

BECI Field Report

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PROJECT:

Perdido Sun
13753 Perdido Key Dr.
Pensacola, FL 32507

FIELD REPORT NO: **PRDDSN018**
CONSULTANTS PROJECT NO: **P140741899**

SITE VISIT DATA

SITE VISIT DATE: **12/31/2024**

TIME: **10:30 AM**

WEATHER: **66°F, Overcast**

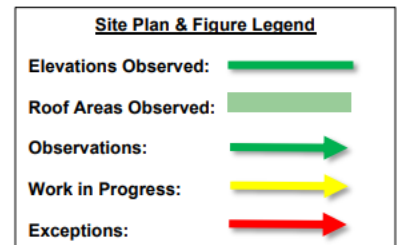
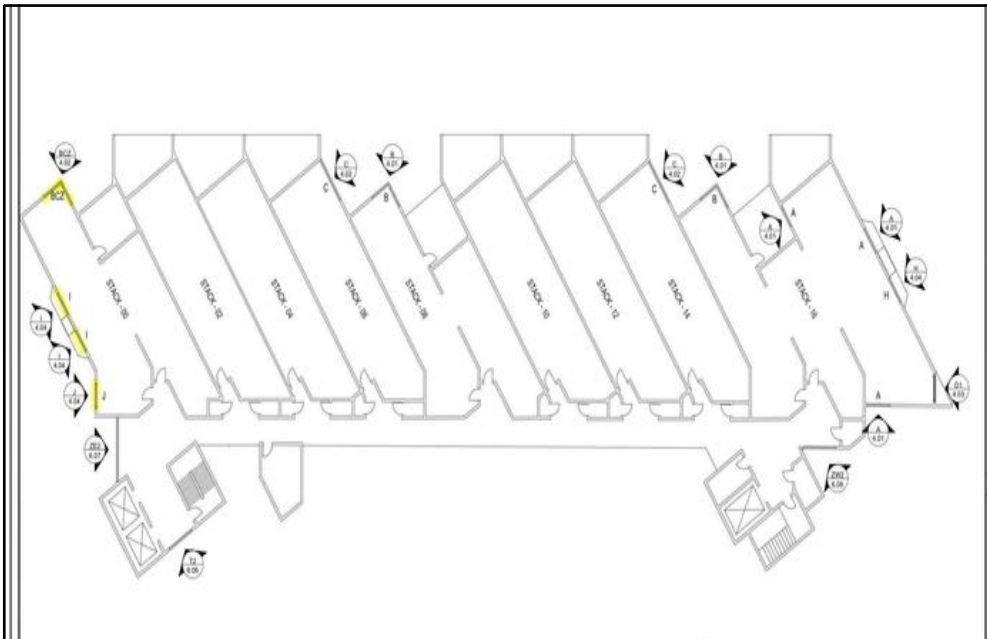
PRESENT DURING OBSERVATION:

Melanie Johnson - BECI
Angel Angeles, Ty Jordan, Robert Stretch -
C/Sharpe

WORK IN PROGRESS:

Window Mock-Ups at Unit 200

GENERAL OBSERVATIONS:



GENERAL OBSERVATIONS CONTINUED:

- 18.1 Melanie Johnson, with BECI, arrived onsite at 10:30 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 mock up windows at Unit 200. A summary of our observations is as follows:
- 18.2 During our visit to Unit No. 200, we observed three (3) EFCO Series 2701 Fixed Window mock-up installations at varying stages of progress. At the Eastmost bedroom storefront window mock-up, the rough opening was noted to have Prosoco FastFlash waterproofing applied following framing repairs at the jambs. At the head, a 1x untreated wood bucking had been installed to adjust the opening height of the window and new FastFlash had been applied to maintain continuous waterproofing. The rough opening height appeared to be approximately 95-3/4 inches which complied with the Engineered Shop Drawings provided by Glass Systems of Alabama. This adjustment helps ensure proper alignment of the head and sill joints during the installation of the EFCO Series 2701 Fixed Window.



FIGURE 1 - Unit No. 200 - View of new FastFlash waterproofing installed at rough opening.



FIGURE 2 - Unit No. 200 - View of new FastFlash waterproofing installed at rough opening. Additional lumber to be installed at head of opening.

