

Daniello, Salazar and Sons Inc.



Concrete Restoration Specialists

2708 N. Australian Ave. Ste 9, West Palm Beach, FL 33407

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State Certified General Contractor Lic: CGC020612 & 1524218

Tropical Storm/Hurricane Preparedness Plan

Overview

It is necessary to establish procedures before hurricane season in an effort to ensure overall safety and minimize property damage, accidents, and downtime of the project(s) and office. Individual stages have been outlined below in order to identify the appropriate actions during a tropical storm or hurricane. The conditions will vary for each potential tropical storm/hurricane so it is imperative that the plan is reviewed with each project and office throughout the storm season and at the onset of a potential storm/hurricane impact.

Intent of the Plan

It is the intent of this plan to establish reporting procedures for all employees and owners representatives during the stages of a storm. Each stage of the storm includes pertinent information for employees such as whom to contact for specific instructions. This plan serves as a guideline for the project team to be prepared for a hurricane.

What is a Hurricane?

A hurricane is a type of tropical storm with strong winds circulating around an extreme low pressure area. When speeds reach 74 miles per hour, the storm is officially classified as a hurricane.

A hurricane's spiraling wind and rain bands can extend hundreds of miles from its eye. As the storm approaches land, tornadoes may form around its outer edges.

The most dangerous part of a hurricane is the storm surge, the large dome of water that floods as the storm makes landfall. This surge is the greatest threat to life. Even if the storm strikes at low tide, the water level might reach as high as 20 feet at the shoreline. Flooding is also caused by heavy rains as the hurricane makes landfall.

Most hurricanes start in the tropical waters of the Atlantic Ocean, the Caribbean Sea and the Gulf of Mexico. Although "hurricane season" runs from June 1 – November 30, most hurricanes strike in August, September and October.

Hurricane-Related Terms

Tropical Disturbance: An organized system of clouds and thunderstorms without a defined circulation.

Tropical Storm: An organized system of strong thunderstorms with a defined circulation and maximum sustained winds of 39-73 mph. Storms are named when they reach this strength.

Tropical Storm Warning: Tropical Storm conditions are possible within 36 hours

Tropical Storm Watch: Tropical Storm conditions are possible in the watch area within 48 hours

Hurricane Warning: Hurricane conditions are expected in 36 hours. Hurricane preparations should be completed.

Hurricane Watch: Hurricane conditions are possible within 48 hours. Preliminary preparations to protect life and property should be in. Stay tuned to radio and TV for weather updates.

Hurricane Scale (Saffir-Simpson Hurricane Scale):

- Category 1 – Wind speeds of 74-95 mph
- Category 2 – Wind speeds of 96-110 mph
- Category 3 – Wind speeds of 111-130 mph

- Category 4 – Wind speeds of 131-155 mph
- Category 5 – Wind speeds of 156+ mph

Pre-Hurricane Procedures

One of the most important aspects in preparing for a tropical storm/hurricane is ensuring there is enough time to secure a project. It is recommended that many supplies are kept on premises or ordered upon storm notification in the likely case of a supply shortage. Keep updated on weather alerts and maintain a clean, safe project site, especially when there are storms on the horizon.

Subcontractors will be responsible policy compliance. At the onset of the hurricane season, each subcontractor shall:

- Submit a written copy of their Company Hurricane Policy
- Identify personnel designated to implement the hurricane policy at each project
- Provide and maintain an emergency contact information list

Subcontractors shall submit emergency contact information of designated personnel to the Project Manager. In the event of a tropical storm/hurricane, this information should be distributed to designated personnel for use in emergency situations only and is not for public viewing/distribution.

Develop a list of additional preparation supplies, including but not limited to the following:

• Ropes/Straps	• Adapters/GFCI protection
• Tarps/Visqueen	• Generators
• Fuel/Fuel Containers (gasoline, diesel, propane, etc.)	• Flashlights/Lanterns
	• Post shores
• Batteries (phones, radios, tool, etc.)	• Radios
• Tie-wire	• Hoses
• Nails	• Caulking
• Fuel containers	• Duct tape
• Pumps	• Banding/banding tool
• Hand and power tools	• Cable and cable clamps, etc.
• Power cords	• 2x4 lumber
• Tapcons	• ¾” Plywood

Stage I – Tropical Storm and Hurricane Watch

During this stage, meteorologists advise severe storm conditions can be expected to impact an area within 60 hours. Alerts should be monitored and forwarded to the Project Managers and office staff.

