

BECI Field Report

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PROJECT:

Perdido Sun
13753 Perdido Key Dr.
Pensacola, FL 32507

FIELD REPORT NO: **PRDDSN003**

CONSULTANTS PROJECT NO: **P140741899**

SITE VISIT DATA

SITE VISIT DATE: **10/15/2024**

TIME: **01:00 PM**

WEATHER: **80°F, Sunny**

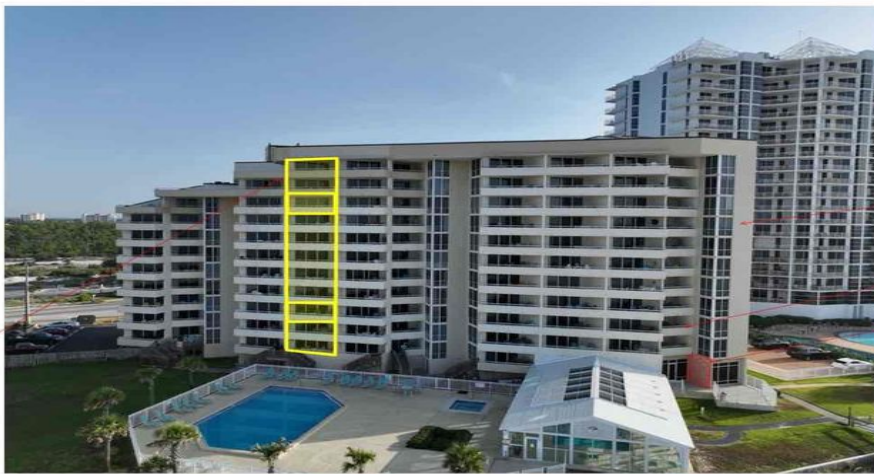
PRESENT DURING OBSERVATION:

Melanie Johnson - BECI
Brian Jackson - C/Sharpe

WORK IN PROGRESS:

Concrete Repair Demolition and Sounding at 12
Stack Private Balconies
Common Walkway Window Replacement at
1102 and 1104

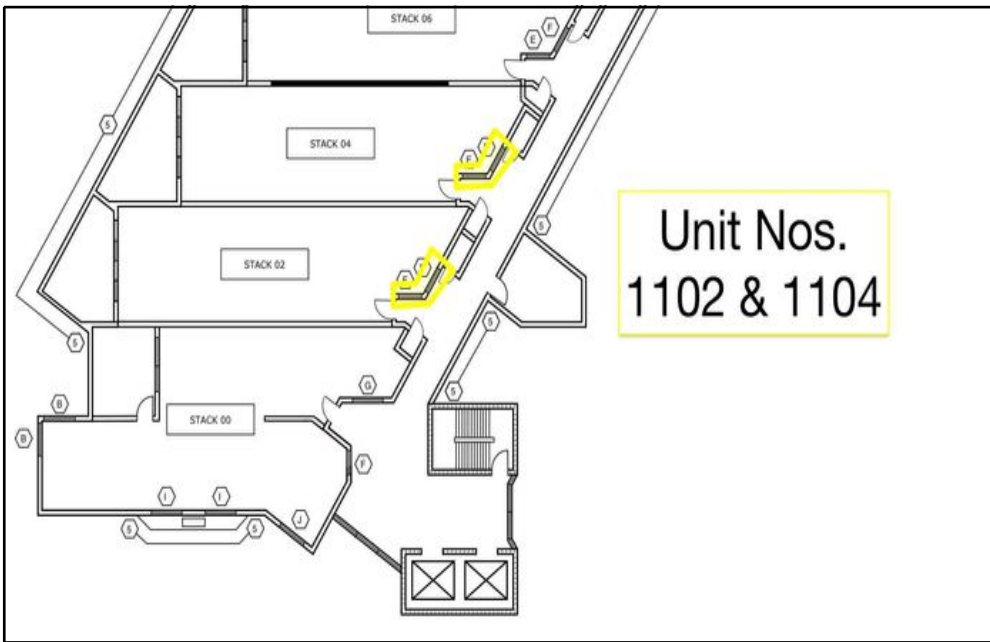
GENERAL OBSERVATIONS:



