Hurricane Preparation – Flooding

Regatta Landing Building Committee Recommendations

August 15, 2024

SAVE YOURSELF SIGNIFICANT TIME AND EXPENSE!!!!!

Regatta Landing is in Flood Zone AE

Flood Zone AE indicates a high-risk area for flooding. This means that the property has a 1% chance of flooding in any given year and a 26% chance of flooding over the course of a 30-year mortgage.

Regatta Landings BFE (Base Flood Elevation) is 7 Ft.

Check your online Elevation Certificate to confirm. Base Flood Elevation (BFE): This is the elevation to which a flood is expected to reach.

Regatta Landings Garage Floor Elevation is 6 ft.!!!!!

The base flood elevation is the water surface elevation corresponding to the 100-year flood. It's important to note that while the term "100-year flood" is often used, it doesn't mean a flood will only happen once every 100 years. It refers to a statistical probability. A flood could occur multiple times in a century.

BUILDING COMMITTEE'S RECOMMENDATIONS

Our goal is to keep things simple and prepare for a reasonably high percentage of potential storms (*SWFL has been placed in the red zone by most hurricane forecasts for 2024*).

Regatta Landing 1st Floor Unit Elevation is 8 ft. – 1 ft. above BFE

We encourage you to take preventive action, (waterproof sheet rock below your electrical panel, etc.) however, this discussion is for a surge equal to or less than Ian. If we experience a surge above the level seen during Ian, you will have water entering your front door, your garage door, your garage wall, and your Lanai sliding door. This is an entirely different issue. We are willing to discuss specific actions for first-floor units with anyone on an individual basis.

Regatta Landing 2nd Floor Unit Garage Floor Elevation is 6 ft. – 1 ft. below BFE

Please note that a storm which generates a surge **one foot less** than lan, *the second-floor unit elevator lobbies would still be at risk.* Flooding garages enable water to seep into your lower elevator lobby door. Because of this concern, several second-floor individuals have purchased a type of door dam /floodgate for the doorway leading into their elevator lobby.

The building committee recommends you take a look at some of these options. Below are pictures of this type of dam/floodgate product. If you purchase one of these products, please

check to make sure you can get a good seal on the floor and around the concrete block adjacent to your door (some concrete blocks are slightly slanted).

This is just example, there are many others:

Pictures of a Floodgate: This can be order at Home Depot





Please Note: Any solution that keeps water from entering your elevator lobby doorway only solves part of the problem. Any wall in your garage that is sheetrock (*which was replaced after lan*), will need to be sealed (tightly caulked), the baseboard possibly replaced with PVC trim, and the wall covered with some type of waterproof coating up to approximately 24". This could be some form of waterproof paint, drydock, rubber membrane, Solid PVC panel, etc... In some units, this is only below the circuit breaker panel. Other units have sheetrock adjacent to their water heater and in their storage area in the garage. Again, if it was replaced after lan, it must be sealed and waterproofed. This process is pretty straightforward. It is either a DIY,

handyman, or you can hire a painter or small contractor to do the work. They just have to be careful enough to ensure they get a good seal and truly create a waterproof barrier.

We suggest that every owner look at their garage as a potential flood zone up to approx. 24" and plan accordingly. This type of work can be done on your timetable, preferably, far in advance of any storm.

If you would like a more permanent solution (a 24" high PVC panel bonded to your sheetrock wall) and would like to hire a contractor to do this work, we have requested pricing from two different sources. Each unit is slightly different. One estimate is on a per linear foot basis, the other is by individual area. Each garage is different. However, this should give you a place to start, an approximate cost, and a couple of contractors who have been on-site and understand the issue.

Below are copies of the estimates:



Sánchez service of sw fl Llc 8645 saddlebrook cir apt 3107 humbertosanchez1984@gmail.com +12397841938



Invoice#: 70 Date: may 31, 2024

Tom collins Regatta Landing tcollins345@outlook.com +1 (612) 741-5716

To:

Item	DESCRIPTION	QTY.	PRICE	TOTAL
1	Pvc shoe molding 1/2 in 9/16 Thick pvc flat Moulding Pvc Board 1/2 in Custom Building products waterproof Caulking Remove Existing Baseboard Linear Foot Cost Including Material and labor	1	\$48.50	\$48.50

SUBTOTAL \$48.50

TOTAL \$48.50

PAYMENT INFO

To start the work a deposit of half of the work is required

ADDITIONAL INFO

anything else that is extra will open additional charges



- Date: June 27th, 2024
- RE: Regatta Landings at Windstar Garage Walls Water Intrusion Repairs 1700 Windstar Blvd, Naples FL 34112
- Attn: Tom Collins
- REP: Joe DiRienzi Sr. GC Restoration Division Manager/Lead Estimator

