

# BECI Field Report

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## PROJECT:

**Perdido Sun**  
13753 Perdido Key Dr.  
Pensacola, FL 32507

FIELD REPORT NO: **PRDDSN017**

CONSULTANTS PROJECT NO: **P140741899**

## SITE VISIT DATA

SITE VISIT DATE: **12/19/2024**

TIME: **08:00 AM**

WEATHER: **60°F, Partly  
Cloudy & Windy**

## PRESENT DURING OBSERVATION:

Melanie Johnson - BECI  
Angel Angeles, Robert Stretch - C/Sharpe  
Tammy Mercer, Curtis Davis - Perdido Sun

## WORK IN PROGRESS:

Porte Cochere - Coating Application and Finish  
Repairs at Columns

## GENERAL OBSERVATIONS:



### Site Plan & Figure Legend

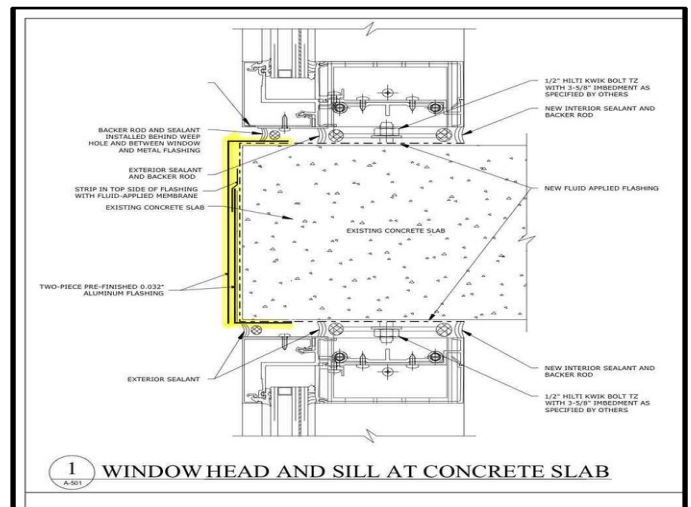
- Elevations Observed:
- Roof Areas Observed:
- Observations:
- Work in Progress:
- Exceptions:

## GENERAL OBSERVATIONS CONTINUED:

- 17.1 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 mock-up review and framing at window installation areas. A summary of our observations is as follows:
- 17.2 BECI, C/Sharpe, and Perdido Sun Representatives met on-site to review the completed slab edge flashing mock-up installed between the new storefront windows at the north elevation above the Porte cochere (Reference Figure 1). The new two-piece metal flashing was installed between the concrete slabs and the EFCO storefront windows, following BECI's Detail 1/A-501 and field directives from Report No. 14 (Reference Figure 2). The goal was for the flashing to sit flush with the window systems; however, due to varying conditions of the concrete slabs, there were some areas where the flashing jutted out slightly. Despite these minor variations, the flashing still performs as intended from both a technical and waterproofing standpoint, ensuring no issues with the building's protection against the elements. BECI reviewed the mock-up both during and after installation, confirming the flashing was installed as planned, met all technical requirements, and was adjusted when directed by BECI. The purpose of meeting with Perdido Sun representative Curtis was to review the mock-up and ensure it met the project's aesthetic goals. After inspecting the installation, Curtis approved the look, agreeing that the design met the visual standards. With this approval, Action Item No. 14.2.1 will be marked as completed.



**FIGURE 1 - View of new EFCO storefront windows installed at north elevation above Porte cochere.**



**FIGURE 2 - View of BECI Detail 1/A-501.**

- 17.3 We observed crew members performing finish repairs at the stucco column while others were applying a new coating to the ceiling of the Porte Cochere (Reference Figures 3 through 6). The finish repairs involved addressing imperfections and cracks in the stucco, where crew members filled and repaired areas to restore the surface. At the same time, other workers were applying SIKA Thorocoat 200 Acrylic Coating to the ceiling. This first coat of the high-performance coating, known for its durability and resistance to the elements, was being carefully applied to ensure a smooth, even finish. To protect the surrounding pavement from any excess paint splatter, protective fabric was laid on the ground. The coating was being cut in around edges of penetrations and seams to prevent issues with peeling or water infiltration, which helps ensure the long-term performance and

aesthetic appeal.



**FIGURE 3 - Porte Cochere - View of crew members performing finish repairs at stucco column - Work in Progress.**



**FIGURE 4 - Porte Cochere - View of crew members performing coating application at ceiling - Work in Progress.**



**FIGURE 5 - Porte Cochere - View of crew members performing coating application at ceiling - Work in Progress.**



**FIGURE 6 - Porte Cochere - View of crew members performing finish repairs at stucco column and applying new coating at ceiling - Work in Progress.**

17.3.1 We also examined the existing architectural beam at the Porte Cochere. It was noted that the top side of the beam had been removed to allow for stucco repairs, revealing severely corroded framing within (Reference Figures 7 and 8). On one side of the stucco, the framing was completely absent, causing the stucco to detach. On the opposite side, the framing was heavily corroded, compromising its structural integrity. This condition was discussed with representatives from Perdido Sun, who were made aware of the situation. It was agreed that the beam could either be repaired or removed entirely. Additionally, a conduit box was found inside the beam, which appeared to no longer be in use. The beam likely served to conceal the conduit and wiring in the past, but since it is no longer active, it could be removed along with the beam. However, before proceeding with any removal, an electrician would need to confirm that the conduit is indeed inactive. If the decision is made to remove the beam, the openings where it connects to the columns will need to be repaired to maintain the integrity of the columns. The Association is to provide final direction on whether to repair or remove the beam. (ACTION ITEM)



