Refer to Photolog Photo #55-66</i>	N/A	N/A	N/A

(II) THE DWELLING UNIT MUST HAVE AT LEAST ONE BEDROOM OR LIVING/SLEEPING ROOM FOR EACH TWO PERSONS. CHILDREN OF OPPOSITE SEX, OTHER THAN VERY YOUNG CHILDREN, MAY NOT BE REQUIRED TO OCCUPY THE SAME BEDROOM OR LIVING/SLEEPING ROOM.	Acceptable. Dwelling unit has open-floor plan <i>Refer to Photolog Photo #55-56 and 97-100</i>	N/A	N/A	N/A
(III) DWELLING UNIT WINDOWS THAT ARE ACCESSIBLE FROM THE OUTSIDE, SUCH AS BASEMENT, FIRST FLOOR, AND FIRE ESCAPE WINDOWS, MUST BE LOCKABLE (SUCH AS WINDOW UNITS WITH SASH PINS OR SASH LOCKS, AND COMBINATION WINDOWS WITH LATCHES). WINDOWS THAT ARE NAILED SHUT ARE ACCEPTABLE ONLY IF THESE WINDOWS ARE NOT NEEDED FOR VENTILATION OR AS AN ALTERNATE EXIT IN CASE OF FIRE.	Acceptable. Dwelling units include operable 5 foot by 5 foot slider windows. Operable opening is reduced to approximately 4.5 feet high by 2 feet wide. Windows include Sash locks. <i>Refer to Photolog Photo #59 and 60</i>	N/A	N/A	N/A
(IV) THE EXTERIOR DOORS OF THE DWELLING UNIT MUST BE LOCKABLE. EXTERIOR DOORS ARE DOORS BY WHICH SOMEONE CAN ENTER OR EXIT THE DWELLING UNIT.	Acceptable. Door hardware includes locks. <i>Refer to Photolog Photo #63</i>	N/A	N/A	N/A

INTERIOR AIR QUALITY	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST BE FREE OF POLLUTANTS IN THE AIR AT LEVELS THAT THREATEN THE HEALTH OF THE OCCUPANTS.	N/A	N/A	N/A	Units are provided with independent air conditioning units with provisions for fresh air. Each unit has a dedicated exhaust fan for restroom. Provisions are consistent with current requirements.
	(2) ACCEPTABILITY CRITERIA				
	(I) THE DWELLING UNIT MUST BE FREE FROM DANGEROUS LEVELS OF AIR POLLUTION FROM CARBON MONOXIDE, SEWER GAS, FUEL GAS, DUST, AND OTHER HARMFUL POLLUTANTS.	N/A	N/A	N/A	HVAC system in guest room could satisfy current requirements. Mechanical and equipment room might require upgrades to comply with current requirements.
	(II) THERE MUST BE ADEQUATE AIR CIRCULATION IN THE DWELLING UNIT.	N/A	N/A	N/A	HVAC system in guest room could satisfy current requirements.
	(III) BATHROOM AREAS MUST HAVE ONE OPENABLE WINDOW OR OTHER ADEQUATE EXHAUST VENTILATION.	Acceptable. Bathrooms include exhaust fan	N/A	N/A	Bathrooms are provided with mechanical exhaust ventilation.
	(IV) ANY ROOM USED FOR SLEEPING MUST HAVE AT LEAST ONE WINDOW. IF THE WINDOW IS DESIGNED TO BE OPENABLE, THE WINDOW MUST WORK.	Acceptable. Dwelling units include operable 5 foot by 5 foot slider windows. Refer to Photolog Photo #59, 60, 97-104	N/A	N/A	Current provisions satisfy this requirement.
WATER SUPPLY	(1) PERFORMANCE REQUIREMENT. THE WATER SUPPLY MUST BE FREE FROM CONTAMINATION.	N/A	The building receives its water supply from WASD, assuring that the quality meets the standards for human consumption and is free from hazardous contaminants.	N/A	The building receives its water supply from WASD, assuring that the quality meets the standards for human consumption and is free from hazardous contaminants.

