

BECI Field Report

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PROJECT:

Perdido Sun
13753 Perdido Key Dr.
Pensacola, FL 32507

FIELD REPORT NO: **PRDDSN004**

CONSULTANTS PROJECT NO: **P140741899**

SITE VISIT DATA

SITE VISIT DATE: **10/17/2024**

TIME: **08:00 AM**

WEATHER: **59°F, Sunny**

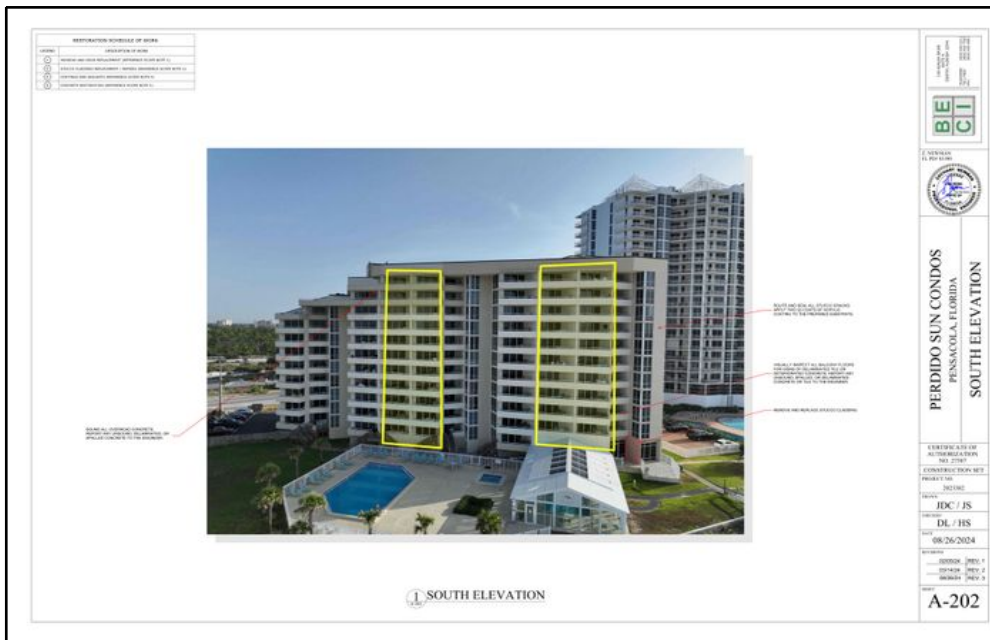
PRESENT DURING OBSERVATION:

Melanie Johnson - BECI
Brian Jackson - C/Sharpe

WORK IN PROGRESS:

Window Rough Opening Preparation at 1102, 1104, 1110, and 1112
Unit Protection Installation at 1002, 1004, 1010, and 1012
Concrete Repairs at Private Balcony Stacks 02, 04, 10, and 12

GENERAL OBSERVATIONS:



GENERAL OBSERVATIONS CONTINUED:

- 4.1 Melanie Johnson, with BECI, arrived onsite at 8:00 AM. 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 window rough opening preparation. A summary of our observations is as follows:
- 4.2 We observed that the new common walkway window mock-up at the exterior walkway has been completed, with a new coating application applied to the exterior wall for review (Reference Figure 1). Additionally, we noted that the new common walkway window mock-up at the interior bedroom has been completed, with new trim pieces installed (Reference Figure 2). Furthermore, we observed that the new interior trim pieces installed at the window had new sealant applied from the frame to the trim and from the trim to the wall (Reference Figures 3 and 4). The new window, sealant, and trim pieces appeared to be in good condition and installed perfectly Manufacture Guidelines.



FIGURE 1 - Until No. 202 - View of new common walkway window mock-up completed at exterior walkway - Good Condition.



FIGURE 2 - Until No. 202 - View of new common walkway window mock-up completed at interior bedroom - Good Condition.



FIGURE 3 - Unit No. 202 - View of new interior trim pieces installed at window with new sealant installed from frame to trim and from trim to wall.

