

On Jun 19, 2015, at 9:28 AM, Chris Noel <ChrisN@ttvarch.com> wrote:

Faith- here is our response to your initial Email with the photos.

Based on the photos in the email, different conditions of the rotten fascia board are shown. However without seeing more of the context in the photos it is difficult to tell exactly what area is being photographed. However, During the initial construction meeting the Architect team and General Contractor walked the site and had observed various areas of rotten wood near the roof which were previously inaccessible. There was a change order approved to remove/replace the uncovered rotten wood fascias and provide new roof tie downs. The structural engineer reviewed the condition on-site and provided additional structural drawings for this portion of replacement work so ultimately this facility will meet or exceed current Florida Building Code requirements. Speaking with the General Contractor this morning, there are still areas of rotten wood to be replaced and are in the construction schedule to be completed. Once this work occurs, the new roof will be tied into the vertical wall, metal flashings installed along with new metal gutter assembly, all of which will provide for a watertight condition, again meeting the Florida Building Code wind pressures based upon the 140mph Ultimate Wind Speed for this specific project location.. To our knowledge we are not aware of any subpar standards in the construction process and observers need to keep in mind that construction is a process that takes time to complete.

I think it is important to keep in mind that this project is a renovation of an existing building which is essentially being completely renovated and upgraded to meet current Code. This is a 9 month Construction process that takes time to complete in various phases. With the renovation of an existing facility there are always unknowns or unforeseen conditions that arise during the course of the construction as the different phases occur. However, in all cases, regardless of the construction phase, there is a specific Project Team process for addressing these unforeseen conditions to ensure that they are brought to our (AE's) attention so that we can see the condition firsthand, understand/assess the condition, and address the condition properly (i.e. issue SK drawings to add support, modify the details, provide additional direction, etc.), all of which is in place to ensure that the Building and all of its systems, components, and details are constructed in accordance with the Contract Documents, meet current Code, comply with current Reference Standards (i.e. NRCA, SMACNA, USG, ASTM, etc.), and are installed in accordance with the Manufacturer's Recommendations.

Ultimately, this is a very extensive renovation that will produce a virtually new building with all new systems, interior/exterior finishes, structure, and building envelope components.

Please feel free to contact me directly should you have any other specific questions or require additional information.

Christopher Noel, AIA
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LEED™ Accredited Professional

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FLAGLER COUNTY PROVIDED PHOTOS OF ROTTEN WOOD AREAS



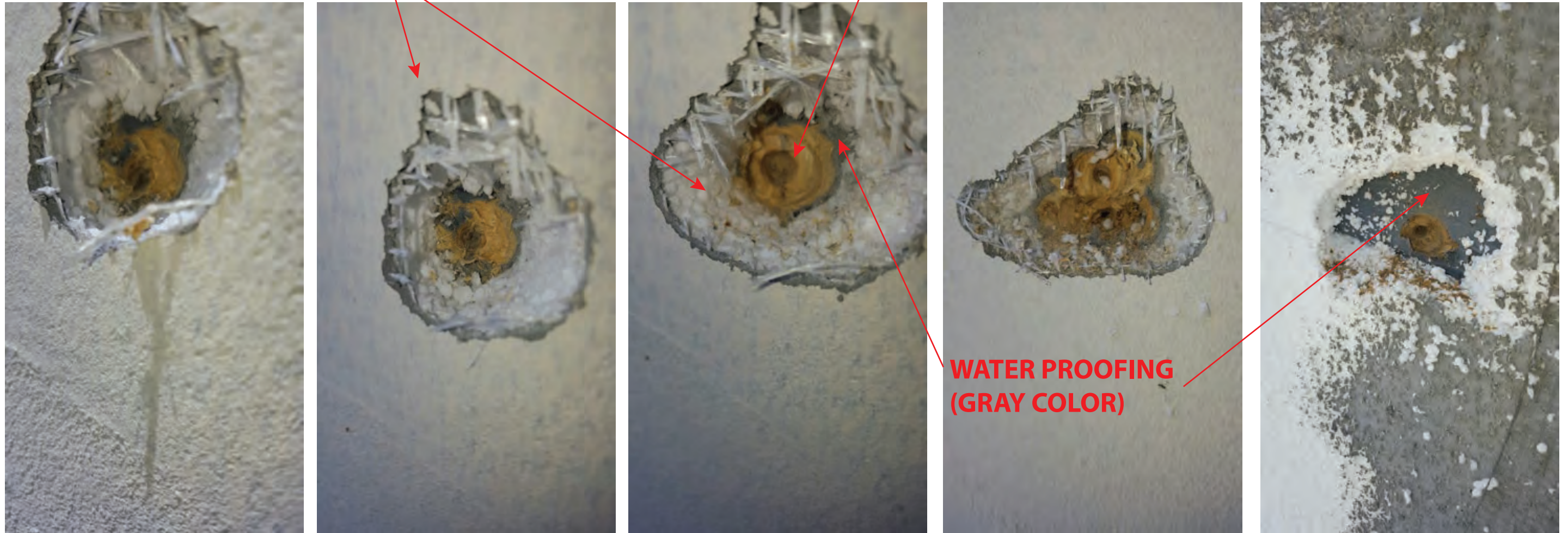
TTV ARCHITECTS PROVIDED CONSTRUCTION PHOTOS OF ROTTEN WOOD AREAS



TTV ARCHITECTS PROVIDED CONSTRUCTION PHOTOS OF AREAS DRILLED DURING CONSTRUCTION VISIT (7.2.15)

EIFS SYSTEM

ROTTEN WOOD REPAIR



**WATER PROOFING
(GRAY COLOR)**

NOTE THAT THESE ARE OBSERVATION HOLES DRILLED BY THE GC TO DOCUMENT ROTTEN WOOD REPAIRS THAT WERE COVERED BY NEW EIFS



NOTE THAT SCAFFOLDING WORK IS CURRENTLY AT THE FRONT OF THE BUILDING. GC STATED THAT THE REMAINDER OF THE ROTTEN WOOD FACIA AREAS WOULD BE REPLACED AS THE SCAFFOLDING WAS MOVED AROUND THE BUILDING WITH THE EIFS WORK.

GENERAL CONTRACTOR PROVIDED PHOTOS OF ROTTEN WOOD REPAIRED AREAS (7.7.15)