



Pompano Beach CRA

2019 AUG 21 PM 12:29

August 20, 2019

Delivered via e-mail [Nguyen.Tran@copbfl.com](mailto:Nguyen.Tran@copbfl.com)

**Pompano Beach Community Redevelopment Agency**  
100 W. Atlantic Boulevard, Room 276  
Pompano Beach, Florida 33060

C/O Nguyen Tran CRA Director

RE Lot 100 and 131

Dear Nguyen, following your e-mail and my reply dated July 17, and recent discussions about the delays for the construction of lot 100 and 131, I wanted to take the time to explain the circumstances of these delays and request an extension of time to complete the 2 houses. I have provided an updated schedule attached for your review.

When we first started the development of 4 prototype state of the art homes using Innova SIPs we were very pleased with our product and were awarded Best Affordable Home in the USA by SIPA in 2018. However we noticed some issues with the joints in the units and have repaired them multiple times and in collaboration with the manufacturer Innova Eco Building System in Miami we have applied all the fixes they provided and realized that the products and process they provided us with was flawed which are now in the process of becoming insurance claims to fix them once and for all. Because of this we terminated the contracts for the 2 houses with Innova and researched an alternative CIP system that would provide equivalent benefits without the manufacturing issues we had with our previous supplier.

We have since identified and contracted with Structall Building System here in Florida that is Miami Dade approved [www.structall.com](http://www.structall.com) and for which we have submitted permits on July 15. The reason for the delays was that we had to start new plans from scratch using this new manufacturer and specs as well as adapt our plans for the new code that came out last July. The financing is in place and as soon as we obtain the permits for the 2 houses, we submitted we will start construction with lot 100 and 131 staggered by 2 weeks to allow the crews to move from one job to the next. Based on our new schedule for the 2 houses the first will be delivered by February 28 assuming we get the permit soon and the second 2 weeks later. Let's add one month for unpredictable delays such as weather which means mid April so let's round up to end of April 2020.

Please provide the extension to April 30<sup>th</sup>, 2020 needed to complete our project and do not hesitate to call or e-mail me if you have any additional questions

Sincerely

*Mario Caprini*



















Manager  
Capital Group Developments LLC  
[MCaprini@CapitalRedefined.com](mailto:MCaprini@CapitalRedefined.com)

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Jul 14, '19 S
1	★	Permit application	45 days	Mon 7/15/19	Fri 9/13/19			
2	★	site setup	2 days	Mon 9/16/19	Tue 9/17/19	1		
3	★	landscape initial inspection	1 day?	Mon 9/16/19	Mon 9/16/19	1		
4	★	notice of commencement	1 day?	Mon 9/16/19	Mon 9/16/19	1		
5	★	construction fence	1 day?	Mon 9/16/19	Mon 9/16/19	1		
6	★	temp electricity application	15 days	Mon 9/16/19	Fri 10/4/19	1		
7	★	connect temp power	1 day	Mon 10/7/19	Mon 10/7/19	6		
8	★	order SIPs	15 days	Mon 9/16/19	Fri 10/4/19	1		
9	★	survey for excavation	1 day?	Mon 9/16/19	Mon 9/16/19	1		
10	★	clear & grub lot	2 days	Tue 9/17/19	Wed 9/18/19	9		
11	★	excavation for foundation	3 days	Thu 9/19/19	Mon 9/23/19	10		
12	★	tamp and spray and soil compaction test	3 days	Tue 9/24/19	Thu 9/26/19	11		
13	★	form work	4 days	Tue 9/24/19	Fri 9/27/19	11		
14	★	foundation reinforcement	4 days	Mon 9/30/19	Thu 10/3/19	13		
15	★	underground plumbing	3 days	Mon 9/30/19	Wed 10/2/19	13		
16	★	plumbing inspection	1 day	Thu 10/3/19	Thu 10/3/19	15		
17	★	underground electric	3 days	Fri 10/4/19	Tue 10/8/19	16		
18	★	electrical inspection	1 day	Wed 10/9/19	Wed 10/9/19	17		
19	★	undergroup HVAC	1 day	Thu 10/10/19	Thu 10/10/19	18		
20	★	termite treatment	1 day	Fri 10/11/19	Fri 10/11/19	19		
21	★	termite inspection	1 day	Mon 10/14/19	Mon 10/14/19	20		
22	★	Main sewer and water connection	2 days	Mon 10/14/19	Tue 10/15/19	20		
23	★	ground, water and sewer main inspection	1 day	Fri 10/4/19	Fri 10/4/19	16		
24	★	survey on forms & dumpster delivery	1 day	Wed 10/16/19	Wed 10/16/19	22		
25	★	foundation pour inspection	1 day	Thu 10/17/19	Thu 10/17/19	24		
26	★	Concrete for foundation and cure	4 days	Fri 10/18/19	Wed 10/23/19	25		
27	★	order roofing materials	20 days	Thu 10/24/19	Wed 11/20/19	26		
28	★	de form	1 day	Thu 10/24/19	Thu 10/24/19	26		
29	★	backfill	1 day	Fri 10/25/19	Fri 10/25/19	28		
30	★	sip delivery	1 day?	Mon 10/28/19	Mon 10/28/19	29		
31	★	SIP install	20 days	Tue 10/29/19	Mon 11/25/19	30		
32	★	install roof	5 days	Tue 11/26/19	Mon 12/2/19	31		
33	★	Order doors and windows	15 days	Thu 10/24/19	Wed 11/13/19	26		
34	★	install windows	5 days	Thu 11/14/19	Wed 11/20/19	33		
35	★	metal studs	6 days	Tue 11/26/19	Tue 12/3/19	31		
36	★	rough-in electric & low voltage	5 days	Wed 12/4/19	Tue 12/10/19	35		
37	★	electric rough-in inspection	1 day	Wed 12/11/19	Wed 12/11/19	36		

