

BECI Field Report

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PROJECT:

Perdido Sun
13753 Perdido Key Dr.
Pensacola, FL 32507

FIELD REPORT NO: **PRDDSN002**
CONSULTANTS PROJECT NO: **P140741899**

SITE VISIT DATA

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

TIME: **3:30 PM**

WEATHER: **87°F, Sunny**

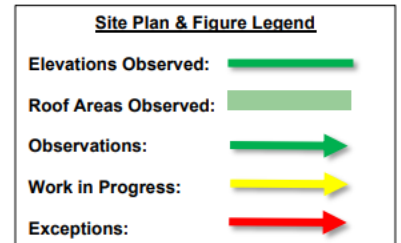
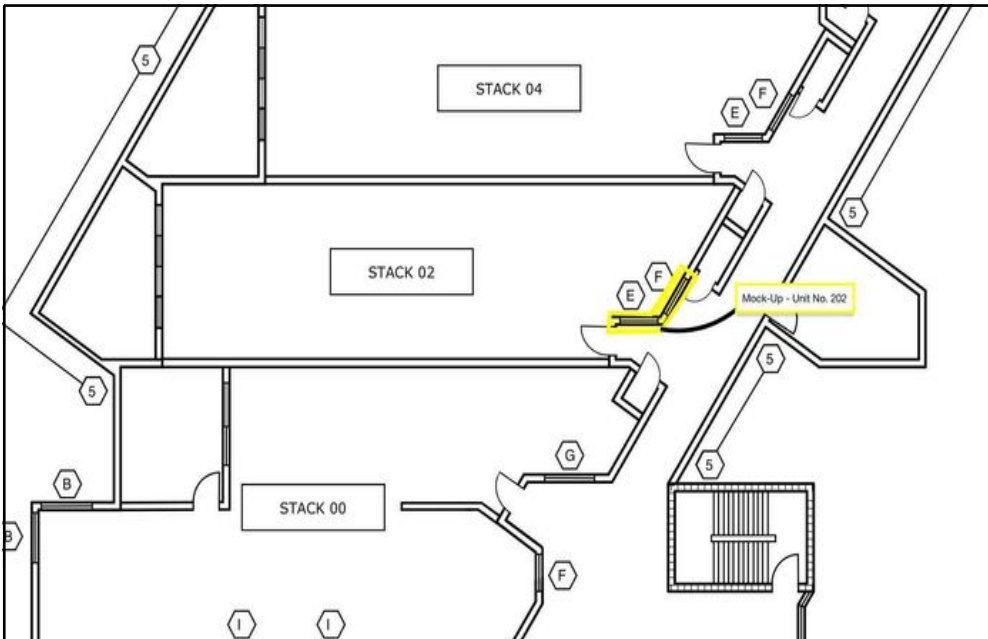
PRESENT DURING OBSERVATION:

Melanie Johnson - BECI
Brian Jackson, Carlos Baca, Ty Jordan -
C/Sharpe
Tammy Mercer - Perdido Sun

WORK IN PROGRESS:

Window Mock Up at Unit No. 202

GENERAL OBSERVATIONS:



GENERAL OBSERVATIONS CONTINUED:

- 2.1 Melanie Johnson, with BECI, arrived onsite at 3:30 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 window mock up installation at Unit No. 202. A summary of our observations is as follows:
- 2.2 We observed the installation of new PGT SH5500 Single-Hung windows at the common walkway in Unit No. 202. The exterior side of the window mock-up had been completed (Reference Figures 1 and 2). Additionally, we observed the completed application of beading sealant and R-Guard, a Fluid Applied Flashing, at the rough opening of the new window. However, the interior mock-up and window trim installation are still in progress (Reference Figures 3 and 4). The Fluid-Applied Flashing appeared to be tooled smoothly over the untreated plywood bucking used at the rough opening. It is important to use untreated plywood to ensure that the waterproofing chemicals do not interfere with the chemicals used on treated lumber. The sill detail appeared to be performed in accordance with BECI's provided Sketch from 10-8-24. BECI will return to observe the completed installation on the interior during a future site visit. Overall, the new window installation appeared to have been completed according to the PGT Installation Instructions and Engineered Shop Drawings.



FIGURE 1 - Unit No. 202 - View of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.



FIGURE 2 - Unit No. 202 - View of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.



FIGURE 3 - Unit No. 202 - View of beading sealant and R-Guard installed at rough opening of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.



