



**ADDENDUM # 2**  
**BID # FY 2015-2016-CRA003**  
**FDEM GRANT RESIDENTIAL WIND MITIGATION RETROFIT IMPROVEMENTS**

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Please ensure you check the City's website for the latest addendum released for this project. Below find the link to the City's website: [www.cohb.org/solicitations](http://www.cohb.org/solicitations).

**Please find attached to this Addendum an update to Exhibit A pages 35-47, Windstorm Protection Assessment for the property located at 1124 NE 6th Street.**

Firm must provide this form signed by an authorized officer of your firm to acknowledge receipt of ADDENDUM # 2 and provide with your firm's response.

**PLEASE NOTE RECEIPT OF ADDENDUM # 2 BY SIGNING BELOW AND INCLUDE WITH YOUR FIRM'S SUBMISSION.**

**I ACKNOWLEDGE RECEIPT OF ADDENDUM # 2:**

Company	
Name	
Title	
Signature	
Date	

Sincerely,

A handwritten signature in black ink that reads "Andrea Lues".

Andrea Lues, Director, Procurement Department



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# RESIDENTIAL PROPERTY WIND-STORM PROTECTION ASSESSMENT

*Prepared For*

**City of Hallandale Beach  
Community Redevelopment Agency**

**400 South Federal Highway  
Hallandale Beach, FL 33009**

Telephone: (954) 457-1303

*Conducted On*

**One-Story Residential Single Family Home Self-Structure Building**

**1124 NE 6<sup>th</sup> Street  
Hallandale Beach, FL 33009**

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1124 NE 6<sup>th</sup> Street, Hallandale Beach, FL 33009 – Wind/Storm Protection Assessment Report

8306 MILLS DR • STE 130 • MIAMI • FL 33183



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## PROJECT INFORMATION

<b>In Regards To</b>	1124 NE 6 <sup>th</sup> Street, Hallandale Beach, FL 33009		
<b>Prepared For</b>	City of Hallandale Beach	<b>Assessment Date</b>	February 03, 2016
<b>Requested By</b>	Community Redevelopment Agency	<b>Year Built</b>	1956
<b>Soil &amp; Weather</b>	Dry Soil & Sunny • 83 °F	<b>Property ID</b>	5142-22-37-0600

## PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, fascia boards, soffit elements, eaves are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the fascia boards, eaves, soffit components and the roof system with the related elements of the on-site improvements such as the mentioned exterior roof perimeter elements and interior and exterior painting as well.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal “wear and tear,” such as all type of cosmetic deteriorations, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for “on-going” maintenance and expense of various types.

## PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone. The property consists of Legal Description as follow: GULFSTREAM ESTATES NO 2 39-49 B LOT 10 BLK 11. Records in Broward County Property Appraiser’s Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 1124 NE 6<sup>th</sup> Street in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

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The subject property is one-parcel of residential property containing approximately 1,647.00 adjusted square feet for a residential single family home and attached no car garage parking space noted. However, there is a detached garage building at SE corner of the property.

The subject building is constructed with reinforced concrete supported by concrete footings over a non-elevated from the ground which is slab-on-grade foundation type structure. The property was built in the years of 1956. The self-structure single-family residential building has been built with concrete beams and block walls around the perimeter of the building. The framing and truss system are wooden material.

### EVALUATION OF ROOF SYSTEMS & WINDOWS-DOORS OPENINGS

The subject residential single family home property self-structure building has been constructed on spread footings with non-elevated foundation walls, and wooden truss, frames on the walls, exterior walls, and different type siding material covers such as bricks in the other exterior surfaces as well.

The main asphalt shingle roof system appears to be in good condition No significant damage noted on the main building roof. The detached garage building flat BUR roof rolled composition material has significant water penetration damages through the interior ceiling wooden elements at the SE corner of the property. It is highly recommended that the flat roof cover and water damaged elements to be serviced, replaced, and maintained soon. The protrusions on the main roof surface need to be always properly sealed and maintained. The roof wooden deck panels, fascia boards, and soffit/eaves have some deterioration. Those fascia boards and soffit areas need to be partially repaired and maintained along with proper vent screens and they all should be maintained as needed in the future.

The window glazed openings have no proper storm protection. The window glazed openings and exterior doors/frames are recommended to be covered with storm protected built-in storm shutter panels. The two exterior door panels, frames, and sashes are recommended to be replaced with proper exterior door panels.

The detached garage building has no garage doors and recommended to be installed soon to protect the structure. However, there are major floor cracks, significant settlement, and improper slope noted toward East elevation that must be further evaluated prior to any garage door installation and roof replacement/maintenance work in this detached building. The water damaged garage door space frames also need to be replaced.

All those damaged and unsafe roof system elements are highly recommended to be replaced with proper installation immediately. For the evaluation process, it is highly recommended that the entire installation works to be performed by under the supervision of a State of Florida Certified General and/or Roofing Contractors.

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## OVERALL ASSESSMENT & RECOMMENDATIONS

After viewing the structure inside and out, making various assessments and judgments, it is this inspector's opinion; the subject property building main asphalt shingle roof is in good condition, but the detached garage building flat roof is in need of replacement. The wooden fascia boards, eaves, and soffit panels are deteriorated and they should be partially repaired and replaced.

