

BECI Field Report

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PROJECT:

Perdido Sun
13753 Perdido Key Dr.
Pensacola, FL 32507

FIELD REPORT NO: **PRDDSN010**

CONSULTANTS PROJECT NO: **P140741899**

SITE VISIT DATA

SITE VISIT DATE: **11/14/2024**

TIME: **8:00 AM**

WEATHER: **75°F, Sunny & Windy**

PRESENT DURING OBSERVATION:

Melanie Johnson - BECI
Paul Catlin, Angel Angeles - C/Sharpe
Hutt Strickland - GSA

WORK IN PROGRESS:






Punch Inspections at Unit Interiors
Coating Application at South Balconies

GENERAL OBSERVATIONS:



 NORTH ELEVATION

Site Plan & Figure Legend

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

GENERAL OBSERVATIONS CONTINUED:

10.1 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 punch inspections. A summary of our observations is as follows:

10.2

At the East Elevation Lobby Window Opening, we observed that the crew had installed plywood to protect the storefront window opening during the preparation of the rough opening and after the removal of the existing storefront window (see Figure 1). Additionally, we identified areas of hollow concrete at the jambs of the rough window opening, which appeared to form a distinct layer separate from the underlying substrate (see Figures 2 through 4).

The underlying concrete substrate appeared to be sound. Once the delaminated concrete is removed from the jambs, the exposed concrete should be thoroughly sounded to confirm its integrity and suitability as a substrate for anchoring. The new EFCO S526 Storefront Windows will be fastened at the head, sill, and jambs. It is critical to ensure that the substrate used for attaching the window anchors is structurally sound to guarantee proper fastening and long-term performance of the window system.



FIGURE 1 - Lobby East Elevation Storefront Window - View of plywood installed to protect opening during rough opening preparation - Work in Progress.



FIGURE 2 - Lobby East Elevation Storefront Window - View of hollow concrete at jambs of window rough opening - Work in Progress.



FIGURE 3 - Lobby East Elevation Storefront Window - View of hollow concrete at jambs of window rough opening - Work in Progress.



FIGURE 4 - Lobby East Elevation Storefront Window - View of hollow concrete at jambs of window rough opening - Work in Progress.

- 10.3 BECI, C/Sharpe, and GSA representatives conducted Interior Punch Inspection for the newly installed PGT SH5500 Single-Hung Windows in Unit Nos. 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, and 112. The inspection focused on evaluating the interior installation of the PGT SH5500 Single-Hung Windows.

The windows were generally observed to be in good condition and properly installed (see Figures 5 through 8). Sealants and trim pieces associated with the installation were also found to be in good condition. During the visual inspection, the operability of the windows and functionality of the lock latches were tested. The operable panel lock latches performed as designed, and the windows operated as intended.

The overall installation appeared consistent with the project's requirements and industry standards, supporting the windows' expected performance and aesthetics. The team will continue monitoring installation progress and addressing deficiencies or issues during subsequent inspections.

During this inspection, six (6) items requiring attention were identified and documented. These items have been uploaded to Procore for C/Sharpe to review and address.



FIGURE 5 - Unit No. 904 - View of new PGT SH5500 Window in overall good condition.



FIGURE 6 - Unit No. 802 - View of new PGT SH5500 Window in overall good condition.



FIGURE 7 - Unit No. 702 - View of new PGT SH5500 Window in overall good condition.



FIGURE 8 - Unit No. 602 - View of new PGT SH5500 Window in overall good condition.

10.3.1 The following isolated conditions were observed during the inspection:

- At Unit Nos. 402 and 204, button caps were not installed over the fasteners (see Figure 9).
- At Unit No. 304, the window handles require replacement due to chipped paint (see Figure 10).
- At Unit Nos. 110 and 112, general cleaning was needed on the walls and window frames (see Figure 11).
- At Unit No. 112, crew members were actively completing the installation of the smaller window (see Figure 12).

Aside from these isolated issues, general cleaning was a recurring anomaly, which was addressed during the punch inspection. C/Sharpe is tasked with completing these punch items and providing photo documentation of the resolved issues as confirmation (Action

Item).



FIGURE 9 - Unit No. 204 - View of missing button caps - Punch Item.



FIGURE 10 - Unit No. 304 - View of handle to be replaced - Punch Item.



FIGURE 11 - Unit No. 110 - View of general cleaning to be performed - Work in Progress.



FIGURE 12 - Unit No. 112 - View of crew member installing sealant - Punch Item.