At this time, upon Contractor’s receipt of directions from either the Engineer or the Owner, shipment of storage containers, materials and equipment to the project should be closely monitored and ceased if necessary. Whenever possible, containers that are currently stage on site should be located as close together as possible or placed in a manner to reduce the effects of the hurricane to project site or trailers.

Project Managers and Office Mangers should determine a designated area and coordinate the procurement of records and files to be stored. All records, files and computers shall be stored in a secure area. Other precautions to be taken are as follows:

- Document pre-hurricane conditions and precautions taken by taking pictures and video of the project and its surrounding areas prior to the storm (including trailers). Additional photos should be taken after the storm as well.
- Evaluate the potential for flooding in your area and determine where to move all critical items to higher levels, or to another location
- Secure all accounting records and make copies if necessary.
- Make backup copy of hard drives if necessary
- Secure trailers as best as possible using straps
- Locate preparation supplies
- Pour concrete and waterproof where possible

- Install shutters and sliding glass doors where possible
- All interior areas shall be broom swept and materials on rooftops shall be secured/removed and free of debris
- Secure garage area
- Debris netting may need to be removed
- Arrange for pick-up of all dumpsters in as far advance as possible or cover with plywood and netting
- Secure and contain all chemicals and fuel
- Obtain and secure a supply of potable water and fill all water kegs
- All vehicles, equipment, power tools, generators and fuel storage containers shall be “topped-off”
- All batteries for tool and radios should be full charged
- Ensure all generators have been secured, fueled and operational (perform a trial run)
- No removal of shutters or doors and no more demolition.

NOTE: Documents and equipment may need to be removed from the offices/trailers and stored in a more secure area. This will be determined and coordinated by the Project Manager.

STAGE II – Tropical Storm/Hurricane Warning

Hurricane conditions may exist within 36-48 hours in designated areas. The Engineer of record will notify the Contractor in writing -to prepare for the storm. All shipments to the project should cease and all emergency materials and equipment should have been procured and stockpiled by this time. The Superintendent shall ensure that all hurricane preparations to secure the site are near completion. The Project Manager shall ensure that all hurricane preparation to secure the office are near completion. At this time, the Project Manager should determine the release of employees from the project/office if necessary. This will vary upon the location of each project/office and will be dependent upon the projected path of the storm/hurricane. Additionally, it should be determined if/when temporary or permanent power should be disconnected.

- Ensure the Builder’s Risk Insurance is in effect for the project and obtain a copy of the certificate in addition to the contract information for the carrier/adjuster.
- Meet with local authorities (police, fire, etc.) to determine requirements for permitting personnel to return to the project area after a storm event. Local authorities may require a listing of essential personnel and proof of identification upon return to the project area especially in evacuated areas.
- Establish a Recovery Team of employees to return to the site upon clearance.
- Ensure that subcontractors, including electrical, are included in the Recovery Team.

Additionally, the following items should be addressed by the project staff:

- Develop a phone list of employees for each project. Distribute copies of the phone list to each employee as necessary. The main office phone number should have calls forwarded to the Project Executive.

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Main Office:	
Patricia Salazar	561-835-4788 – Cell 561-722-2258
Christian Arias	561-352-4280
Lou Daniello	561-722-1994

Upon receipt of the notice from the Engineer, the Superintendent shall begin securing the project site as necessary and the following issues should be addressed:

- Obtain necessary supplies as listed above
- Install plywood protection and secure all windows and building openings.
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- All loose materials, equipment and supplies shall be secured to a stable structure or placed in containers (both inside and outside of structures)
- Coordinate the disconnection of power sources to the project with the appropriate personnel
- Identify procedures and personnel to re-energize the project. Only authorized personnel shall re-energize electrical equipment
- Scaffolding and swing stages should be disassembled where possible or secured in place. All planking should be removed and secured.
- Metal banding and/or cable with clamps is the preferred method of securing loose items to a structure.
- Reinforce temporary walls with Tapcons
- Re-visit the dumpster and arrange for any last minute pickup and verify it is secure

Once the entire project site is secured, all personnel are directed to leave the site until the storm passes or further notice. All of Contractor's equipment, materials, and facilities shall be secured at Contractor's sole expense. Any additional areas susceptible to damage shall be secured at Owner's expenses as stated in paragraph 6. (e) of the parties Contract.