**FIGURE 7 - Porte Cochere - View of existing architectural beam with severely corroded framing.**



**FIGURE 8 - Porte Cochere - View of existing architectural beam with severely corroded framing.**

17.4 In Unit No. 200, we observed the existing metal framing at the head of the window after the existing window was removed (Reference Figure 9). The existing framing was measured to be 0.07 inches, equating to a 14 Gauge metal stud (Reference Figure 10). We noted that the existing 14 Gauge framing was attached to concrete (Reference Figure 11). However, it was unclear how approximately 10-11 inches of the track was installed, as we found insulation instead of concrete (Reference Figure 12). Further investigation is needed to determine how the track is attached and if any additional measures are required for window installation.



**FIGURE 9 - Unit No. 200 - View of existing metal framing at head of window after existing window was removed - Work in Progress.**



**FIGURE 10 - Unit No. 200 - View of existing framing measuring 0.07" which equates to a 14 Gauge metal stud.**



**FIGURE 11 - Unit No. 200 - View of existing 14G framing attached to concrete - Further Investigation Needed.**



**FIGURE 12 - Unit No. 200 - View of existing 14G framing attached at ceiling - Further Investigation Needed.**

## 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](mailto: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).	Work In Progress - 12/19/2024	N/A
14.2.1 12/5/2024	12-5-24 - After the new break metal is installed, the aesthetics of the installed break metal will need to be reviewed and approved by the Association (ACTION ITEM).	Observed Corrected - 12/19/2024	Approved on 12-19-24.
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)	New - 12/19/2024	N/A

## PROGRESS PHOTOS:

The attached photographs indicate the progress of the project on Thursday, December 19, 2024:



**Photo 1**

North Elevation - View of EFCO storefront windows installed above Porte cochere.



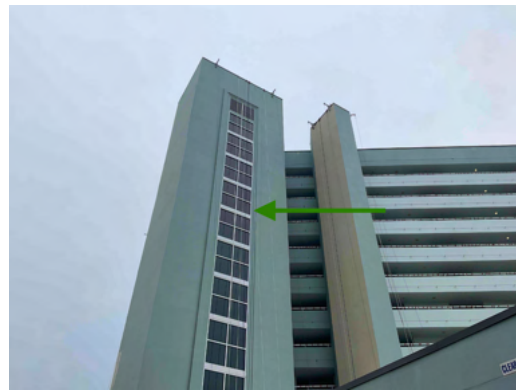
**Photo 2**

North Elevation - View of crew members performing finish repairs at stucco column - Work in progress.



**Photo 3**

North Elevation - View of View of EFCO storefront windows installed.



**Photo 4**

North Elevation - View of EFCO storefront windows installed above Porte cochere.



**Photo 5**

North Elevation - View of crew members performing coating application at ceiling - Work in progress.



**Photo 6**

North Elevation - View of crew members performing coating application at ceiling - Work in progress.



**Photo 7**  
North Elevation - View of crew members performing coating application at ceiling - Work in progress.



**Photo 8**  
North Elevation - View of crew members performing coating application at ceiling - Work in progress.



**Photo 9**  
North Elevation - View of crew members performing finish repairs at stucco column and applying new coating at ceiling - Work in progress.



**Photo 10**  
North Elevation - View of finish repairs at stucco - Work in progress.



**Photo 11**  
Unit No. 200 - View of existing framing measuring 0.07" which equates to a 14 Gauge metal stud.

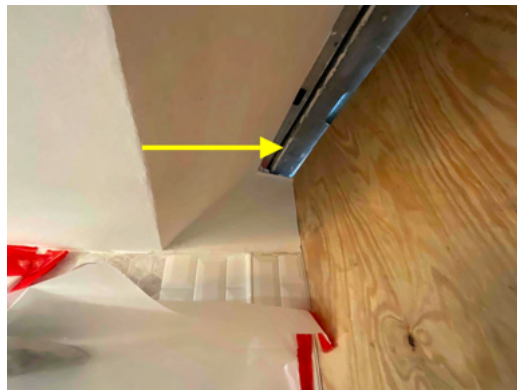


**Photo 12**  
Unit No. 200 - View of existing metal framing at head of window after existing window was removed - Work in progress.





**Photo 13**  
Unit No. 200 - View of existing metal framing at head of window after existing window was removed - Work in progress.



**Photo 14**  
Unit No. 200 - View of existing metal framing at head of window after existing window was removed - Work in progress.



**Photo 15**  
Unit No. 200 - View of existing framing 14G framing attached at concrete - Further investigation needed.



**Photo 16**  
Unit No. 200 - View of existing framing 14G framing attached at ceiling - Further investigation needed.



**Photo 17**  
Unit No. 200 - View of existing framing 14G framing attached at ceiling - Further investigation needed.



**Photo 18**  
Porte Cochere - View of existing architectural beam with severely corroded framing.



**Photo 19**  
Porte Cochere - View of existing architectural beam with severely corroded framing.



**Photo 20**  
Porte Cochere - View of existing architectural beam with severely corroded framing.



**Photo 21**  
Porte Cochere - View of existing architectural beam with severely corroded framing.

**BECI REPORT BY:**

*Melanie Johnson*

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Melanie Johnson  
Project Engineer I

*Derek Lewis*

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Derek Lewis  
Branch Manager