



July 31, 1997

Mr. Timothy J. Smith  
Legal Assistant  
Marriott Ownership Resorts, Inc.  
1200 South U.S. 98 South  
Lakeland, FL 33807

RE: Marriott Aruba Ocean Club  
Palm Beach Aruba

Dear Mr. Smith:

DESIGN STANDARDS CERTIFICATION  
ARUBA OCEAN CLUB, PALM BEACH, ARUBA

Robert M. Coleman  
& Partners

Architects  
A.I.A.

This is to state that Robert M. Coleman & Partners Architects, AIA, with staff registered in the state of Louisiana, designed the roads (as shown on the civil drawings) for Aruba Marriott Vacation Club, Inc., a development project in Aruba. In addition, our office was responsible through subconsultant, Schmidt & Stacy Consulting Engineers, Inc., for the design of water distribution, sanitary sewer and drainage systems, also shown on the civil drawings for the project. (See enclosed letter from Mr. Edgar A. Stacy, III, of Schmidt & Stacy Consulting Engineers, Inc.) Said systems have been designed in accordance with local and state standards and specifications having justification over the subject improvements in effect in 1997

While not the Architect/Engineer of Record for the existing structure and foundation system, which was constructed prior to our involvement with the project, our office has observed the following concerning the existing structure:

- The foundation system is a series of belled concrete caissons which were drilled and poured to a depth of approximately 8-to-10 meters below the existing ground surface and bear on the reef strata that is common to the island. This reef strata provides a stable layer on which building loads can be distributed.
- The existing structure is a steel post-and-beam system with concrete and metal deck floor and roof slabs.
- The exterior building skin is a combination of precast concrete panels, cementitious fiberboard, and a clay tile mansard roof portion. Renovation plans call for covering the existing precast concrete and cementitious fiberboard with Exterior Insulating Finish System (EIFS). New glass and glazing will be provided in certain areas with the reuse of some existing sliding glass doors. **The clay tile mansard roof will be refinished with a Kynar coated metal roof.**

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- The existing roof membrane consists of a single-ply roofing system over rigid insulation board. Renovation plans call for the restoration and repair of this roof in certain damaged areas.
- All existing HVAC, plumbing, electrical, and sprinkler systems will be replaced. New equipment will be installed in the existing mechanical building to serve the project. The HVAC system will consist primarily of water cooled, direct expansion, fan coil units provided for each living unit; the electrical system will be a 3-phase, 480/277 volt system, with step-down transformers to 120/208 volts, connected to the Aruban power company, Elmar. The sprinkler system will be fully NFPA approved and will utilize stored water on site. The plumbing system will conform to U.S. codes and standards and will empty into the existing sanitary sewer system on the Island of Aruba.

Sincerely yours,



Robert M. Coleman, III, Architect  
Managing Partner  
Louisiana Registration No. 2153

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