1 SOUTH ELEVATION

Site Plan & Figure Legend

- Elevations Observed:
- Roof Areas Observed:
- Observations:
- Work in Progress:
- Exceptions:



Unit Nos.
1102 & 1104

GENERAL OBSERVATIONS CONTINUED:

- 3.1 Melanie Johnson, with BECI, arrived onsite at 1:00 PM. The primary purpose of this site visit was to observe work in progress conditions related to the building enclosure and to report on compliance with plans, specifications, and industry standards. We discussed the ongoing work with the site team and focused our attention on mock ups and window installation. A summary of our observations is as follows:
- 3.2 At the roof of the Building, crew members had begun staging for the swing stage installation. Care was taken to protect the new roof membrane from damage, and tape was used to protect and prevent damage to the HVAC Equipment platform legs from the staging rope (Reference Figure 1). At the metal copings, C/Sharpe used fabric material around the ropes and cords to ensure the newly installed metal components were protected (Reference Figure 2). Brian Jackson with C/Sharpe stated that precautions were taken to ensure the roof remained in good condition. Overall, the protection installed at the Building appeared to be in accordance with Technical Specification Sections 01000 and 01732 of BE-CI's Project Manual.



FIGURE 1 - Roof - View of red tape installed around HVAC Equipment Platform legs for protection.



FIGURE 2 - Roof - View of fabric installed at staging cables and cords to protect metal coping.

- 3.3 We observed that in Unit No. 1104, existing windows were being removed for replacement (Reference Figures 3 and 4). Additionally, we noted in Unit No. 1102 that new untreated lumber was installed at the rough opening for new window installation. Prosoco R-Guard FastFlash, a Liquid Flashing Membrane, was in the process of being applied to the inside corners, joints, seams, and framing surfaces at a minimum of 12 mils (Reference Figures 5 and 6). At the joint between the rough opening and existing cladding, FastFlash was also installed. The joint between the rough opening and existing cladding was approximately 1/4" so no backer rod was required per Prosoco's Installation Instructions. Any joint found during the replacement that is between 3/8" and 1" shall have backer rod and R-Guard FastFlash. Overall, the window replacement preparation appeared to be in accordance with the Manufacturer's Installation Instructions and BECI's Project Manual & Drawings and Details.



FIGURE 3 - Unit No. 1104 - View of existing windows being removed for replacement.



FIGURE 4 - Unit No. 1104 - View of existing windows being removed for replacement.



FIGURE 5 - Unit No. 1102 - View of new untreated lumber installed and R-Guard installed to inside corners.



FIGURE 6 - Unit No. 1102 - View of new untreated lumber installed and R-Guard installed to inside corners.

3.4

We observed crew members utilizing a swing stage for concrete repairs at the South Elevation, specifically at the 12 Stack Private Balconies (Reference Figure 7). Additionally, we noted a rod chair repair mock-up in progress at Unit No. 912 (Reference Figure 8). Furthermore, there was a partial depth repair mock-up also underway at Unit No. 912 (Reference Figure 9). Lastly, we observed that a partial depth repair to be completed at the balcony deck of Unit No. 312 (Reference Figure 10). All concrete repairs should be completed following the International Concrete Repair Institutes (ICRI) Guidelines. BECI will continue to monitor the mock-up repair steps as they are completed.



FIGURE 7 - South Elevation - View of crew members utilizing swing stage for concrete repairs at 12 Stack Private Balconies.



FIGURE 8 - Unit No. 912 - View of rod chair repair mock-up in progress.



FIGURE 9 - Unit No. 912 - View of partial depth repair mock-up in progress.



FIGURE 10 - Unit No. 312 - View of partial depth repair to be completed at balcony deck.

ACTION LIST:

The following is a list of **ACTION ITEMS** that resulted from Site Visits and Meeting with those present during our observations. Information contained below will serve as the responsible parties' notice of issues and the issues will be considered unresolved until removed from the table below in future field reports. The items are noted by the paragraph number of the report in which they were noted. If any party has disputes, changes or additions, please email Dlewis@be-ci.com

ITEM	DESCRIPTION	STATUS & ACTION TAKEN	RESOLUTION
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PROGRESS PHOTOS:

The attached photographs indicate the progress of the project on Tuesday, October 15, 2024:



Photo 1
South Elevation - Overall view.