- 18.2.1 At the bathroom windows, the perimeter tile around the rough opening was removed, exposing the framing for further inspection. The framing at the head-to-northmost jamb appeared to be connected using metal channels and accessories. As per the Scope of Work, the next steps will be to apply new FastFlash waterproofing at the rough opening after the necessary preparations are completed, such as mechanical cleaning and treatment at the existing metal framing. We observed that protective measures had been installed to safeguard the surrounding areas during the construction process. We will continue to monitor developments to ensure adherence to the EFCO Series 2701 installation requirements and BECI's Waterproofing Details.



FIGURE 3 - Unit No. 200 - View of existing tile removed from rough opening.



FIGURE 4 - Unit No. 200 - View of existing tile removed from rough opening.



FIGURE 5 - Unit No. 200 - View of existing tile removed from rough opening.



FIGURE 6 - Unit No. 200 - View of protection installed at bathroom.

- 18.2.2 The South Corner windows presented two distinct jamb conditions. At the Eastmost jamb, the EIFS band at the edge of the concrete slab required the metal-framed jamb to be adjusted inward by approximately 2 inches to meet the required anchorage distance from the slab edge as indicated in the shop drawings. This adjustment had already been made in accordance with the detail provided by BECI in RFI #3. At the Westmost jamb, a wooden bucking was observed, consisting of two (2) 2"x4"s attached to a metal stud, with a previously installed 1x piece of lumber already removed. BECI provided detailed guidance for addressing these jamb conditions and advised that C/Sharpe consult with EFCO to confirm that the wooden substrate is suitable for current window anchorage provided in the Engineering Stamped Shop Drawings.

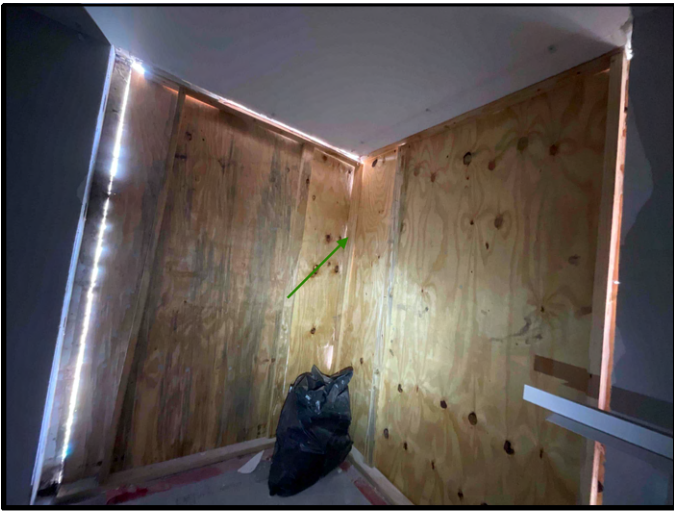


FIGURE 7 - Unit No. 200 - View of corner window removed.



FIGURE 8 - Unit No. 200 - View of wood bucking at West Jamb.



FIGURE 9 - Unit No. 200 - View of metal framing moved inwards for window installation.

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
10.3.1 11/14/2024	11-14-24 - Unit Interiors - 902, 904, 802, 804, 812, 702, 602, 604, 610, 612, 502, 504, 510, 512, 412, 410, 404, 402, 302, 304, 310, 312, 204, 210, 212, 110, 112 - C/Sharpe is to complete the punch item and submit photo documentation of the completed and addressed punch items (Action Item).	Observed Corrected - 1/6/2025	Photo documentation of corrected items provided in Procure.
17.3.1 12/19/2024	12-19-24 - Porte Cochere - The Association is to provide final direction on whether to repair or remove the beam. (ACTION ITEM)	Observed Corrected - 12/31/2024	The association has elected to remove the beam at the Porte Cochere.
18.2.2 12/31/2024	12/31/24 - C/Sharpe is to address the jamb conditions in accordance with the detail provided by BECI in RFI #3 and C/Sharpe is to consult with EFCO to confirm that the wooden substrate is suitable for current window anchorage provided in the Engineering Stamped Shop Drawings.	New - 12/31/2024	N/A

PROGRESS PHOTOS:

The attached photographs indicate the progress of the project on Tuesday, December 31, 2024:



Photo 1
Overall view.