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
9.3.1 11/12/2024	11-12-24 - Unit Interiors - 1102, 1104, 1110, 1112, 1002, 1004, 1010, 1012, 910, 912, 810, 704, & 712 - C/Sharpe is to complete the punch item and submit photo documentation of the completed and addressed punch items (Action Item).	Work In Progress - 11/14/2024	N/A
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).	New - 11/14/2024	N/A

PROGRESS PHOTOS:

The attached photographs indicate the progress of the project on Thursday, November 14, 2024:



Photo 1
South Elevation - Overall view.



Photo 2
East Elevation - Lobby Storefront Window - View of plywood installed to protect opening during rough opening preparation - Work in Progress.



Photo 3
East Elevation - Lobby Storefront Window - View of plywood installed to protect opening during rough opening preparation - Work in Progress.



Photo 4
East Elevation - Lobby Storefront Window - View of hollow concrete at jambs of window rough opening - Work in Progress.



Photo 5
East Elevation - Lobby Storefront Window - View of hollow concrete at jambs of window rough opening - Work in Progress.



Photo 6
East Elevation - Lobby Storefront Window - View of hollow concrete at jambs of window rough opening - Work in Progress.



Photo 7

Unit No. 902 - View of new PGT SH5500 Window in overall good condition.



Photo 8

Unit No. 902 - View of new PGT SH5500 Window in overall good condition.



Photo 9

Unit No. 904 - View of new PGT SH5500 Window in overall good condition.



Photo 10

Unit No. 904 - View of new PGT SH5500 Window in overall good condition.



Photo 11

Unit No. 802 - View of new PGT SH5500 Window in overall good condition.



Photo 12

Unit No. 812 - View of new PGT SH5500 Window in overall good condition.



Photo 13

Unit No. 812 - View of new PGT SH5500 Window in overall good condition.



Photo 14

Unit No. 702 - View of new PGT SH5500 Window in overall good condition.



Photo 15

Unit No. 702 - View of new PGT SH5500 Window in overall good condition.



Photo 16

Unit No. 602 - View of new PGT SH5500 Window in overall good condition.



Photo 17

Unit No. 604 - View of new PGT SH5500 Window in overall good condition.



Photo 18

Unit No. 610 - View of new PGT SH5500 Window in overall good condition.



Photo 19

Unit No. 612 - View of new PGT SH5500 Window in overall good condition.

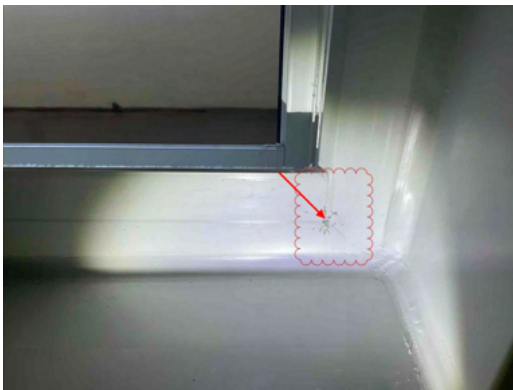


Photo 20

Unit No. 512 - View of sealant touch up needed at interior sealant between trim and window frame and frame cleaning needed - Punch Item.



Photo 21

Unit No. 304 - View of handle to be replaced - Punch Item.



Photo 22

Unit No. 304 - View of handles to be replaced - Punch Item.



Photo 23

Unit No. 304 - View of handle to be replaced - Punch Item.



Photo 24

Unit No. 402 - View of new PGT SH5500 Window in overall good condition.



Photo 25

Unit No. 402 - View of missing button caps - Punch Item.



Photo 26

Unit No. 402 - View of missing button caps - Punch Item.



Photo 27

Unit No. 210 - View of cleaning to be performed - Work in Progress.

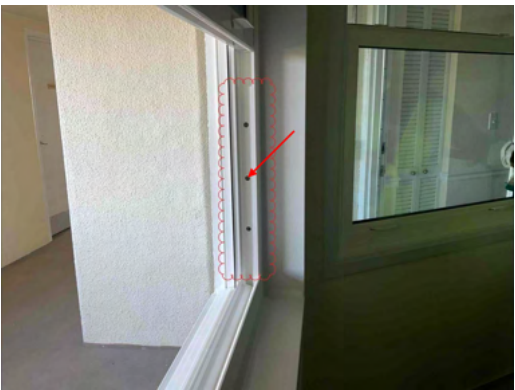


Photo 28

Unit No. 204 - View of missing button caps - Punch Item.



Photo 29

Unit No. 204 - View of missing button caps - Punch Item.



Photo 30

Unit No. 112 - View of crew member installing sealant - Punch Item.

BECI REPORT BY:

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Ronnie F Jones

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Pensacola Branch Manager