

BECI Field Report

600 University Office Blvd., Bldg. 1, Suite 1A
Pensacola, FL, 32504
850.912.9990 Office



PROJECT:

Perdido Sun
13753 Perdido Key Dr.
Pensacola, FL 32507

FIELD REPORT NO: **PRDDSN021**

CONSULTANTS PROJECT NO: **P140741899**

SITE VISIT DATA

SITE VISIT DATE: **1/16/2025**

TIME: **12:00 PM**

WEATHER: **59°F, Sunny**

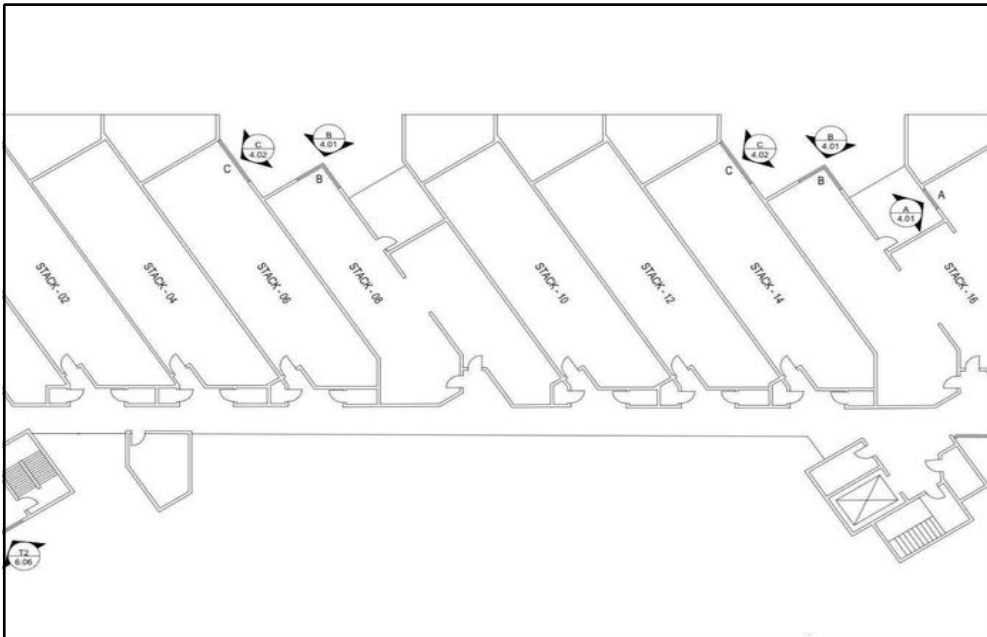
PRESENT DURING OBSERVATION:

Michael Rhea - BECI
Angel Angeles - C/Sharpe

WORK IN PROGRESS:

Window Mock-up review at Unit No. 200

GENERAL OBSERVATIONS:



Site Plan & Figure Legend

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

GENERAL OBSERVATIONS CONTINUED:

- 21.1 Michael Rhea, with BECI, arrived onsite at 12:00 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 the mock-up at Unit 200. A summary of our observations is as follows:
- 21.2 At Unit No. 200, South Bedroom, we observed the exterior of the mock-up EFCO Series 2701 Fixed Window at the corner condition. We noted that the metal-to-metal and metal-to-stucco perimeter sealants were applied continuously and free of any voids or discontinuities. We observed weep holes evenly spaced throughout the sealant bead at the sill of the window. Overall, the window was installed in good condition and in accordance with the Engineered Shop Drawings for the EFCO Windows.



FIGURE 1 - Unit No. 200 - South Bedroom - Overall view of mock-up EFCO Series 2701 Fixed Window at corner condition.



FIGURE 2 - Unit No. 200 - South Bedroom - View of sealant in good condition.



FIGURE 3 - Unit No. 200 - South Bedroom - View of sealant in good condition.

- 21.2.1 However, we observed isolated damage to the window frame, which was discussed with the contractor on-site and is to be touched up with additional paint (Action Item).



FIGURE 4 - Unit No. 200 - South Bedroom - View of isolated damage to window frame. This was discussed with the contractor on site and is to be touched up with additional paint.

