



The Falcon Group

ENGINEERING • ARCHITECTURE • ENERGY CONSULTANTS • FORENSICS • DRONE SERVICES

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WEST PALM BEACH
Phone: (561) 290-0504

August 30, 2021

Plaza Del Prado Condominium Association
c/o Ms. Marjorie Davalos
18071 Biscayne Blvd,
Aventura FL, 33160

VIA REGULAR MAIL

RE: Folio no.: 28-2210-014-0001, Plaza del Prado Condominium
18011-18041 Biscayne Blvd South Tower I, II, III, IV
18051-18081 Biscayne Blvd North Tower I, II, III, IV
18071 Biscayne Blvd Aventura FL. 33160
Notice of Required Recertification 40 Year Building
Y:\Clients\Falcon2016\16-637\013_40 Year Recertification\Structural\L210803- 40 Year Recertification Cover Letter.Doc

Dear Ms. Davalos:

As per your request, The Falcon Group conducted a 40 year certification of the referenced building in accordance with the city of Aventura 40 year Recertification Program and Section 8-11(f) of the Miami Dade County Florida Building Code - Code of Ordinances. Recertification is not approved, however, the distress observed at the time did not warrant a change in the pattern of occupancy and the damages found were considered **"Less than Substantial"**. Please refer to the attached structural reports where we found various items that need to be addressed for its continued use before issuing a Final Compliant Report. This report should be used as guidance for the recommended repairs noted on the report. When the repairs are done please call our office to coordinate a site visit to verify the compliance.

Please be aware that certain repair areas cited in the attached Structural Reports should include proper engineering repair scopes and procedures. As such, Falcon recommends a preparation of repair plans and specifications by a Registered Professional Engineer to define the proper materials, scope and methods. In addition Florida Building Code Section 105.1 and 105.2 requires a permit for repair work. Failure to do so may result in further damages to the building and or limited lifespan of the repairs. Refer to Section 3b and exhibit I of the structural report for specific repair items and locations.



Offices also located in:

Stamford, CT | Columbia, MD | Rockville, MD
Bridgewater, NJ | New York, NY | Easton, PA | Treviso, PA



As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon evaluation of observed conditions, to the extent reasonably possible.

We would like to thank you for the opportunity to provide this report. Should you have any questions, please feel free to contact our office.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Manalo", is positioned above the typed name.

Ryan Manalo, P.E.
Project Engineer

Attachments: 3 Original Signed and Sealed Building Safety Inspection Reports (Structural)



40-YEAR CERTIFICATION

Building Department



STRUCTURAL/ELECTRICAL 40-YEAR RECERTIFICATION

INSPECTION COMMENCED
DATE July 22, 2021

INSPECTION COMPLETED
DATE July 26, 2021

INSPECTION MADE BY:
SIGNATURE _____

(SEAL)

PRINT NAME Ryan Manalo P.E.

TITLE: Professional Engineer

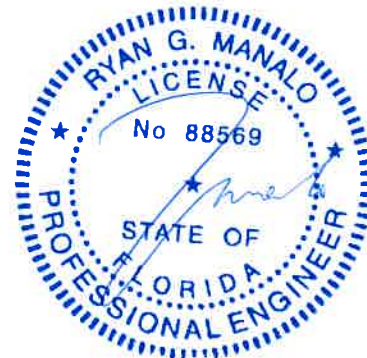
ADDRESS: 15405 NW 7th Avenue Miami FL. 33169

1. DESCRIPTION OF STRUCTURE

- a. Name of Title: DEL PRADO CONDO
- b. Street Address: 18021 BISCAYNE BLVD AVENTURA FLORIDA 33160
- c. Legal Description: 2 PORS OF NW4 TWP 52-42-10 PLAT BOOK/PAGE 7074/444
- d. Owners Name: PLAZA DEL PRADO CONDOMINIUM ASSOCIATION INC.
- e. Owner's Mailing Address: 18021 BISCAYNE BLVD AVENTURA FLORIDA 33160
- f. Folio Number of Building: 28-2210-014-0001
- g. Building Code Occupancy Classification: R2 RESIDENTIAL GROUP
- h. Present Use: APARTMENT BUILDING / RETAIL SPACES
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features Building construction is a combination of concrete columns, shearwall, beams and reinforced concrete slabs.