	(2) ACCEPTABILITY CRITERIA. THE DWELLING UNIT MUST BE SERVED BY AN APPROVABLE PUBLIC OR PRIVATE WATER SUPPLY THAT IS SANITARY AND FREE FROM CONTAMINATION.	N/A	N/A	N/A	The building receives its water supply from WASD, assuring that the quality meets the standards for human consumption and is free from hazardous contaminants.
SANITARY FACILITIES	(1) PERFORMANCE REQUIREMENTS. THE DWELLING UNIT MUST INCLUDE SANITARY FACILITIES LOCATED IN THE UNIT. THE SANITARY FACILITIES MUST BE IN PROPER OPERATING CONDITION, AND ADEQUATE FOR PERSONAL CLEANLINESS AND THE DISPOSAL OF HUMAN WASTE. THE SANITARY FACILITIES MUST BE USABLE IN PRIVACY.	Acceptable. <i>Refer to Photolog Photo #65, 66, and 68</i>	N/A	N/A	Current provisions satisfy this requirement.
	(2) ACCEPTABILITY CRITERIA				
	(I) THE BATHROOM MUST LOCATED IN A SEPARATE PRIVATE ROOM AND HAVE A FLUSH TOILET IN PROPER OPERATING CONDITION.	Acceptable. <i>Refer to Photolog Photo #65, 66, and 68</i>	N/A	N/A	Current provisions satisfy this requirement.
	(II) THE DWELLING UNIT MUST HAVE AFIXED BASIN IN PROPER OPERATING CONDITION, WITH A SINK TRAP AND HOT AND COLD RUNNING WATER.	Acceptable. Dwelling units include single sink is located outside of bathroom, adjacent to entry door. <i>Refer to Photolog Photo #63 and 64</i>	N/A	N/A	Current provisions satisfy this requirement.

	(III) THE DWELLING UNIT MUST HAVE A SHOWER OR TUB IN PROPER OPERATING CONDITION WITH HOT AND COLD RUNNING WATER.	Acceptable. <i>Refer to Photolog Photo #65, 66, and 68</i>	N/A	N/A	Current provisions satisfy this requirement.
	(IV) THE FACILITIES MUST UTILIZE AN APPROVABLE PUBLIC OR PRIVATE DISPOSAL SYSTEM (INCLUDING A LOCALLY APPROVABLE SEPTIC SYSTEM).	Acceptable.	All dwelling units in the building are connected to the WASD sanitary sewer system. The exterior components of the system have been evaluated, and visual inspections confirm their proper functionality.	N/A	Current provisions satisfy this requirement.
THERMAL ENVIRONMENT	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT MUST HAVE AND BE CAPABLE OF MAINTAINING A THERMAL ENVIRONMENT HEALTHY FOR THE HUMAN BODY.	Acceptable. All dwelling units include packaged terminal air conditioning (PTAC) units beneath window openings. <i>Refer to Photolog Photo #55, 58, 59, and 61</i>	N/A	N/A	Current provisions satisfy this requirement.
	(2) ACCEPTABILITY CRITERIA.				

	(I) THERE MUST BE A SAFE SYSTEM FOR HEATING THE DWELLING UNIT (AND A SAFE COOLING SYSTEM, WHERE PRESENT). THE SYSTEM MUST BE IN PROPER OPERATING CONDITION. THE SYSTEM MUST BE ABLE TO PROVIDE ADEQUATE HEAT (AND COOLING, IF APPLICABLE), EITHER DIRECTLY OR INDIRECTLY, TO EACH ROOM, IN ORDER TO ASSURE A HEALTHY LIVING ENVIRONMENT APPROPRIATE TO THE CLIMATE.	Acceptable. All dwelling unit packaged terminal air conditioning (PTAC) include room thermostat reading and controls. <i>Refer to Photolog Photo #55, 58, 59, and 61</i>	N/A	N/A	Current provisions satisfy this requirement.
	(II) THE DWELLING UNIT MUST NOT CONTAIN UNVENTED ROOM HEATERS THAT BURN GAS, OIL, OR KEROSENE. ELECTRIC HEATERS ARE ACCEPTABLE.	Acceptable. Only source of heating for units are the packaged terminal air conditions unit (PTAC), beneath the windows. <i>Refer to Photolog Photo #55, 58, 59, and 61</i>	N/A	N/A	Ventilation provisions for boiler room need to be revisited at time of inspection ventilation seems to be inadequate.