FIGURE 4 - Unit No. 202 - View of R-Guard installed at rough opening of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.

- 2.3 We observed several mocked-up paint colors applied to a wall on site for review (Reference Figure 5). The colors were reviewed by the team. After discussion, Halyean Green and Window Pane White (Reference Green Boxes in Figure 5) were chosen to be mocked up at a larger location for further review. Once the colors are applied, the Association will provide directive as to if the color selections are approved.

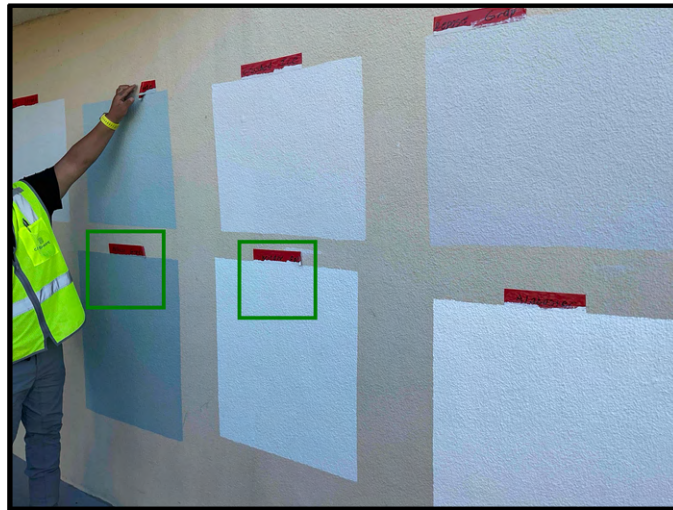


FIGURE 5 - View of mocked up paint colors on site - Work in Progress.

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 10, 2024:



Photo 1

Unit No. 202 - View of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.



Photo 2

Unit No. 202 - View of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.



Photo 3

Unit No. 202 - View of new sill flashing installed at new PGT SH5500 Single-Hung Window - Work in Progress.



Photo 4

Unit No. 202 - View of cleanly tooled perimeter sealant at new PGT SH5500 Single-Hung Window - Work in Progress.



Photo 5

Unit No. 202 - View of cleanly tooled perimeter sealant at new PGT SH5500 Single-Hung Window - Work in Progress.



Photo 6

Unit No. 202 - View of operable panel operating as designed at new PGT SH5500 Single-Hung Window - Work in Progress.



Photo 7
Unit No. 202 - View of operable panel operating as designed at new PGT SH5500 Single-Hung Window - Work in Progress.



Photo 8
Unit No. 202 - View of new sill flashing installed at new PGT SH5500 Single-Hung Window - Work in Progress.



Photo 9
Unit No. 202 - View of cleanly tooled perimeter sealant at new PGT SH5500 Single-Hung Window - Work in Progress.



Photo 10
Unit No. 202 - View of Backer Rod and R-Guard installed at rough opening of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.



Photo 11
Unit No. 202 - View of Backer Rod and R-Guard installed at rough opening of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.



Photo 12
Unit No. 202 - View of R-Guard installed at rough opening of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.



Photo 13
 Unit No. 202 - View of R-Guard installed at rough opening of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.



Photo 14
 Unit No. 202 - View of beading sealant and R-Guard installed at rough opening of new PGT SH5500 Single-Hung window installed at common walkway - Work in Progress.



Photo 15
 Unit No. 202 - View of PGT Design Pressure Sticker on New Window.



Photo 16
 Unit No. 202 - View of PGT ANSI Tempered Glass Label Sketched into window.

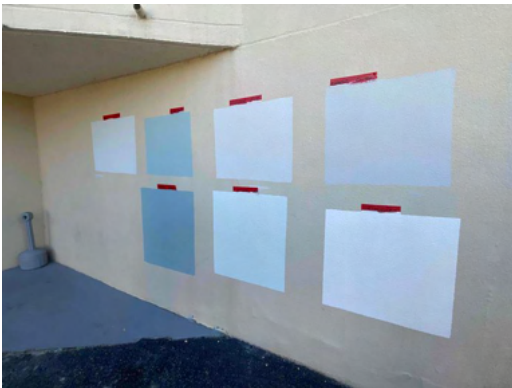


Photo 17
 View of mocked up paint colors on site - Work in Progress.

BECI REPORT BY:

Melanie Johnson

Melanie Johnson
Project Engineer I

Jeff Alawine

Jeff Alawine, RRO
Senior Project Manager II