Additional Comment: Property is comprised of two (2), twenty (20) story commercial / residential building, with a total of six hundred eighty-two (682) living units between buildings, approximately 36000 square feet each building, with a combined detached private driveway and garage, and on-site parking at the North, South and West side of the property.

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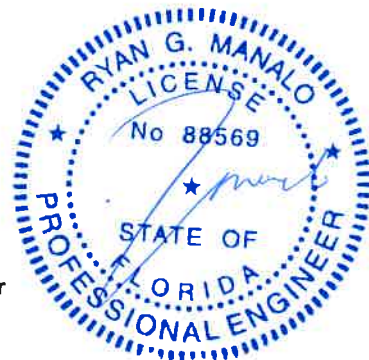
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Building Department



STRUCTURAL INSPECTION	
2. INSPECTIONS	
a. Date of notice of required inspection	JULY 9, 2021
b. Date(s) of actual inspection	JULY 22, 23 AND 26, 2021
c. Name and qualification of individual submitting inspection report:	Mr. Ryan Manalo P.E. Professional Engineer
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures	No Laboratory or other formal testing
e. Structural repair note appropriate line:	
1. None required	
2. Required (describe and indicate acceptance)	
	Refer to Exhibit

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8/30/2021

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3. PRESENT CONDITION OF STRUCTURE

a. General alignment (not good, fair, poor, explain if significant)

1. Bulging None

2. Settlement None

3. Defections None

4. Expansion None

5. Contraction: None

b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)

Concrete column, walls and beams at roofs at both buildings shows distress, garage, stairway and stairway landing shows rust, concrete spalling and cracks at several areas. Refer to Exhibit.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains. Paint peeling observed at the ground level

of the building and walkway along the pool deck

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm. Hairline to fine along the building (Not Structural in Nature)

Medium along the roof area and stairway areas. Refer to Exhibit.

e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

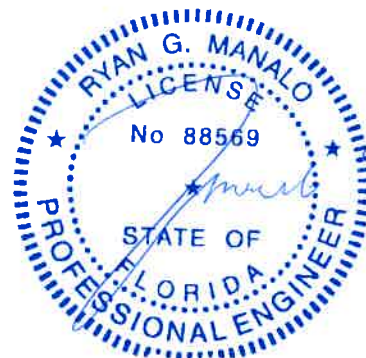
Spalling and concrete cracks mostly found in certain roof areas and stairway areas.

Refer to Exhibit.

f. Previous patching or repairs Evidence of previous concrete restoration and painting observed.

g. Nature of present loading (indicate residential, commercial, other estimate magnitude). Residential

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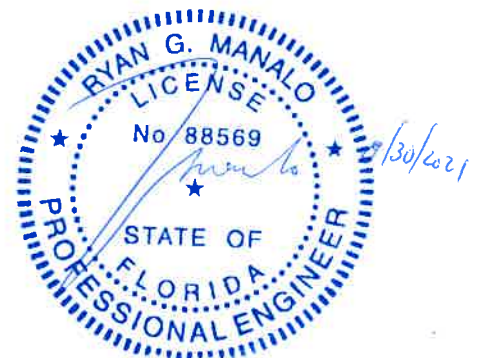
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4. FOUNDATION	
a. Type	Pile foundation
b. Condition	Good
1. Settlement	None observed at the time of Inspection
2. Defections	None observed at the time of Inspection
c. Cracks	None observed at the time of Inspection
5. Contraction:	None observed at the time of Inspection