PROPOSAL

Dear Tom,

Thank you for the opportunity to bid the <u>Garage Walls water intrusion repairs</u> located within <u>Regatta</u> <u>Landings at Windstar</u> at <u>1700 Windstar Blvd</u>, <u>Naples</u>, <u>FL 34112</u>. <u>Elias Brothers Group</u> aka <u>Elias Brothers</u> <u>General Contractor</u>, <u>Inc</u>. has been in business since 1989, and our employees are well-qualified to provide you with professional workmanship. We will furnish the necessary labor, material, equipment, and insurance to perform the work as outlined in our Scope of Work. We will make all required preparations before actual work begins. Our Scope of Work will include "<u>Options" for PVC overlayed or waterproofing</u>:

ELECTRICAL CHASE ON BLOCK WALL IN GARAGE

OPTION "A" - WATERPROOFING OVER DRYWALL

- Remove existing baseboard from electrical chase. (set aside to reinstall after waterproofing).
 Please note: EBGC is not responsible if baseboard is damaged during removal.
- Seal gap in drywall at the bottom to the floor with structural urethane sealant.
- Apply (1) one coat of blue barrier liquid waterproofing membrane over drywall to approximately 3' above the floor. The chase to block walls, both sides will be sealed with urethane sealant.
- Waterproofing membrane to be applied to face and (2) two return sides of chase wall under the electrical panel.
- Paint over waterproofing membrane to match existing color in garage. Color to match as close as possible.
- · Reinstall existing baseboard with adhesive, (no nails).

OPTION "A" TOTAL PRICE PER UNIT: \$ 1,775.00

INITIAL





ELECTRICAL CHASE ON BLOCK WALL IN GARAGE

OPTION "B" - 1/2" SOLID PVC OVER DRYWALL

- Remove existing baseboard from electrical chase.
- Seal gap in drywall at the bottom to the floor with structural urethane sealant.
- Supply and install PVC panel overlayed drywall surface and sealed at all edges including to floor.

OPTION "B" TOTAL PRICE PER UNIT: \$ 2,050.00

INITIAL

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CHASE WALL TO 2ND FLOOR ELEVATOR SHAFT IN FIRST FLOOR GARAGE CLOSET OPTION "C" – %" SOLID PVC OVER DRYWALL

- Remove baseboard from electrical chase.
- Seal gap in drywall at the bottom to the floor with structural urethane sealant.
- Supply and install PVC panel overlayed drywall surface and sealed at all edges including to floor.
 OPTION "C" TOTAL PRICE PER UNIT: \$ 2,915.00

INITIAL





CHASE WALL TO 2^{NO} FLOOR ENTRY AREA IN FIRST FLOOR GARAGE CLOSET OPTION "D" – ">" SOLID PVC OVER DRYWALL

Remove existing baseboard from electrical chase.

- Seal gap in drywall at the bottom to the floor with structural urethane sealant.
- Supply and install PVC panel overlayed drywall surface and sealed at all edges including to floor.

OPTION "D" TOTAL PRICE PER UNIT: \$ 3,960.00

INITIAL



NOTES:

- Pricing is good for 15 days.
- · Price is based on Elias Brothers Groups inspection.
- All personal belongings are to be removed from work areas, by others, prior to start of work described above.
- If permit fees, are required, they will be at cost plus 20% and will be invoiced separately once permit is issued.
- If engineering is required for the required permit by the building department, this will be at cost plus 20% and will be invoiced separately.
- E.B.G.C. will provide the owner with a change order for any unforeseen items and any items that
 are not included in the above scope of work that may be necessary to perform the work or
 requested to add.
- The Contract Price has been calculated based on the current prices for the component building materials. However, the market for these building materials is considered to be volatile, and sudden price increases could occur. E.B.G.C. agrees to use their best efforts to obtain the lowest possible prices from available building material suppliers but should there be an increase in the prices of the specified materials that are purchased after execution of the Contract for use in this Project, E.B.G.C. reserves the right to invoke force majeure. Any claim by E.B.G.C. for payment of a cost increase, as provided above, shall require written notice delivered by E.B.G.C. to <u>the prime general contractor/Owner/Association Representative</u> stating the increased cost, the building material or materials in question, and the source of supply, supported by invoices or bills of sale.



PAYMENT TERMS

100% will be invoiced upon completion of each unit. Please note: Invoices will be due within 15 days of receipt of the invoice. All past due invoices will incur a service charge calculated at 2.5% or the highest rate permitted by law and incorporated to all past due invoices.

Once you have had the opportunity to review our proposal, I will be glad to discuss this proposal and answer any questions that may arise. Please note this proposal will become the legal binding contract once executed. Thank you again for your consideration and for allowing our team the opportunity to present our proposal.

Respectfully,

Joe DiRienzi Sr.

ELIAS BROTHERS GROUP Joe DiRienzi Sr. GC Restoration Division Manager/Lead Estimator

ACCEPTANCE

If any litigation shall be instituted for the purposes of enforcing or interpreting any of the provisions of this Agreement, the prevailing party, as determined by the Court having jurisdiction thereof, shall be entitled to recover, in addition to all other relief, an amount equal to all costs and expenses incurred in connection therewith including, without limitation, reasonable Attorney's fees at the trial level and in connection with all appellate proceedings.

Signature:

Date:

Please Print Name:_____