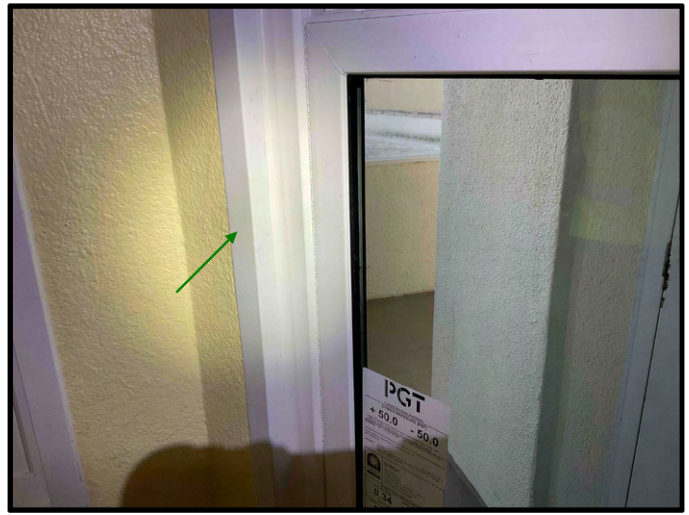


FIGURE 4 - Unit No. 202 - View of new interior trim pieces installed at window with new sealant installed from frame to trim and from trim to wall.

4.3

We observed the installation of exterior protection at the window replacement locations at Unit Nos. 1102, 1104, and 1110 (Reference Figure 5). The exterior lumber was installed to protect the unit interior from exterior conditions while the newly applied waterproofing dried. The lumber will stay in place until the new window is installed. Additionally, we noted the installation of new sill flashing at one (1) of the window rough openings in Unit No. 1104 (Reference Figure 6), however, C/Sharpe installed the flashing without embedding it in sealant (Reference Figure 7). It was discussed with Brian Jackson (C/Sharpe) that he was aware of the installation error and that they planned to remove the flashing, touch up the waterproofing and then embed the flashing in sealant. Furthermore, we observed the application of new FastFlash waterproofing at the window rough openings in Unit Nos. 1102, 1104, 1110 (Reference Figure 8), and observed that this application was in progress at Unit No. 1112. At the newly applied FastFlash, we observed locations where pinholes or voids existed, and it was discussed with Brian that they planned to touch up those areas once the first coat dried. Overall, the window rough opening preparation appeared to typically be performed in accordance with Manufacturer Guidelines and BECI's Project Manual.



FIGURE 5 - Unit No. 1102 - View of exterior protection installed at window replacement location.



FIGURE 6 - Unit No. 1104 - View of new sill flashing installed at window rough opening.



FIGURE 7 - Unit No. 1104 - View of new sill flashing installed at window rough opening, not embedded in sealant.



FIGURE 8 - Unit No. 1110 - View of new FastFlash waterproofing installed at window rough opening - Work in Progress.

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 Thursday, October 17, 2024:



Photo 1

South Elevation - Overall view.



Photo 2

Unit No. 202 - View of new common walkway window mock-up completed at exterior walkway - Good Condition.



Photo 3

Unit No. 202 - View of new common walkway window mock-up completed at interior bedroom - Good Condition.



Photo 4

Unit No. 202 - View of new interior trim pieces installed at window with new sealant installed from frame to trim and from trim to wall.

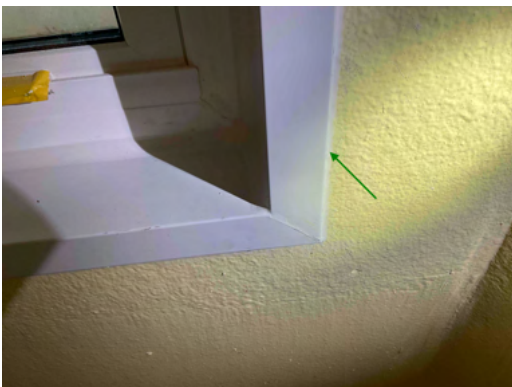


Photo 5

Unit No. 202 - View of new interior trim pieces installed at window with new sealant installed from frame to trim and from trim to wall.