ILLUMINATION AND ELECTRICITY	(1) PERFORMANCE REQUIREMENT. EACH ROOM MUST HAVE ADEQUATE NATURAL OR ARTIFICIAL ILLUMINATION TO PERMIT NORMAL INDOOR ACTIVITIES AND TO SUPPORT THE HEALTH AND SAFETY OF OCCUPANTS. THE DWELLING UNIT MUST HAVE SUFFICIENT ELECTRICAL SOURCES SO OCCUPANTS CAN USE ESSENTIAL ELECTRICAL APPLIANCES. THE ELECTRICAL FIXTURES AND WIRING MUST ENSURE SAFETY FROM FIRE.	Acceptable. Visual observation includes sufficient exterior natural light through the dwelling windows and operational interior artificial light fixtures. Inspection of wiring and other invading observations could not be performed. <i>Refer to Photolog Photo #55-59, 61-62, and 72-73</i>	N/A	N/A	Current provisions satisfy this requirement.
	(2) ACCEPTABILITY CRITERIA				
	(I) THERE MUST BE AT LEAST ONE WINDOW IN THE LIVING ROOM AND IN EACH SLEEPING ROOM.	Acceptable. Open-plan of dwelling units include minimum one window. <i>Refer to Photolog Photo #55-59, 61-62, and 97-104</i>	N/A	N/A	N/A
	(II) THE KITCHEN AREA AND THE BATHROOM MUST HAVE A PERMANENT CEILING OR WALL LIGHT FIXTURE IN PROPER OPERATING CONDITION. THE KITCHEN AREA MUST ALSO HAVE AT LEAST ONE ELECTRICAL OUTLET IN PROPER OPERATING CONDITION.	Acceptable, however, outlets don't meet code. <i>Refer to Photolog Photo #61-64</i>	N/A	N/A	Proposed dwelling unit light fixtures comply with HQS requirements; however, dwelling units lack electrical provision for required kitchen area.

	(III) THE LIVING ROOM AND EACH BEDROOM MUST HAVE AT LEAST TWO ELECTRICAL OUTLETS IN PROPER OPERATING CONDITION. PERMANENT OVERHEAD OR WALL-MOUNTED LIGHT FIXTURES MAY COUNT AS ONE OF THE REQUIRED ELECTRICAL OUTLETS.	Acceptable. <i>Refer to Photolog Photo #55-59</i>	N/A	N/A	Proposed dwelling unit light fixtures in the living room and bedroom comply with minimum HQS requirements; however, electrical outlets do not comply with National Electrical Code requirements.
FOOD PREPARATION AND REFUSE DISPOSAL	(1) PERFORMANCE REQUIREMENT.				
	(I) THE DWELLING UNIT MUST HAVE SUITABLE SPACE AND EQUIPMENT TO STORE, PREPARE, AND SERVE FOODS IN A SANITARY MANNER.	Not acceptable. Only available counter space is next to the sink and the only food preparation appliance is the microwave. Each dwelling unit includes counter space next to sink. <i>Refer to Photolog Photo #63-64</i>	N/A	N/A	N/A
	(II) THERE MUST BE ADEQUATE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTES AND REFUSE, INCLUDING FACILITIES FOR TEMPORARY STORAGE WHERE NECESSARY (E.G., GARBAGE CANS).	Acceptable. Space below counter space is sufficient to place garbage cans in each dwelling unit. <i>Refer to Photolog Photo #61-64</i>	N/A	N/A	N/A
	(2) ACCEPTABILITY CRITERIA.				