- 21.3 In Unit No. 1100, we observed the rough opening being prepared for EFCO window installation. We noted that the EFCO window clips were measured at the required 5 inches. Additionally, we observed the installation of new FastFlash waterproofing in progress at the rough openings. We noted the currently newly installed windows to be in good condition with continuous perimeter sealants.

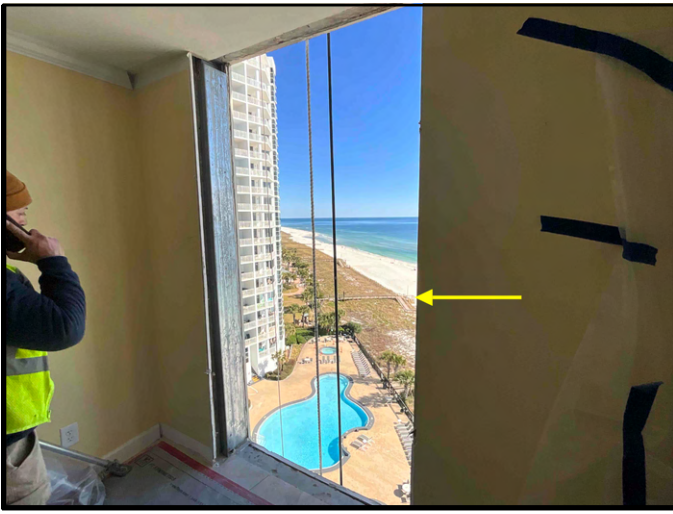


FIGURE 5 - Unit No. 1100 - North Bedroom - View of rough opening to be prepared for EFCO window installation.



FIGURE 6 - Unit No. 1100 - North Bedroom - View of EFCO window clip measured at the required 5".



FIGURE 7 - Unit No. 1100 - Bathroom - View of new FastFlash waterproofing installed at rough opening.



FIGURE 8 - Unit No. 1100 - North Bedroom - View of EFCO window in good condition.

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
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.	Work In Progress - 1/21/2025	N/A
19.3.1 1/7/2025	1-7-25- Though the mocked-up detail appeared to be in good condition before waterproofing, the new metal clip was not a 7" x 5" x 5" and was a 7" x 5" x 3". C/Sharpe is to address the clip size and install the correct clip configuration.	Work In Progress - 1/21/2025	N/A

PROGRESS PHOTOS:

The attached photographs indicate the progress of the project on Thursday, January 16, 2025:

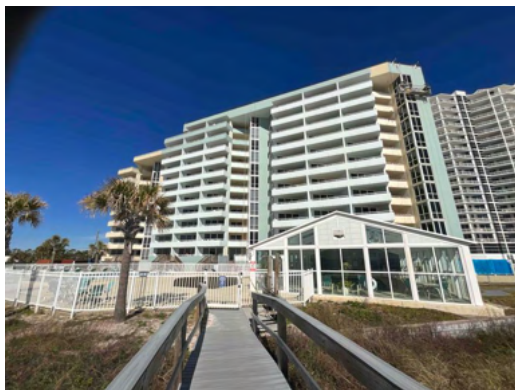


Photo 1

South Elevation - Overall view.

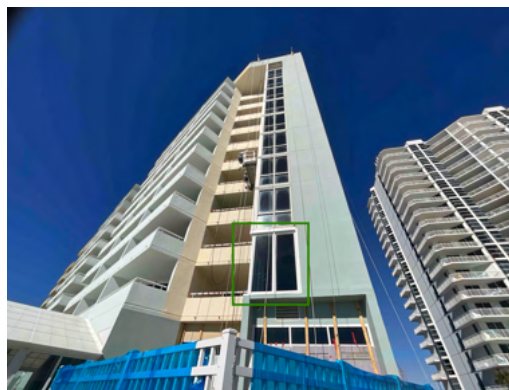


Photo 2

Unit No. 200 - South Bedroom - Overall view of mock-up EFCO Series 2701 Fixed Window at corner condition.



Photo 3

Unit No. 200 - South Bedroom - Overall view of mock-up EFCO Series 2701 Fixed Window at corner condition.



Photo 4

Unit No. 200 - South Bedroom - Overall view of mock-up EFCO Series 2701 Fixed Window at corner condition.