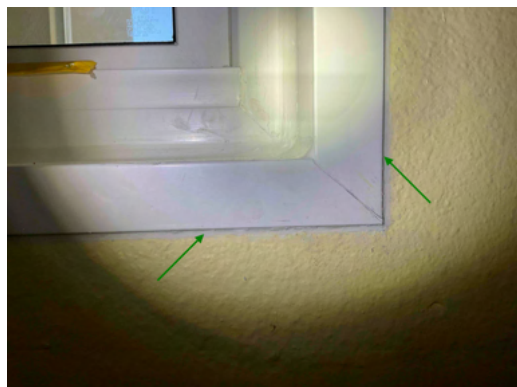


Photo 6

Unit No. 202 - View of new interior trim pieces installed at window with new sealant installed from frame to trim and from trim to wall.



Photo 7
Unit No. 1102 - View of exterior protection installed at window replacement location.



Photo 8
Unit No. 1112 - View of materials on site.



Photo 9
Unit No. 1112 - View of materials on site.



Photo 10
Unit No. 1112 - View of existing window removed - Work in progress.



Photo 11
Unit No. 1104 - View of new FastFlash waterproofing installed at window rough opening - Work in Progress.

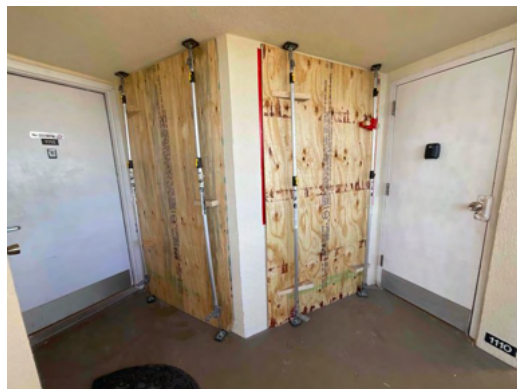


Photo 12
Unit No. 1110 - View of exterior protection installed at window replacement location.



Photo 13

Unit No. 1110 - Overall view of new sill flashing installed at window rough opening.

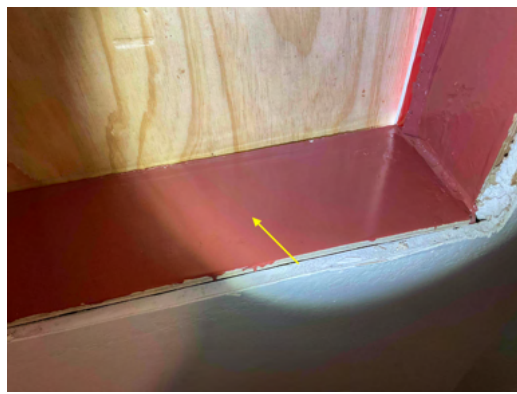


Photo 14

Unit No. 1110 - View of new FastFlash waterproofing installed at window rough opening - Work in Progress.



Photo 15

Unit No. 1110 - View of new FastFlash waterproofing installed at window rough opening - Work in Progress.



Photo 16

Unit No. 1112 - View of new FastFlash waterproofing installed at window rough opening - Work in Progress.



Photo 17

Unit No. 1112 - View of new FastFlash waterproofing installed at window rough opening - Work in Progress.



Photo 18

Unit No. 1104 - View of new FastFlash waterproofing installed at window rough opening - Work in Progress.



Photo 19

Unit No. 1104 - View of new sill flashing installed at window rough opening.

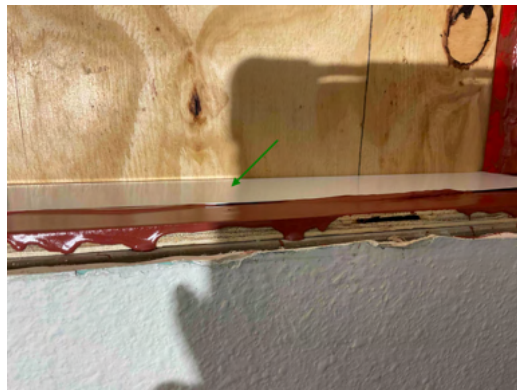


Photo 20

Unit No. 1104 - View of new sill flashing installed at window rough opening.

BECI REPORT BY:

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