	<p>(I) THE DWELLING UNIT MUST HAVE AN OVEN, AND A STOVE OR RANGE, AND A REFRIGERATOR OF APPROPRIATE SIZE FOR THE FAMILY. ALL OF THE EQUIPMENT MUST BE IN PROPER OPERATING CONDITION. THE EQUIPMENT MAY BE SUPPLIED BY EITHER THE OWNER OR THE FAMILY. A MICROWAVE OVEN MAY BE SUBSTITUTED FOR A TENANT-SUPPLIED OVEN AND STOVE OR RANGE. A MICROWAVE OVEN MAY BE SUBSTITUTED FOR AN OWNER-SUPPLIED OVEN AND STOVE OR RANGE IF THE TENANT AGREES AND MICROWAVE OVENS ARE FURNISHED INSTEAD OF AN OVEN AND STOVE OR RANGE TO BOTH SUBSIDIZED AND UNSUBSIDIZED TENANTS IN THE BUILDING OR PREMISES.</p>	<p>Not acceptable. Appliances need to be provided. <i>Refer to Photolog Photo #58 and 61-62</i></p>	<p>N/A</p>	<p>N/A</p>	<p>Proposed dwelling food preparation area do not comply with neither the HQS requirements nor National Electrical Code.</p>
	<p>(II) THE DWELLING UNIT MUST HAVE A KITCHEN SINK IN PROPER OPERATING CONDITION, WITH A SINK TRAP AND HOT AND COLD RUNNING WATER. THE SINK MUST DRAIN INTO AN APPROVABLE PUBLIC OR PRIVATE SYSTEM.</p>	<p>Not acceptable. Current hand sink is not adequate to wash food. <i>Refer to Photolog Photo #63-64</i></p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>

	(III) THE DWELLING UNIT MUST HAVE SPACE FOR THE STORAGE, PREPARATION, AND SERVING OF FOOD.	Not acceptable. The only available counter space available is next to the sink and the only food preparation appliance is a microwave. <i>Refer to Photolog Photo #63-64</i>	N/A	N/A	Not assessed by Vital Engineering. Refer to Architectural report.
	(IV) THERE MUST BE FACILITIES AND SERVICES FOR THE SANITARY DISPOSAL OF FOOD WASTE AND REFUSE, INCLUDING TEMPORARY STORAGE FACILITIES WHERE NECESSARY (E.G., GARBAGE CANS).	Acceptable. Space below counter space is sufficient to place garbage cans in each dwelling unit. However, sink does not include a garbage disposal unit. <i>Refer to Photolog Photo #61-64</i>	N/A	N/A	N/A
SANITARY CONDITION	(1) PERFORMANCE REQUIREMENT. THE DWELLING UNIT AND ITS EQUIPMENT MUST BE IN SANITARY CONDITION.	Acceptable. <i>Refer to Photolog Photo #55-68</i>	N/A	N/A	N/A
	(2) ACCEPTABILITY CRITERIA. THE DWELLING UNIT AND ITS EQUIPMENT MUST BE FREE OF VERMIN AND RODENT INFESTATION.	Acceptable.	N/A	N/A	N/A