Project: Americana II schedule 2  
Date: Tue 8/20/19

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names	Jul 14, '19 5
38	★	rough-in plumbing	4 days	Wed 12/4/19	Mon 12/9/19	35		
39	★	plumbing rough-in inpection	1 day	Tue 12/10/19	Tue 12/10/19	38		
40	★	HVAC rough-in	4 days	Wed 12/4/19	Mon 12/9/19	35		
41	★	HVAC rough-in inspection	1 day?	Tue 12/10/19	Tue 12/10/19	40		
42	★	install garage door	1 day	Thu 11/21/19	Thu 11/21/19	34		
43	★	esterior stuccoflex	7 days	Fri 11/22/19	Mon 12/2/19	42		
44	★	stud inspection	1 day	Wed 12/4/19	Wed 12/4/19	35		
45	★	drywall delivery and start install	5 days	Thu 12/12/19	Wed 12/18/19	37		
46	★	vacation	11 days	Thu 12/19/19	Thu 1/2/20	45		
47	★	drywall taping & sanding	4 days	Fri 1/3/20	Wed 1/8/20	46		
48	★	priming	2 days	Thu 1/9/20	Fri 1/10/20	47		
49	★	trim and interior doors	5 days	Mon 1/13/20	Fri 1/17/20	48		
50	★	tile flooring	6 days	Mon 1/20/20	Mon 1/27/20	49		
51	★	bathroom tiles	4 days	Tue 1/28/20	Fri 1/31/20	50		
52	★	paint	4 days	Tue 1/28/20	Fri 1/31/20	50		
53	★	Kitchen cabinets	2 days	Mon 2/3/20	Tue 2/4/20	52		
54	★	Vanities	2 days	Mon 2/3/20	Tue 2/4/20	52		
55	★	counter top	5 days	Wed 2/5/20	Tue 2/11/20	53		
56	★	finish electric	3 days	Wed 2/12/20	Fri 2/14/20	55		
57	★	finish plumbing	2 days	Wed 2/12/20	Thu 2/13/20	55		
58	★	finish HVAC	1 day	Wed 2/12/20	Wed 2/12/20	55		
59	★	electric inspection	1 day	Mon 2/17/20	Mon 2/17/20	56		
60	★	permanent power hookup terminate temp	8 days	Tue 2/18/20	Thu 2/27/20	59		
61	★	plumbing inspection	1 day	Mon 2/17/20	Mon 2/17/20	56		
62	★	HVAC inspection	1 day	Mon 2/17/20	Mon 2/17/20	56		
63	★	appliances	1 day	Fri 2/28/20	Fri 2/28/20	60		
64	★	sprinklers	3 days	Tue 2/18/20	Thu 2/20/20	59		
65	★	driveway and sidewalks patio	6 days	Tue 12/3/19	Tue 12/10/19	32		
66	★	landscaping	4 days	Mon 2/17/20	Thu 2/20/20	56		
67	★	punch list	2 days	Tue 2/18/20	Wed 2/19/20	62		
68	★	clean up	2 days	Thu 2/20/20	Fri 2/21/20	67		
69	★	walk throught	1 day?	Mon 2/24/20	Mon 2/24/20	68		
70	★	final inspection	1 day?	Tue 2/25/20	Tue 2/25/20	69		
71	★	CO	1 day?	Wed 2/26/20	Wed 2/26/20	70		
72	★	closing	1 day?	Thu 2/27/20	Thu 2/27/20	71		
73	★	notice of commencement closeout	1 day?	Fri 2/28/20	Fri 2/28/20	72		
74	★	utilities transfer	1 day?	Fri 2/28/20	Fri 2/28/20	72		

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	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only	