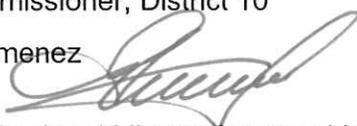


Memorandum



Date: August 20, 2012

To: Honorable Javier D. Souto
County Commissioner, District 10

From: Carlos A. Gimenez
Mayor 

Subject: West Dade Regional Library Structural Issues

I am in receipt of your July 27, 2012 memorandum regarding structural concerns at the West Dade Regional Library. I have directed Raymond Santiago, Director of the Miami-Dade County Public Library Systems (MDPLS), to further look into this matter and provide me with feedback and recommendations. MDPLS staff and that of Internal Services Department (ISD) staff, has consulted and further reviewed this case. Below are their findings:

The Library Department consulted with the Design and Construction Services Division from the Internal Services Department (ISD) and jointly performed visual observations at the West Dade Regional Library, 9445 Coral Way. The scope of observations was limited to the precast concrete light shelves that are located throughout the building. As mentioned in your memorandum, observations revealed stress cracks at the bottom face of the shelves, general evidence of undesirable deflection, and isolated areas of water penetration on some of the concrete slabs. (ISD report and photographs are attached).

Based on the visual observations performed and the age of the existing shelves, ISD is recommending that a corrective action be taken by MDPLS to shore up the existing precast concrete light shelves. Once shored, a remedial plan of action should be created to replace or remove the existing precast concrete light shelves. It is important to note that a review of the existing drawings demonstrates that the library's primary structural elements consist of concrete beams and columns and precast concrete walls; therefore, the precast concrete light shelves are not essential structural elements of the building.

As to your concerns related to the mildew visible in the lobby's air conditioning vents, the Library's Maintenance Unit will address this issue by cleaning the vents and inspecting the AC ducts.

If you have any additional questions, please contact Raymond Santiago, at 305-375-5026.

Attachments

c: Lisa M. Martinez, Senior Advisor, Office of the Mayor
Raymond Santiago, Director, Miami Dade-County Public Libraries



Date: August 8, 2012

To: Jesus Sanchez – Miami-Dade Public Library
Leo Gomez – Miami-Dade Public Library

From: Jeffrey M. Aquino, P.E. – ISD, Miami-Dade County

Subject: *Structural Observations of the Precast Concrete Sun-Control Devices (Precast Concrete Light Shelves)*

Observations and Assessment:

The Design and Construction Services Division from the Internal Services Department (ISD) performed visual observations at the West Dade Regional Library located at 9445 Coral Way, Miami, Florida. The scope of observations was limited to the precast concrete sun-control devices, commonly referred to as the precast concrete light shelves, and located throughout the building.

Observations of the precast concrete light shelves include, but are not limited to, stress cracks at the bottom face of the shelves, general evidence of undesirable deflection, and isolated areas of spalling on some shelves. (See Photographs 1 thru 4) Based on the visual observations performed and the age of the existing shelves, it is our recommendation that a corrective action be taken by the Library Department, with high-level of importance, to shore the existing precast concrete light shelves. Once shored, a remedial plan of action should be created to replace or remove the existing precast concrete light shelves.

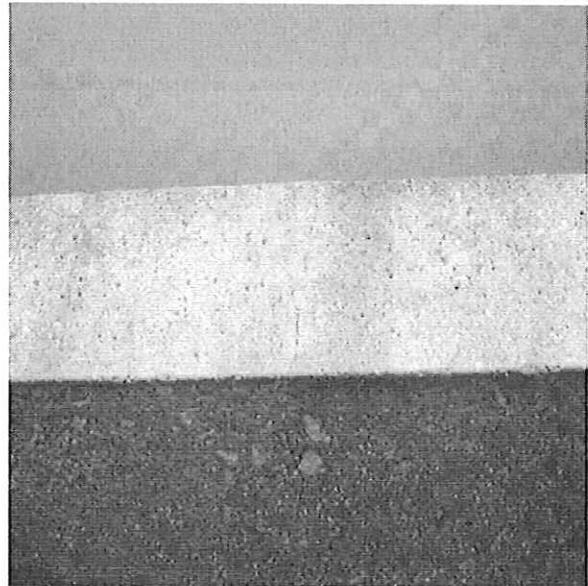
Additionally, review of the existing drawings demonstrates that the library's primary structural elements consist of concrete beams and columns, precast concrete joists, and precast concrete walls; therefore, the precast concrete light shelves are not essential structural elements of the building.

To avoid possible misunderstanding, nothing in this assessment should be construed directly or indirectly as a guarantee for any portion of the structure at the site. To the best of our knowledge and ability, this assessment represents an accurate appraisal of the present condition of the observed structure location based upon evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the site, none of the covered structural members (or assemblies) could be visually observed, and no testing of structural members was performed.

Photographs:



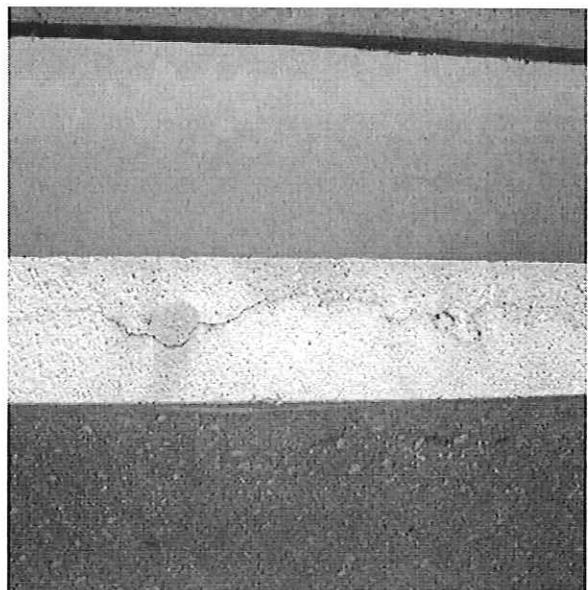
Photograph #1



Photographs #2



Photograph #3



Photographs #4