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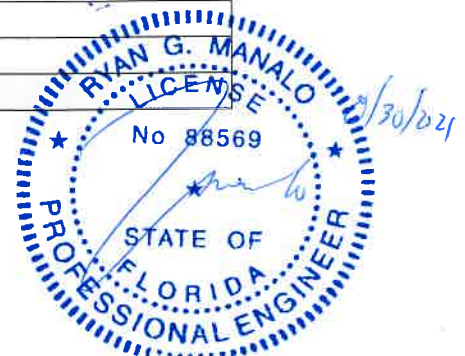
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Building Department



5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Good
b. Clay tile or terracotta units	N/A
c. Reinforced concrete tile columns	Good
d. Reinforced concrete tile beams	Good
e. Lintel	Good
f. Other type bond beams	N/A
g. Masonry finishes - exterior	
1. Stucco	Good
2. Veneer	N/A
3. Paint only	Good with some peeling paint at ground floor
4. Other(describe)	
h. Masonry finishes - interior	
1. Vapor barrier	N/A
2. Purring and plaster	N/A
3. Paneling	Drywall finish interior side
4. Paint only	Good
5. Other (describe)	
i. Cracks:	
1. Location - note beams, columns, other	None Noted
2. Description	
j. Spalling:	
1. Location - note beams, columns, other	None Noted
2. Description	
k. Rebar corrosion-check appropriate line:	
1. None visible	None Noted
2. Minor-patching will suffice	
3. Significant-but patching will suffice	
4. Significant-structural repairs required	
l. Samples chipped out for examination in spall areas:	
1. No	No samples taken
2. Yes - describe color texture, aggregate, general quality	
6. FLOOR AND ROOF SYSTEM	

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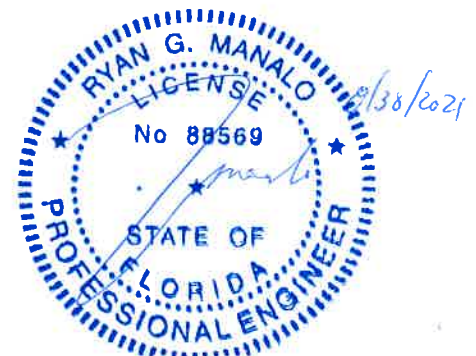
40-YEAR CERTIFICATION

Building Department



a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition) Flat roof Poor condition North Building Roof and Fair condition South Building Roof. Refer to Exhibit.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: Cooling tower poor condition of support at north & south building -- Boiler room, Air handling units, Generator and Elevator equipment room fair condition
3. Note types of drains and scupper and condition of cooling towers, air condition: Roof deck drains and scupper fair condition
b. Floor systems(s)
1. Describe (type of system framing, material, spans, condition) Conventionally reinforced concrete floor slab with concrete beams and columns
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
None noted
7. STEEL FRAMING SYSTEM
a. Description Cooling Tower Steel Support Beams
b. Exposed Steel - describe condition of paint & degree of corrosion: Refer to Exhibit
c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection None
d. Elevator sheave beams & connections, and machine floor beams – note condition:
Good condition

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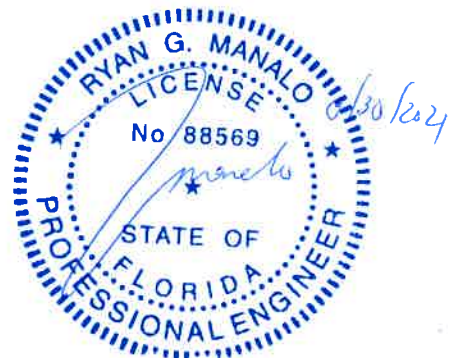
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Building Department