<p>SMOKE DETECTORS PERFORMANCE REQUIREMENT</p>	<p>(1) EXCEPT AS PROVIDED IN PARAGRAPH (N)(2) OF THIS SECTION, EACH DWELLING UNIT MUST HAVE AT LEAST ONE BATTERY-OPERATED OR HARD-WIRED SMOKE DETECTOR, IN PROPER OPERATING CONDITION, ON EACH LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS BUT EXCEPTING CRAWL SPACES AND UNFINISHED ATTICS. SMOKE DETECTORS MUST BE INSTALLED IN ACCORDANCE WITH AND MEET THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION STANDARD (NFPA) 74 (OR ITS SUCCESSOR STANDARDS). IF THE DWELLING UNIT IS OCCUPIED BY ANY HEARING-IMPAIRED PERSON, -SMOKE DETECTORS MUST HAVE AN ALARM SYSTEM, DESIGNED FOR HEARING-IMPAIRED PERSONS AS SPECIFIED IN NFPA 74 (OR SUCCESSOR STANDARDS).</p>	<p>Acceptable. <i>Refer to Photolog Photo #56, 63, and 67</i></p>	<p>N/A</p>	<p>N/A</p>	<p>Current provisions satisfy this requirement.</p>
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	(2) FOR UNITS ASSISTED PRIOR TO APRIL 24, 1993, OWNERS WHO INSTALLED BATTERY-OPERATED OR HARD-WIRED SMOKE DETECTORS PRIOR TO APRIL 24, 1993 IN COMPLIANCE WITH HUD'S SMOKE DETECTOR REQUIREMENTS, INCLUDING THE REGULATIONS PUBLISHED ON JULY 30, 1992, (57 FR 33846), WILL NOT BE REQUIRED SUBSEQUENTLY TO COMPLY WITH ANY ADDITIONAL REQUIREMENTS MANDATED BY NFPA 74 (I.E., THE OWNER WOULD NOT BE REQUIRED TO INSTALL A SMOKE DETECTOR IN A BASEMENT NOT USED FOR LIVING PURPOSES, NOR WOULD THE OWNER BE REQUIRED TO CHANGE THE LOCATION OF THE SMOKE DETECTORS THAT HAVE ALREADY BEEN INSTALLED ON THE OTHER FLOORS OF THE UNIT).	N/A	N/A	N/A	Current provisions satisfy this requirement.
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LEAD-BASED PAINT PERFORMANCE REQUIREMENT	THE LEAD-BASED PAINT POISONING PREVENTION ACT (42 U.S.C. 4821-4846), THE RESIDENTIAL LEAD- BASED PAINT HAZARD REDUCTION ACT OF 1992 (42 U.S.C. 4851- 4856), AND IMPLEMENTING REGULATIONS AT PART 35, SUBPARTS A, B, M, AND R OF THIS TITLE APPLY TO UNITS ASSISTED UNDER THIS PART.	Not part of Inspection, the United States Environmental Protective Agency's Lead-based Paint Disclosure Rule (Section 108 of Title X) was made fully effective in 1996, coinciding with the year of the building's construction completion.	N/A	N/A	N/A
ACCES PERFORMANCE REQUIREMENT	THE DWELLING UNIT MUST BE ABLE TO BE USED AND MAINTAINED WITHOUT UNAUTHORIZED USE OF OTHER PRIVATE PROPERTIES. THE BUILDING MUST PROVIDE AN ALTERNATE MEANS OF EXIT IN CASE OF FIRE (SUCH AS FIRE STAIRS OR EGRESS THROUGH WINDOWS).	Acceptable. <i>Refer to Photolog Photo #79-80, and 93</i>	N/A	N/A	N/A
SITE AND NEIGHBORHOOD	(1) PERFORMANCE REQUIREMENT. THE SITE AND NEIGHBORHOOD MUST BE REASONABLY FREE FROM DISTURBING NOISES AND REVERBERATIONS AND OTHER DANGERS TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE OCCUPANTS.	Acceptable.	During the site visit, the surveyor did not identify any noticeable sources of disruptive noise or reverberations.	N/A	N/A

	<p>(2) ACCEPTABILITY CRITERIA. THE SITE AND NEIGHBORHOOD MAY NOT BE SUBJECT TO SERIOUS ADVERSE ENVIRONMENTAL CONDITIONS, NATURAL OR MANMADE, SUCH AS DANGEROUS WALKS OR STEPS; INSTABILITY; FLOODING, POOR DRAINAGE, SEPTIC TANK BACKUPS OR SEWAGE HAZARDS; MUDSLIDES; ABNORMAL AIR POLLUTION, SMOKE OR DUST; EXCESSIVE NOISE, VIBRATION OR VEHICULAR TRAFFIC; EXCESSIVE ACCUMULATIONS OF TRASH; VERMIN OR RODENT INFESTATION; OR FIRE HAZARDS.</p>	Acceptable.	<p>At present, the site functions as a fully operational hotel with available rooms. It is situated in the town center of Cutler Bay, featuring adequate evacuation routes. The drainage system is in good condition. Following our site visit, the team did not observe any issues with air quality, vehicular vibrations, or noise that would be considered outside the norms for normal living conditions.</p>	N/A	N/A
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41. CLOSING REMARKS

BEA Architects has performed various walkthrough observations to assess the current condition of the La Quinta Hotel at Cutler Bay. The disciplines involved as part of this review included Architectural, Civil, Structural, Mechanical, Electrical, and Plumbing. Based on review and observations of the property, the building appears to be in sound structural condition and fit for occupancy. This report reviews and states whether the requirements of all Housing Quality Standards (HQS) items for these disciplines were met and provides a professional opinion on the facility's abilities to meet these requirements and provides possible remediation suggestions in the areas where the HQS conditions are not met.