Photo 2
Overall view.



Photo 3
Unit No. 200 - View of metal framing moved inwards for window installation.



Photo 4
Unit No. 200 - View of metal framing moved inwards for window installation.



Photo 5
Unit No. 200 - View of wood bucking at West Jamb.

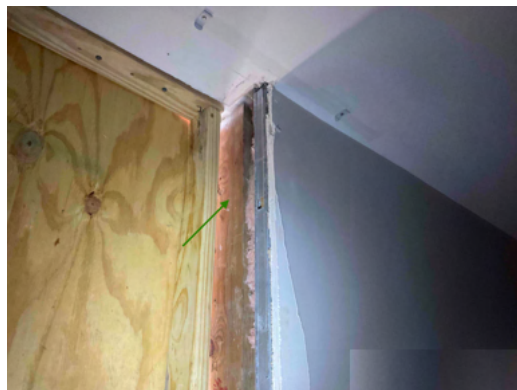


Photo 6
Unit No. 200 - View of wood bucking at West Jamb.



Photo 7
Unit No. 200 - View of corner window removed.



Photo 8
Unit No. 200 - View of corner window removed.



Photo 9
Unit No. 200 - View of protection installed at bathroom.



Photo 10
Unit No. 200 - View of protection installed at bathroom.



Photo 11
Unit No. 200 - View of protection installed at bathroom.

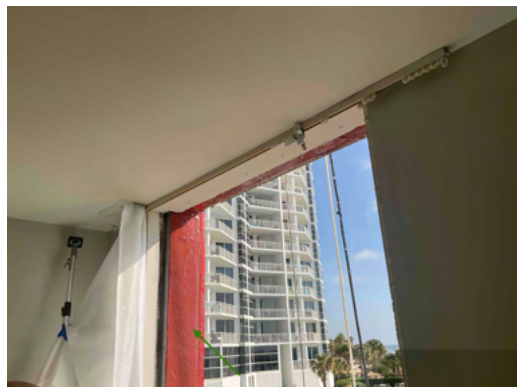


Photo 12
Unit No. 200 - View of new FastFlash waterproofing installed at rough opening.



Photo 13
Unit No. 200 - View of new FastFlash waterproofing installed at rough opening.



Photo 14
Unit No. 200 - View of new FastFlash waterproofing installed at rough opening.



Photo 15
Unit No. 200 - View of new FastFlash waterproofing installed at rough opening.



Photo 16
Unit No. 200 - View of existing tile removed from rough opening.



Photo 17
Unit No. 200 - View of existing tile removed from rough opening.



Photo 18
Unit No. 200 - View of wood bucking at West Jamb.



Photo 19
2nd Floor - View of concrete sill before waterproofing application.



Photo 20
2nd Floor - View of stucco finish applied at new header framing.



Photo 21
North Elevation - View of crew members applying new stucco at new header framing - Work in Progress.



Photo 22
North Elevation - View of crew members applying new stucco at new header framing - Work in Progress.



Photo 23
Unit No. 200 - View of dehumidifier running inside unit during window replacement.



Photo 24
East Elevation - View of new EFCO windows stored on-site.



Photo 25

2nd Floor - View of stucco finish installation in progress at new window header framing.

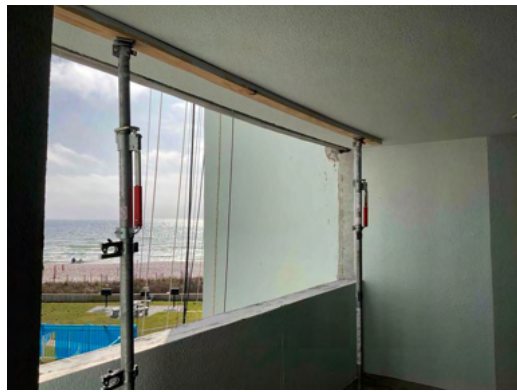


Photo 26

2nd Floor - View of stucco finish installation in progress at new window header framing.

BECI REPORT BY:

Melanie Johnson

Melanie Johnson
Project Engineer I

Ronnie F Jones

Ronnie Jones
Pensacola Branch Manager