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January 4, 2021

Winter Park Historic Hotels Group, Inc.
3200 S. Hiwassee Road, Suite 205
Orlando, Florida 32835

Attention: Ms. Nancy Rossman
narossman@narossman.com

Reference: Response to Document Review Letter
Henderson Hotel @ Lake Killarney
West of US Highway 17/92 & Fairview Avenue
Winter Park, Orange County, Florida
UES Project No. 0130.2000488.0000
UES Report No. 1828039

Dear Ms. Rossman:

As requested, we have completed a review of the document review letter prepared by Pillar Engineering (Pillar Engineering Project ORA2020.12.07 dated December 18, 2020). Universal Engineering Sciences has performed a geotechnical exploration for the proposed development (UES Report No. 1823872v3 dated December 23, 2020). Based on our review of the Pillar letter, there were two geotechnical concerns addressed regarding the proposed development. The concerns and our responses are listed below.

Risk of excavation soil failure:

“Any analysis of this project should seriously consider the risk to Lake Killarney and neighboring properties should dewatering or excavation efforts fail while this below grade parking garage is constructed.”

UES Response: Temporary dewatering and excavation will be necessary for construction of the garage/basement structure. These earthwork procedures are common in the Central Florida area for similar projects. The dewatering operations will be temporary and only be performed during construction of the garage. Our geotechnical exploration did not encounter any evidence indicating a potential risk for slope/soil failure. Provided that the excavation is properly sloped or braced, as recommended in our geotechnical report and following common construction practices, the risk for soil failure is no greater at this project site than other similar projects successfully constructed within the area.

Potential risk of induced ground subsidence:

“Extensive excavation and mechanically induced fluctuations of the groundwater table in this geographically sensitive area greatly increase the risk of ground subsidence within or near the project site.”

UES Response: Based upon our findings of our exploration, it is our opinion, within a reasonable professional probability, that our borings did not encounter subsurface conditions which would indicate the presence of unstable soils typically associated with high-risk "sinkhole" potential. We believe that overall, the sinkhole potential on this site is no greater than that of the adjacent existing developments due to similar underlying geology. Therefore, it is our opinion that the temporary dewatering, basement excavation and construction of the hotel will not increase the risk of ground subsidence within or adjacent to the subject site.

We appreciate the opportunity to be working with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions, or if we may further assist you as your plans proceed.

Respectfully Submitted,
UNIVERSAL ENGINEERING SCIENCES, LLC
Certificate of Authorization No. 549


Ricardo C. Kiriakidis L., PhD., P.E.
Geotechnical Department Manager


Andrew S. Wilderotter, P.E.
Date: 11/9/20
Geotechnical Project Manager
Florida Registration No. 65727