8. CONCRETE FRAMING SYSTEM
a. Full description of structural system Refer to Section 6.b
b. Cracking
1. Not significant
2. Location and description of members affected and type cracking Refer to Exhibit
c. General condition Fair to Good Condition
d. Rebar corrosion - check appropriate line:
1. Non visible
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
✓ 4. Significant - structural repairs required (describe) Refer to exhibit
e. Samples chipped out in spall areas:
1. No. ✓
2. Yes, describe color, texture, aggregate. general quality:
9. WINDOWS
a. Type (Wood, steel, aluminum, jalous ie, single hung, double hung, casement, awning, pivoted, fixed, other) Aluminum framed single hung and fixed windows
b. Anchorage – type & condition of fasteners and latches: Metal Screws Working Condition
c. Sealant – type of condition of perimeter sealant & at mullions: Wet and Dry Seal Working Condition
d. Interiors seals – type & condition at operable vents: Wet and Dry Seal Working Condition
e. General condition: Fair Condition

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Building Department



10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses;
N/A

b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition:
N/A

c. Joints – note if well fitted and still closed: N/A

d. Drainage – note accumulations of moisture: N/A

e. Ventilation –note any concealed spaces not ventilated: N/A

f. Note any concealed spaces opened for inspection: N/A

11. OTHER (As required by Architect/Engineer)

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INSPECTION COMMENCED DATE: July 22, 2021

INSPECTION MADE BY: Ryan Manalo P.E. SIGNATURE: _____

INSPECTION COMPLETED DATE: July 26, 2021

PRINT NAME: Ryan Manalo TITLE: Professional Engineer

ADDRESS: 15405 NW 7th Avenue Miami Florida 33169

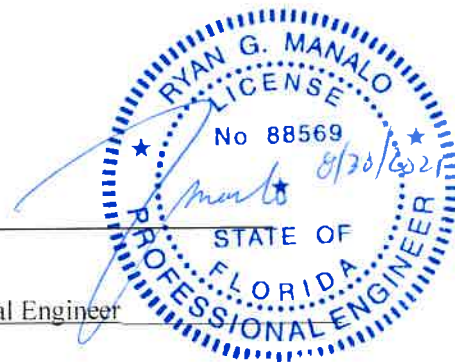


EXHIBIT I

North Building

A. Roof:

- 1) Flat roof membrane / built up roof system observed with ponding water and biological growth.
- 2) Bubbling / Blistering of roof membrane.
- 3) Heavily corroded cooling tower Steel Supports and connections.
- 4) Concrete spalling, cracks and exposed corroded rebar cooling tower enclosure.
- 5) Concrete spalling, cracks and exposed corroded rebar air handling unit room enclosure.

B. Tower 1:

- 1) Floors 15, 16 and 19 ponding water at south stairway exterior landing.
- 2) Corroded exterior door frames south stairway.
- 3) Corroded Stair Steel Steps Floors G, 6 and 17 south stairways.
- 4) Concrete spalling and ponding water at floor 7 south stairway exterior landing.

C. Tower 2:

- 1) Floors 14 and 19 ponding water at south stairway exterior landing.
- 2) Floor 18 exterior catwalk / crossover observed with concrete spalling, cracks and exposed corroded rebar. Corroded exterior door frames floors 7, 12 and 18 were noted as well.
- 3) Corroded exterior door frames south stairway all floors.
- 4) Concrete spalling and exposed corroded rebar at floor 4 south stairway exterior landing.
- 5) Unit 301, 504, with Tile floor finish, no visible structural issues.



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Exhibit I

Plaza Del Prado
18071 Biscayne Blvd, Aventura, FL 33160
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D. Tower 3:

- 1) Corroded Stair Steel Steps Floors 6, 8, 16 and PH south stairways.
- 2) Exterior catwalk / crossover corroded exterior door frames floors 7, 12 and 18.
- 3) Corroded exterior door frames south stairway all floors.
- 4) Unit 304,403,1004,1002,1104,1901,PH1-PH2, Tile floor finish, no visible structural issues.

E. Tower 4:

- 1) Concrete spalling and exposed corroded rebar at floors 3, 5, 7, 9, 19 and PH south stairway exterior landing.
- 2) 802,1102,1605, tile floor finish, no visible structural issues.