The detached building flat BUR roof rolled composition material has significantly deteriorated along with excessive granular loss on the surface. The flat roof is highly recommended to be replaced along with water damaged interior wooden ceiling elements partial replacement.

The window glazed openings need built-in storm shutters to be fully protected, exterior door panels, two-car garage door and frames also are in need of full replacement and installation.

All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged components and the window openings.

As with any residential property self-structure shell buildings of these one is almost sixty-year-old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property residential building, based upon careful evaluation of observed conditions, to the extent reasonably possible. Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.

Respectfully submitted,

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Omer Zeyrek, PhD  
CGC, PMP, CPI, CMA, CMR, RMES, RMIS  
State of FL Licensed Inspector • Lic. #003932

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## ESTIMATED REPAIRS & REPLACEMENT COST FOR ALL ELEMENTS

<b>In Regards To</b>	1124 NE 6 <sup>th</sup> Street, Hallandale Beach, FL 33009		
<b>Prepared For</b>	City of Hallandale Beach	<b>Date of Estimate</b>	February 03, 2016
<b>Requested By</b>	Community Redevelopment Agency	<b>Estimate Expires</b>	April 02, 2016
<b>Facility Type</b>	One-Story SFH (3/2) – 1,647 S.F.	<b>Year Built</b>	1956

## SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

## COST OF ESTIMATE FOR THE LABOR & MATERIALS

### The Flat Roof & Fascia Boards/Soffit/Eaves Repairs & Ongoing Maintenance

Fascia Boards, Soffit/Eaves Repairs & Maintenance \$

**Sub-Total for Flat Roof-Fascia/Soffit Repairs/Replacement \$**

### Glazed Window Openings Built-In Storm Shutters Installation Materials

<u>Window Size</u>	<u>Quantity</u>	<u>Material Cost</u>
1. 36" X 36"	2	\$
2. 24" X 36"	1	\$
3. 48" X 36"	1	\$
4. 48" X 48"	2	\$
5. 36" X 72"	1	\$
6. 48" X 72"	1	\$
7. 36" X 60"	1	\$

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8. 60" X 108"	1	\$
<b>Sub-Total for Window Shutters Materials</b>	<b>10</b>	<b>\$</b>
Preparation & Removal & of Existing Windows & Door Frames		\$
Window Glazed Openings Shutters Installation & Adjustment		\$
<b>Sub-Total for Window Openings Cost of Estimate</b>		<b>\$</b>
<b>Non-Glazed Standard Storm Protected Exterior Door Openings Materials</b>		
1. 36" X 80" Door	2	\$
<b>Sub Total 2-Exterior Door Materials</b>	<b>2</b>	<b>\$</b>
<b>Non-Glazed Standard Storm Protected Garage Door Openings Materials</b>		
1. 84" X 96" Garage Door	2	\$
<b>Sub Total 1-Car Garage Door</b>	<b>2</b>	<b>\$</b>

## GRAND TOTAL OF COST ESTIMATE

**Grand Total for Entire Project Cost** \$





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## PHOTOS

<p><i>As Photographed on</i></p> <p><b>Wednesday, February 03<sup>rd</sup>, 2016</b></p> <p>(1)</p> <p><i>The subject property building face North</i></p>	
<p>(2)</p> <p><i>The subject property East elevation view</i></p>	
<p>(3)</p> <p><i>The subject property South elevation view</i></p>	



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<p>(4)</p> <p><i>The subject property West elevation view</i></p>	
<p>(5)</p> <p><i>The subject property address signage 1124</i></p>	
<p>(6)</p> <p><i>The subject property main entry door side view</i></p>	



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<p>(7)</p> <p><i>The subject property partial view of the main asphalt shingle roof</i></p>	
<p>(8)</p> <p><i>The subject property partial view of the main asphalt shingle roof</i></p>	
<p>(9)</p> <p><i>The subject property overall view of the detached garage building flat roof</i></p>	



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<p>(10)</p> <p><i>The subject property deteriorated detached garage building flat roof has excessive granular loss and it is recommended to be replaced</i></p>	
<p>(11)</p> <p><i>The subject property deteriorated detached garage building wooden ceiling elements have water penetration damages</i></p>	
<p>(12)</p> <p><i>The subject property deteriorated detached garage building wooden ceiling elements have water penetration damages</i></p>	





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<p>(13)</p> <p><i>The subject property detached garage building structure has no proper built-in garage doors</i></p>	
<p>(14)</p> <p><i>The subject property detached garage building concrete floor has severe cracks and improper slope toward east elevation</i></p>	
<p>(15)</p> <p><i>The subject property detached garage building concrete floor has severe cracks and improper slope toward east elevation</i></p>	



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<p>(16)</p> <p><i>The subject property roof deck/structure attachments in the attic</i></p>	
<p>(17)</p> <p><i>The subject property roof deck thickness view in the attic</i></p>	
<p>(18)</p> <p><i>The subject property nail spacing view in the attic</i></p>	



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<p>(19)</p> <p><i>The subject property partial view of the attic</i></p>	
<p>(20)</p> <p><i>The subject property window glazed openings have no proper built-in storm protection</i></p>	
<p>(21)</p> <p><i>The subject property soffit/eaves need to be maintained</i></p>	