Photo 5

Unit No. 200 - South Bedroom - Overall view of mock-up EFCO Series 2701 Fixed Window at corner condition.



Photo 6

Unit No. 200 - South Bedroom - View of sealant in good condition with weep holes at sill.



Photo 7

Unit No. 200 - South Bedroom - View of sealant in good condition.



Photo 8

Unit No. 200 - South Bedroom - View of sealant in good condition.



Photo 9

Unit No. 200 - South Bedroom - View of sealant in good condition.



Photo 10

Unit No. 200 - South Bedroom - View of sealant in good condition.



Photo 11

Unit No. 200 - South Bedroom - View of isolated damage to window frame. This was discussed with the contractor on site and is to be touched up with additional paint.



Photo 12

Unit No. 200 - South Bedroom - View of isolated damage to window frame. This was discussed with the contractor on site and is to be touched up with additional paint.



Photo 13

Unit No. 200 - South Bedroom - View of sealant in good condition.

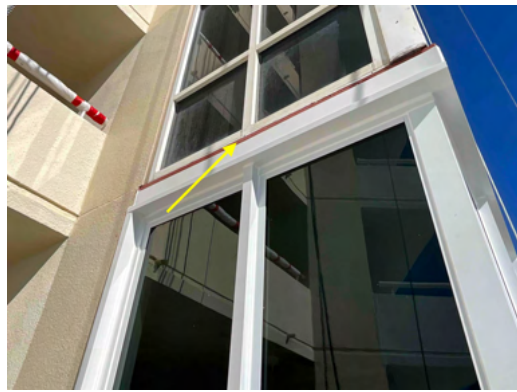


Photo 14

Unit No. 300 - South Bedroom - View of fluid-applied flashing installation.



Photo 15

Unit No. 300 - South Bedroom - View of fluid-applied flashing installation.



Photo 16

Unit No. 300 - South Bedroom - View of fluid-applied flashing installation.



Photo 17

East Elevation - Overall view.



Photo 18

Unit No. 1100 - North Bedroom - View of EFCO window in good condition.

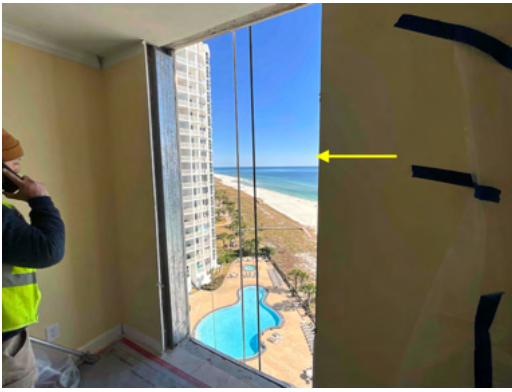


Photo 19

Unit No. 1100 - North Bedroom - View of rough opening to be prepared for EFCO window installation.

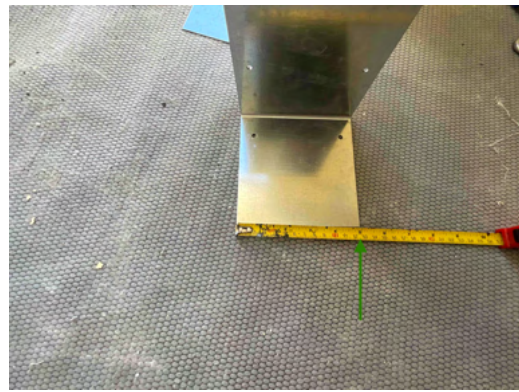


Photo 20

Unit No. 1100 - North Bedroom - View of EFCO window clip measured at the required 5".



Photo 21

Unit No. 1100 - Bathroom - View of new FastFlash waterproofing installed at rough opening.



Photo 22

Unit No. 1100 - Bathroom - View of new FastFlash waterproofing installed at rough opening.



Photo 23

Unit No. 1100 - Bathroom - View of new FastFlash waterproofing installed at rough opening.

BECI REPORT BY:

Melanie Johnson

Melanie Johnson
Project Engineer I

Derek Lewis

Derek Lewis
Branch Manager