South Building:

A. Roof:

- 1) Gravel flat roof membrane / built up roof system.
- 2) Heavily corroded cooling tower Steel Supports and connections.
- 3) Concrete spalling, cracks and exposed corroded rebar roof parapet knee wall.
- 4) Concrete spalling, cracks and exposed corroded rebar cooling tower enclosure.
- 5) Concrete spalling, cracks and exposed corroded rebar air handling unit room enclosure.

B. Tower 1:

- 1) Corroded Stair Steel Steps Floors 4, 17, 19 and PH south stairways.
- 2) Corroded exterior door frames south stairway all floors and at floor 18 catwalk / crossover.
- 3) Concrete spalling and exposed corroded rebar at floors 8 and 10 south stairway exterior landing.
- 4) Unit 602,1004, Tile floor finish, no visible issues.

C. Tower 2:

- 1) Missing stairway railing at south stairway heading to roof area.
- 2) Corroded Stair Steel Steps Floors 19 and PH south stairways.
- 3) Corroded exterior door frames south stairway all floors and at floor 18 catwalk / crossover.
- 4) Floor PH ponding water at south stairway exterior landing.
- 5) Concrete spalling and exposed corroded rebar at floor 11 south stairway exterior landing.
- 6) Unit 703,904,1501,1701 tile floor finish, no visible structural issues.



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D. Tower 3:

- 1) Corroded Stair Steel Steps Floors 19 and PH south stairways.
- 2) Corroded exterior door frames south stairway all floors.
- 3) Concrete spalling and exposed corroded rebar at floors 3 and 19 south stairway exterior landing.
- 4) Unit 402,404,501,1901, tile floor finish, no visible structural issues.

E. Tower 4:

- 1) Corroded Stair Steel Steps Floors 11 and PH south stairways.
- 2) Floor 18 ponding water at south stairway exterior landing.
- 3) Concrete spalling and exposed corroded rebar at floor 11 south stairway exterior landing.
- 4) Unit 1001,1003,1005,1702, tile floor finish, no visible structural issues.

Foundation (Reinforced concrete Pylons, columns, grade beams, slab on grade)

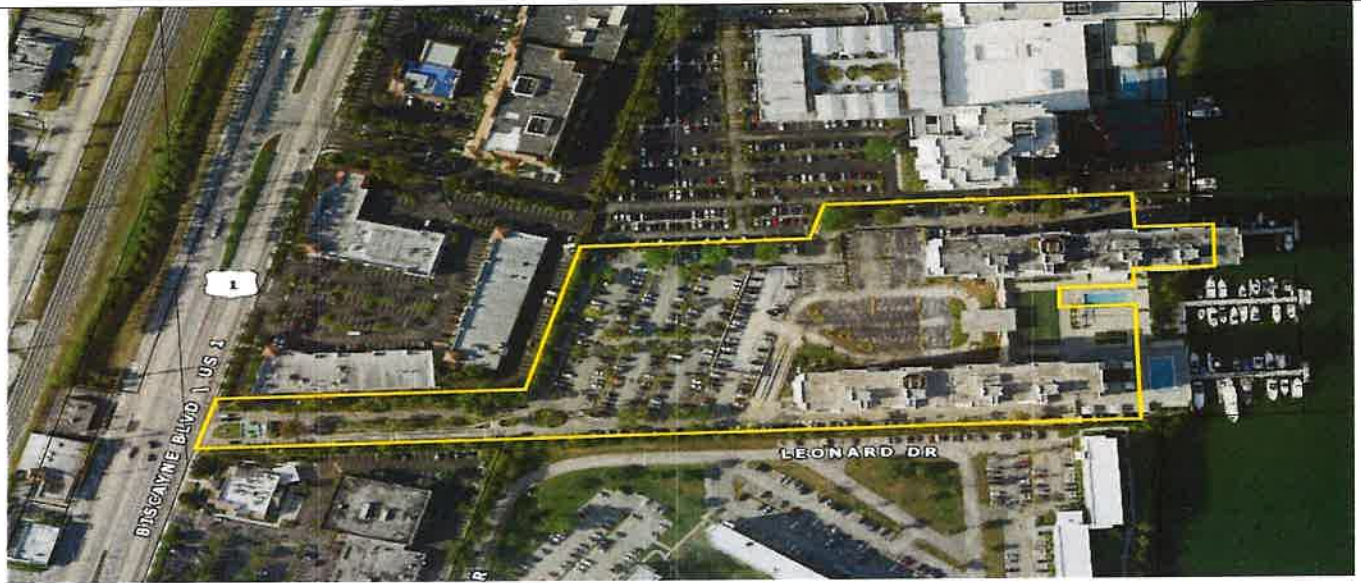
- 1) Minor concrete spalling at pile cap edge of the underwater structure, north building, patching will suffice.
- 2) Marine and Biological growth observed.



