



McNAMARA SALVIA
STRUCTURAL ENGINEERS

MEMORANDUM (REVISED)

July 8, 2025

TO: Joseph Vecchione, AIA – Bergmeyer
Associate, Senior Architect
JVecchione@bergmeyer.com

FROM: Michael T. Kotowski, P.E. – McNamara ▪ Salvia
Senior Project Manager
MKotowski@mcsal.com

Mark F. Aho, P.E. – McNamara ▪ Salvia
Principal
Aho@mcsal.com

Cactus Club Miami | Miami Beach, Florida
Tenant Fit-out | McSal Project N° 2024128.000

It is McNamara ▪ Salvia's understanding that as a part of the permit application process, an elevator serving the new mezzanine level has been requested. The existing structure consists of three (3) separately phased structures – primarily including cast in place concrete, timber and steel. The proposed mezzanine level will be comprised of composite slab on metal deck.

In the area that a potential elevator is being required is within a 1920's era structure. The existing structure at level 1 is concrete slab on metal deck supported by light gauge joists spaced 16" OC. The light gauge metal joists span to grade beams which are supported by pile caps on helical piles. In order to install a new elevator pit in this location, it would require demolition of existing slab, temporary support of excavation for the pit excavation (including a significant dewatering plan), new grade beams and hydrostatic pit slab, and new helical piles to support elevator pit reactions that would need to be installed with overhead constraints.

The roof of the existing 1920's era building consists of wood rafters/joists and sheathing. The wood roof is originally supported by perimeter bearing walls. A secondary steel structure was added to underside of the existing wooden frame made up of wide flange and HSS members. The proposed elevator overrun would need to extend above and beyond the existing roof elevation to maintain clearances. This would require an extensive rework of the original wood roof system of the building along with significant modifications to the recently installed steel supporting frame. Throughout construction, the building would require temporary shoring.

In summary, the main structural scope items would include significant foundation work in a location with a high-water table as well as a confined work area for installation of additional helical piles. The installation of this elevator would also include substantial modifications to the existing heritage building roof and steel frame.

MTK/amr
2024128.000-20250708-MEMO-Cactus Club Miami-Tenant Fitout-R1

FOUNDING PRINCIPALS

Robert J. McNamara, P.E., S.E.
Joseph A. Salvia, P.E.

MANAGING PRINCIPALS

Mark F. Aho, P.E.
Neil A. Atkinson
Ryan A. Dow, P.E., S.E.
John S. Matuszewski, P.E.
Adam C. McCarthy, P.E.
Vladimir E. Seijas, P.E.
Andrew P. Sullivan, P.E., S.E.
Bart A. Sullivan, P.E.
Benjamin B. Wild, P.E.