



Chateau De Ville Condominium Association, Inc.
EMERGENCY SPECIAL ASSESSMENT NOTICE

May 12, 2022

NOTICE IS HEREBY GIVEN that the Board of Directors has adopted an emergency special assessment to be used for an Emergency Forensic Study. The Board of Director's took necessary action based on the recommendations of DB & Associates Consulting Engineer's LLC (DBA). The recommendation for a Forensic Study was based on the following observations:

- Substantial termite damage in unit 204 found as a result of a tree colliding with the building.
- Visual evidence of widespread fastener disengagement around the property allowing the shingle siding to pull loose from the sheathing.
- Widespread discoloration of the shingles siding around the second-floor windows congruent with water intrusion.
- Plant growth on vertical surfaces.
- Termite activity in unit 215 in the headers and walls near the windows.

These basic observations are consistent with water intrusion. Given the age of the property (1967) and the architectural style of the buildings, it is the working hypothesis of DBA that there is long-term widespread water intrusion occurring around the windows of the second floor in all buildings. The impact of long-term water intrusion has impacted the structural components and has also created environmental hazards from biological growth (Fungal and Mold). As a result, it is imperative that an emergency forensic study be conducted to avoid possible condemnation of the buildings on the property. A full scope of work document is attached which outlines the details of the Forensic Study.

In order to fully assess the current state of the complex, DBA has assembled a team of an environmental specialist, a construction specialist, and structural engineers to carry out the investigation. At the conclusion of the investigation, the team will provide a comprehensive report, the recommended course of action, and exact repair costs specific to what is needed to complete the repair. The completion of this will assist the board when making the most informed decisions regarding residential safety and corrective actions. The approved fee for the forensic study is as follows:

94 units x **\$1,500.00** per unit = \$141,000.00

This charge has been applied to your homeowner account ledger.

Payment is required as soon as possible not to exceed 30 days.

Payments can be made online by credit card and/or by check. Please call Management at 850.544.2793 Monday-Friday 9AM- 5PM for assistance with activating/accessing your portal or email us at info@cmgcam.com.

DONE AND ORDERED by the Board of Directors on May 12, 2022.

Chateau De Ville Condominium Association, Inc.

By: Patty Swain, CAM



DB & ASSOCIATES CONSULTING ENGINEERS, LLC

PO Box 180508 • Tallahassee, FL 32318 • (850) 815-1634 • dave.dbaengineers@gmail.com • FL PE 90044

Date: April 24th, 2022

Subject: Executive Summary for a Forensic Inspection of Chateau Deville

Address: Chateau Deville
2020 Continental Avenue
Tallahassee, FL 32304

To: Patty Swain
Property Manager

Dear Patty Swain,

As previously noted by DB & Associates Consulting Engineer's LLC in our April 19th, 2022, letter notifying you of the existence of a dangerous condition in unit 215, DBA is recommending a full forensic inspection of the entire complex. This recommendation is based on the following observations:

- Substantial termite damage found in unit 204 from a tree branch colliding with the building.
- Visual evidence of widespread fastener disengagement around the property allowing the shingle siding to pull loose from the sheathing.
- Widespread discoloration of the shingles siding around the second-floor windows congruent with water intrusion.
- Plant growth on vertical surfaces
- Termite activity in unit 215 in the headers and walls near the windows

These basic observations are typical with water intrusion. Given the age of the property (1967) and the architectural style of the buildings it is the working hypothesis of DBA that there is long-term widespread water intrusion occurring around the windows of the second floor in all buildings. The impact of long-term water intrusion not only impacts the structural components but can also create environmental hazards from biological growth (Fungal and Mold).

To fully assess the current state of the complex DBA has assembled a team of environmental specialist, construction specialist and engineers to carry out the investigation. At the conclusion of the investigation, the team will be able to provide a comprehensive report and a recommended course of action to allow you and the board to make the most informed decision regarding occupational safety and corrective actions. The estimate for the inspection is as follows:

94 units x \$1,500.00 per unit = \$141,000.00

Please note that this document is intended to summarize our recommendations and provide an estimate for the inspection. A full scope document will be provided for review prior to agreement.

Dave Baker, PE
President
FL #90044



DB & ASSOCIATES CONSULTING ENGINEERS, LLC

PO Box 180508 • Tallahassee, FL 32318 • (850) 815-1634 • dave.dbaengineers@gmail.com • FL PE 90044

Date: May 2nd, 2022
Subject: Scope of Details for a Forensic Inspection of Chateau Deville
Address: Chateau Deville
2020 Continental Avenue
Tallahassee, FL 32304
To: Patty Swain
Property Manager

Dear Patty Swain,

At the conclusion of the recent board meeting on April 19th 2022, the board voted unanimously for DB & Associates to prepare a formal scope of work for review. As requested, attached is a formal scope document for review. If there are any questions or concerns, please feel free to contact DBA.

Dave Baker, PE
President
FL #90044

Mission Statement:

Determine the extent of structural damage and environmental hazards present within the Chateau Deville complex.

Objective:

A team specialist with extensive experience in environmental conditions, construction and structural engineering will perform a forensic inspection of the complex to gain a working understanding of the complexes current state. This working understanding will allow the team to provide the necessary information's to the board and the managing party in order to take corrective actions.

Forensic Inspection Scope of Work:

The inspection will include the following as part of the scope of work:

- Visual survey of the exterior of all buildings: This will be conducted from the ground and the air with drone video footage. An infrared camera will be used to scan the exterior for anomalous which may result from water intrusion. Areas which exhibit signs and symptoms will be inspected manually.
- Visual Survey of the interior: All 94 unit in the complex will be inspected and for visual signs of water intrusions and structural distress.
- Wall Scoping: Construction Specialist Tony Deas, will scope the wall space behind the sheet rock to visibly inspect the wall cavity. This scoping may be down from the interior or the exterior.
- Environmental survey of the air equality: As moisture intrusion issues can lead to undesirable biological growth, Environmental Specialist John Hassler will conduct air quality testing of each unit. In addition, Mr. Hassler will assess and advice the team if undesirable biological growth is encountered.
- Structural Plan Review: DBA will review the original plans along with available documents from the Tallahassee Building Department to analyst the buildings for structural integrity.
- Structural Assessment: DBA will review all evidence gathered in the field to assess the buildings existing structural integrity. The commentary will include recommend repairs.
- Repairs Details: DBA and the inspection team will comply a list of damages along with a recommend repairs and procedures. DBA will produce the necessary drawings required for permitting and bidding.

Deliverables:

The final report delivered to the board will be signed and sealed by David J Baker P.E. and will included the following:

- Photos of the existing exterior conditions of all 12 buildings
- Photos of the existing interior conditions of all 94 units
- Ariel Drone footage of the property
- Photos of existing conditions inside the wall cavities from the scope camera
- Environmental condition report on all 94 units
- Environmental remediation protocols based on findings
- Structural review of all 12 buildings
- Structural recommends based on findings
- Recommend repairs based on findings
- Repair details for bids and permitting based on findings
- Order of magnitude report based on findings

Estimated Duration of Project: 8 weeks weather pending

Not Included:

- Emergency stabilization if unsafe condition are found