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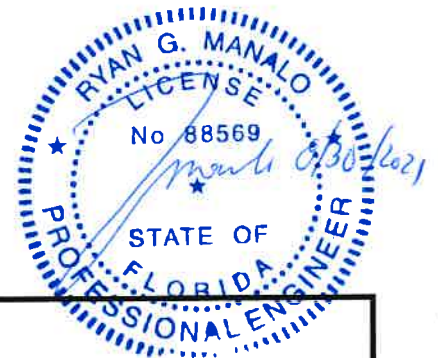
Picture 1: Plaza Del Prado Property
 Image taken from Miami Dade Property Search Website



Picture 1: North Building



Picture 2: South Building




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TW1N

Picture 1: Typical Concrete Spalling Stairway Landing.



TW2N

Picture 2: Concrete Spalling and exposed rebar at exterior stairway door header.



TW4N

Picture 3: Concrete Spalling and exposed corroded rebar at exterior stairway landing floor.



TW4N

Picture 4: Concrete Spalling and exposed corroded rebar at exterior stairway landing floor.



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TW1S

Picture 5: Concrete Spalling and exposed corroded rebar at exterior stairway landing floor.



TW2S

Picture 6: Concrete Spalling and exposed corroded rebar at exterior stairway landing floor.



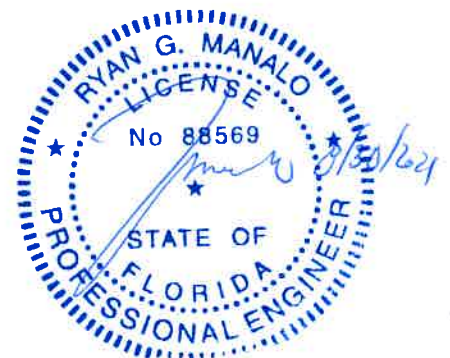
TW3S

Picture 7: Concrete Spalling and exposed corroded rebar at exterior stairway landing floor.



TW2N

Picture 8: Concrete Spalling and exposed corroded rebar at exterior catwalk / crossover floor.



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TW2N

Picture 9: Ponding water and biological growth observed at exterior stairway landing floor.



TW2N

Picture 10: Ponding water and biological growth observed at exterior stairway landing floor.



TW1N

Picture 11: Severely corroded Steel stairway thread and riser condition.



TW4S

Picture 12: Severely corroded Steel stairway thread and riser condition.



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TW15

Picture 13: Severely corroded Steel stairway thread and riser condition.



TW35

Picture 14: Severely corroded Steel stairway thread and riser condition.



TW25

Picture 15: Missing stairway guardrail.



North Roof

Picture 16: Ponding water and bubbling / blister observed at roof.



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North Roof

Picture 15: Previous signs of repair at Roof.



North Roof

Picture 16: Ponding water, biological growth and poor drainage at roof observed.



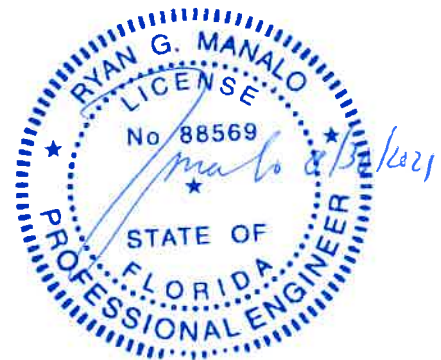
North Roof

Picture 17: Corroded Steel support cooling tower.