STAGE III – Post Hurricane Procedures

The phone list should be enacted by each project. Efforts should be made to account for all employees, even in the case of phone service interruption, and a single source should report their findings to the Project Executive and/or the VP Loss Prevention.

The Recovery Team should return to the project(s) as soon as possible to assess any damage(s). The recovery team should be led by the Superintendent from the project and he/she should immediately return to the project site as soon as it is safe to do so. If any damage has occurred to either the Work or Owner's property other than the Work, a "Damage Report" should be completed and forwarded to the Project Executive and Safety Director. The report should include pictures and/or video of the project and surrounding areas. All claims should be submitted as quickly as possible to the carrier to ensure timely claims review and processing.

NOTE: Please ensure the project area is safe and secure prior to entry. Stay away from downed power lines, puddles of water, broken gas lines, etc.

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DSS CHANGE ORDER No. 21 to AIA contract with Regency Island Dunes Condominium Located at:
8600/8650 S. Ocean Dr. Jensen Beach Fl 34957

CHANGE ORDER MUST BE FULLY EXECUTED BEFORE PROCEED WITH NEW SCOPE OF WORK.

DATED: 9/23/2022

- Hurricane preparations will be done under a time and material basis as established in contract documents
- 2x4 framing will be attached to the structure and the sheathing will be 5/8" plywood.
- DSS will require 72 hours advance notice to procure materials
- Where possible shutters will be reinstalled under time and material basis.
- DSS will need confirmation Sunday 9/25/2022 from BOD rep or management to proceed depending on forecast.

This change order is approved and accepted. All other terms and conditions remain unchanged.

9/23/2022

CONTRACTOR

DATE

OWNER

DATE

ENGINEER

DATE

or vandalism and the cost of removal, protection, storage and reinstallation is included in the Contract Sum. All of the aforementioned components that were removed shall be cleaned of dust/grit and shall be returned to their condition prior to removal and reinstallation. Contractor provides no warranty for items removed and reinstalled except to exercise reasonable due care.

- e) Should adverse conditions such as severe storms be forecasted, Contractor shall take all necessary precautions to remove or appropriately reinforce any pipe scaffolding or swing stage scaffolding which could be moved by the winds and become projectiles and will follow the protocol set forth in the "Hurricane/Tropical Storm Protection Plan" furnished by Contractor labeled and attached to this Contract as Exhibit "4". Contractor shall take all necessary precautions to remove or appropriately reinforce any of its pipe scaffolding or swing stage scaffolding which could be moved by the winds and become projectiles. All precautionary measures and removal of such of Contractor's apparatus and all necessary precautionary measures involving Contractor's equipment shall be provided at no cost to Association. In the event of a hurricane or other severe weather, the Engineer may order Contractor to protect exposed exterior portions of the Work in progress where areas susceptible to damage exist to interiors, with protection equal to or better than pre-existing conditions, but in no event with protection less effective than plywood sheathing constructed as per the Engineer's drawings and specifications. In the event of a hurricane or other severe weather, should Contractor be directed by the Engineer and/or Association to do so, and as reasonably attainable given the advance notice period provided, these precautionary measures will be performed on a reasonable time and material basis at an hourly rate not exceed \$72.90 per hour (excluding electrical and plumbing) which rate is inclusive of small compressors, electric hammers, grinders, drills, vacuums, and other small tools as necessary to perform the work plus actual cost of material and equipment rental plus 20% which is inclusive of all overhead, profit and administrative cost and fees, the cost for which shall be borne by the Association. For such charges, Contractor shall provide the Association with complete supporting documentation including time-slips, invoices and other documentation that the Association may reasonably require. Contractor shall be responsible for restoring the premises and repairing other damage created during performance of the Work resulting from Contractor's failure to exercise due care in performance of the Work.
- f) Prior to commencement of the Work, the Association will designate the location of Contractor's staging area for storage of equipment, material and for vehicle parking by employees of the Contractor. Contractor will be prohibited from storing its equipment, material and parking vehicles in all other areas of the Project.