

Denease Construction

7033 Tallowtree Lane
Orlando, Florida 32810
CBC1254805
407-625-5569

October 05, 2020

To: Nejame Law

Re: Response to "Stop Work Order"
213 W. Kennedy Blvd.
Eatonville, Florida

This is a letter responding to the stop work order issued to Denease Construction and D3 Development. We are honoring your request that all work be halted on this project as a result of your request. There are facts in your letter to Denease Construction/ D3 Development that are incorrect and should be corrected.

The first fact that is in error is that we do not have a contract with Lavonda Wilder. We have never received any funds from Lavonda Wilder. The Eatonville CRA requested that we get involved in this project and has paid us for our services.

The timeline that you assert is that we have been on this project for (5) five months. We have not worked on this project for five months. We only became involved with this project at the end of May(25) 2020. The contractor that had the original contract with Lavonda Wilder could not complete required tasks to permit inspection due. Our services were requested after the contractor of record was removed from the project.

We did not find out about this action to Stop Work until we arrived at the project site to install the stucco finish on the front of the building. This action to Stop Work came after all building material to complete the project had been purchased and stored on site. This action to Stop Work came after all scheduled inspections had passed and building documents corrected (Denease Construction/D3 Development LLC did not provide any of the construction documents).

Listed below is a letter that we provided to the Town of Eatonville, Town of Eatonville CRA and to Lavonda Wilder stating the timeline and challenges of taking over a project that was started incorrectly.

We have removed all of our construction equipment from the property as directed and left all material on site. If there is any further action required contact us with your request.

Marlo Dickens
Project Manager

Project Status Update

In April, I was asked by Lavonda Wilder and Michael Johnson to correct a structural issue at, 213 W. Kennedy Blvd. Eatonville, Florida. At the time of this meeting there was another contractor performing the work that I was called to correct. I agreed to help them correct the structural issue and get them pass the lintel inspection. I was not the contractor on record at this time, but I was told that all parties involved agreed with me helping correct this issue. I corrected the structural issue (reframing the lintels and door openings) and was removing the metal framing that was the Knee wall when I was issued a stop work order by the Town of Eatonville. I was informed that the contractor of record had removed themselves from the project. I stopped working on demolishing the roof (knee wall) and called Mr. Johnson. He informed me that the contractor that was hired had been removed from the project and that they needed a contractor to replace them on the project. I was informed monies had already been paid for the incomplete/incorrect work and that the budget for the project was small. I agreed to take over the project at that point to try to help them finish the job and get the building reopen. I used my resources to get a new permit issued for the project and get the stop work order removed from the project. The new permit was issued on May 21, 2020. I continued working on the project at that time.

At this time I noticed several issues with the current set of plans and I brought them to the attention of Mr. Johnson and We contacted the engineer that produced the plans. He agreed to correct the plans and print revised set for resubmission. The revised plans were submitted to the Town of Eatonville on the same day the permit was issued (05/21/2020). I called for the lintel inspection that same week the revised plans were submitted and passed the lintel inspection.

During the time of the stop work order and the time the new permit was issued water damaged some drywall in the building in area where we had demolished on the roof. We removed the damaged drywall and ceiling fan. We also moved a TV and exercise bike from the area of the leak. It is our intention to replace the damaged drywall and ceiling fan. The Town of Eatonville scheduled a meeting at the property with the owner of the building, Universal Engineering and two members of the Town of Eatonville Building Department. The contractor of record was not notified of this meeting nor was I served any notice that this meeting was taking place at a property that is under construction.

On July 8, 2020, I contacted Universal Engineering to schedule an inspection for the framing and door. It was at this point I was informed that Universal

Engineering had not reviewed the revised plans and that an inspection could not be scheduled at that time. I replied to the email I received denying my request asking why the revised plans had not been reviewed. I did not receive an email addressing this issue so I followed up my email with a call to David M. Oliveiri, the engineer of record for Universal Engineering. He informed me that he did not receive the revised plans until a week ago and that he was unaware that a new contractor had replaced the previous contractor. I received a revision report from Universal (July 14, 2020) and I forwarded to Engineer for correction.

Today, I am writing this letter to give an account of the events that has taken place during my involvement with this project. I have records, witnesses and receipts to backup all my accounts of this matter. If there is a need for this summary to be elevated please advise. I can be contacted at mdickens4821@gmail.com or I can be reach at 321-331-9654. I hope this clears up any miss understanding that you may have about way this project is at its current status.

Best personal regards,

Denease Construction

Marlo Dickens
Project Manager