North Roof

Picture 18: Corroded Steel support cooling tower.



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Exhibit I

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South Roof

Picture 19: Corroded Steel support cooling tower.



South Roof

Picture 20: Corroded Steel support cooling tower.



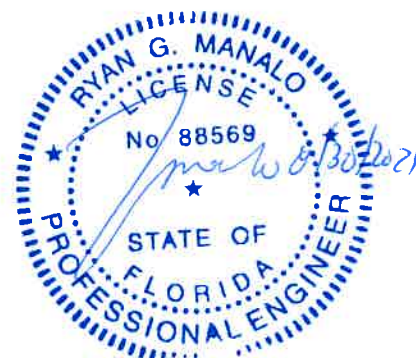
North Roof

Picture 21: Concrete spalling, exposed corroded rebar at cooling tower enclosure.



North Roof

Picture 22: Concrete spalling, exposed corroded rebar at cooling tower enclosure.



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South Roof

Picture 23: Concrete spalling, exposed corroded rebar at cooling tower enclosure beam supports.



South Roof

Picture 24: Concrete spalling, exposed corroded rebar at cooling tower enclosure beam supports.



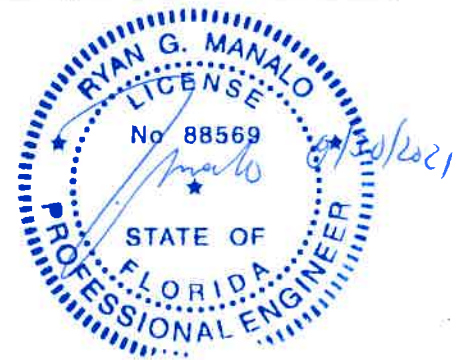
South Roof

Picture 25: Concrete spalling, exposed corroded rebar at cooling tower enclosure beam supports.



South Roof

Picture 26: Concrete spalling, exposed corroded rebar at cooling tower enclosure beam supports.



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South Roof AHU4

Picture 27: Concrete cracks, spalling and exposed corroded rebar observed at south roof air handling unit enclosure.



NORTH Roof AHU2

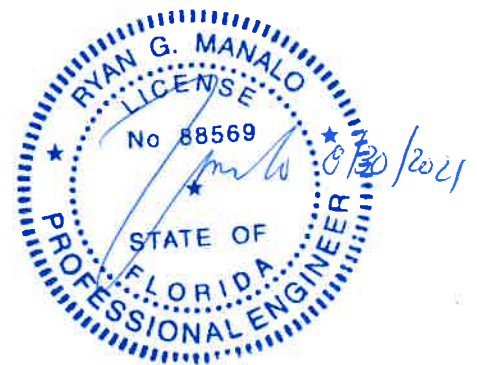
Picture 28: Concrete cracks, spalling and exposed corroded rebar observed at south roof air handling unit enclosure.



Picture 29: Underwater structure at Plaza Del Prado.



Picture 30: Concrete spalling and exposed rebar observed.



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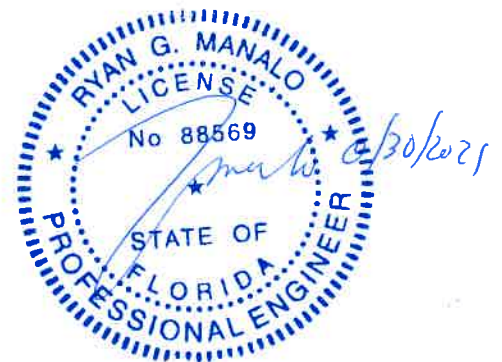
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Picture 31 Plaza Del Prado West Deck and Garage not in use.



Picture 32 Plaza Del Prado West Deck and Garage observed with concrete spalling and exposed corroded rebar.



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