

Charles L. Allen, Jr., AIA

Education

University of Florida — Master of Architecture, 1992 (4.0 GPA)

University of Florida — Bachelor of Design, 1990 (with High Honors)

Professional Registrations

Registered Architect: Florida

Relevant Experience

Mr. Allen specializes in the identification, documentation, and assessment of building envelope problems and their relationship to moisture and mold problems. He has provided these services for residential, institutional and commercial clients involving office buildings, government facilities, universities, hotels, and multi-family residential complexes. Mr. Allen's experience includes participation with projects that involve moisture and mold contamination, building envelope and HVAC failures, CPVC Environmental Stress Cracking, design peer review, and investigation, diagnosis, correction, and remedial construction.

Forensic mold investigations at new university science laboratory

This LEED accredited science laboratory was under construction when mold developed in new metal ductwork due to environmental conditions during the ductwork fabrication. This project required a coordinated and accelerated work schedule coinciding with normal construction activities and included the oversight of the remediation efforts conducted by the mold remediation contractor.

Building envelope water intrusion investigation at a university library building

Conducted forensic investigations and observations of extensive water intrusion and mechanical system pipe leaks. Documented systemic leaks at dielectric unions and valves within the hot water piping system associated with the HVAC system. Provided compliance observations of building envelope testing procedures and protocols developed by experts from the opposing side.

Building pressurization mapping at a hotel in Central Texas

Assisted with building pressurization mapping and documentation of data results for a new Texas hotel that experienced mold growth shortly after construction and opening of the hotel. Also conducted code research to determine design deficiencies related to ventilation, pressurization, humidity control, and barrier systems code requirements.

Forensic investigation and window water testing of a renovated office building

Conducted a review of a renovated office building window system experiencing leaks associated with both new and existing windows. Investigation included assessment of flashing, sealants, and window gaskets as well as water spray testing to diagnose water intrusion pathways.

Building pressurization mapping at a municipal building in Central Texas

This new 3-story building experienced mold growth beneath vinyl wall covering soon after initial occupancy. As part of the remedial measures, the building owner's experts recommended the removal of the exterior cladding. Mr. Allen assisted with building pressurization mapping and documentation of mold to demonstrate that the mold was due to negative pressurization and HVAC related issues and not the building envelope components. Mr. Allen also conducted observations of the cladding demolition and the review of design documents to support this position.

Sample collection of piping failures at a Caribbean timeshare resort

Mr. Allen documented and collected samples of CPVC pipe and firestopping materials for the purposes of conducting laboratory testing for phthalate contamination and Environmental Stress Cracking. The pipe failures were due to firestopping materials containing phthalates, which were incompatible with the domestic water CPVC piping. Mr. Allen further assisted with the research of the incompatible products to assist with the owner in recouping cost associated with the failures.

Building envelope investigation for a Central Florida apartment complex

This project involved the investigation and documentation of the exterior cladding prior to, and during, the demolition of the exterior cladding components. The buildings were experiencing moisture damage to the internal wall cavity sheathing and framing components. The focus of the investigation was to demonstrate that wall cavity construction deficiencies related to improper flashing and improper weather barrier installation was the primary cause of damage and that these deficiencies are not associated with routine maintenance of the exterior cladding components.

Forensic investigations for Central Florida theme park resort hotels

Mr. Allen provided field investigations of moisture and mold problems for several resort hotel properties and provided on-site quality assurance of remedial envelope repairs, including the development of design solutions and review of work performed by the remediation contractor.

Forensic investigations and code compliance review for an existing apartment building

Mr. Allen conducted on site observations of an existing building to identify non-complying code conditions, determined strategies to achieve code compliance, and developed a written report with photographs, drawings, and code references. Goal of investigation was to accurately document and report findings to a court appointed receiver for an apartment to condominium conversion that was in receivership.

Project Manager for multiple luxury high-rise condominium projects in SW Florida

Simultaneously managed multiple luxury high-rise condominium projects, ranging from \$35M to over \$80M in construction costs, from initial design and construction documents through permitting approval and construction. Mr. Allen was responsible for directing and coordinating a team of multiple disciplines to achieve project scope, schedule, quality control, and budget for both domestic and international projects. Provided construction administration and supervision services to ensure the contractor's compliance with the contract documents and responded to problematic issues during construction.

Professional Affiliations

- American Institute of Architects
- Lifework Leadership (Tampa Bay)
- Construction Specifications Institute (past member)