Photo 2
South Elevation - View of crew members utilizing swing stage for concrete repairs at 12 Stack Private Balconies.



Photo 3
Unit No. 1104 - View of existing windows being removed for replacement - Work in Progress.



Photo 4
Unit No. 1104 - View of existing windows being removed for replacement - Work in Progress.



Photo 5
Unit No. 1104 - View of existing lumber bucking to be removed and replaced - Work in Progress.



Photo 6
Unit No. 1104 - View of existing window being removed for replacement - Work in Progress.



Photo 7
Unit No. 1102 - View of existing window removed - Work in progress.



Photo 8
Unit No. 1102 - View of new untreated lumber installed and R-Guard installed to exterior joints between substrates.



Photo 9
Unit No. 1102 - View of new untreated lumber installed and R-Guard installed to inside corners.



Photo 10
Unit No. 1102 - View of new untreated lumber installed and R-Guard installed to inside corners.

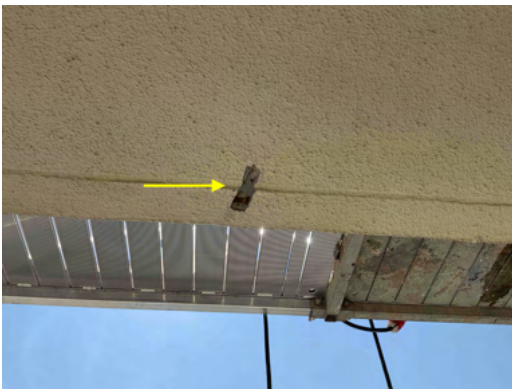


Photo 11
Unit No. 912 - View of rod chair repair mock-up in progress - Work in Progress.



Photo 12
Unit No. 912 - View of rod chair repair mock-up in progress - Work in Progress.



Photo 13
Unit No. 912 - View of rod chair repair mock-up in progress
- Work in Progress.



Photo 14
Unit No. 312 - View of partial depth repairs marked for
demolition - Work in Progress.



Photo 15
Unit No. 312 - View of partial depth repair to be completed
at balcony deck. - Work in Progress.



Photo 16
Unit No. 312 - View of concrete repairs marked for
demolition - Work in Progress.



Photo 17
Unit No. 912 - View of concrete repairs marked for
demolition - Work in Progress.



Photo 18
Unit No. 912 - View of concrete repairs marked for
demolition - Work in Progress.



Photo 19
Unit No. 912 - View of concrete repairs marked for demolition - Work in Progress.

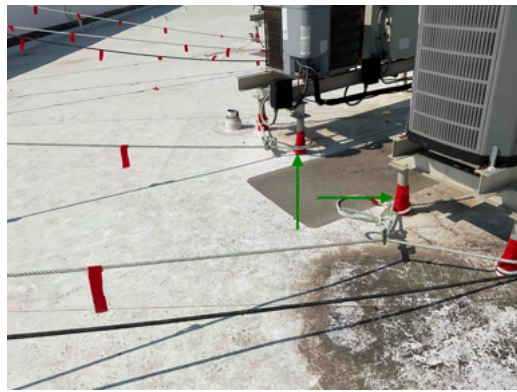


Photo 20
Roof - View of red tape installed around HVAC Equipment Platform legs for protection.



Photo 21
Roof - View of fabric installed at staging cables and cords to protect metal coping.



Photo 22
Roof - View of red tape installed around HVAC Equipment Platform legs for protection.



Photo 23
Materials On-Site - View of approved DowSil 790 silicone sealant stored.



Photo 24
Materials On-Site - View of approved PGT SH5500 Windows stored for window replacement.

BECI REPORT BY:

Melanie Johnson

Melanie Johnson
Project Engineer I

Derek Lewis

Derek Lewis
Senior Project Engineer I