

BECI Field Report

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PROJECT:

Perdido Sun
13753 Perdido Key Dr.
Pensacola, FL 32507

FIELD REPORT NO: **PRDDSN022**

CONSULTANTS PROJECT NO: **P140741899**

SITE VISIT DATA

SITE VISIT DATE: **1/28/2025**

TIME: **10:00 AM**

WEATHER: **55°F, Sunny**

PRESENT DURING OBSERVATION:

Melanie Johnson - BECI
Angel Angeles - C/Sharpe

WORK IN PROGRESS:

Window Replacement and Rough Opening
Preparation at 00 Stack and East Elevation CWW.

GENERAL OBSERVATIONS:



Site Plan & Figure Legend

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

GENERAL OBSERVATIONS CONTINUED:

- 22.1 Melanie Johnson, with BECI, arrived onsite at 10:00 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 window replacement at the 00 Stack. A summary of our observations is as follows:
- 22.2 Upon arriving on-site, BECI & C/Sharpe visited all 00 Stack Units to observed the on-going work in progress surrounding the window replacement at the East and South Elevations (Reference Figure 1). At the East Elevation, crew members had completed window installation at the northeast bedroom at Unit Nos. 200, 900, 1000, and 1100. Window installation was in-progress at Unit Nos. 800 and 700 (Reference Figures 2 and 3), and the rough openings had been prepared and were ready to receive new windows at Unit Nos. 600, 500, 400, and 300. At the bathroom windows replacement, windows were installed at all 00 Stack Units, except for Unit Nos. 300 and 400 which was in progress. Crew members were working on completing waterproofing and rough opening preparation at the South corner windows (Reference Figure 4).



FIGURE 1 - East Elevation - Overall view of window replacement - Work in Progress.

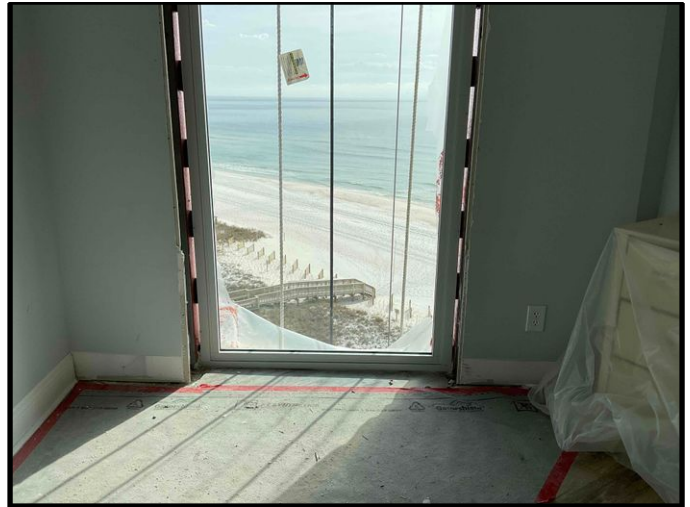


FIGURE 2 - East Elevation - Bedroom Window - Unit No. 800 - View of window replacement - Work in Progress.

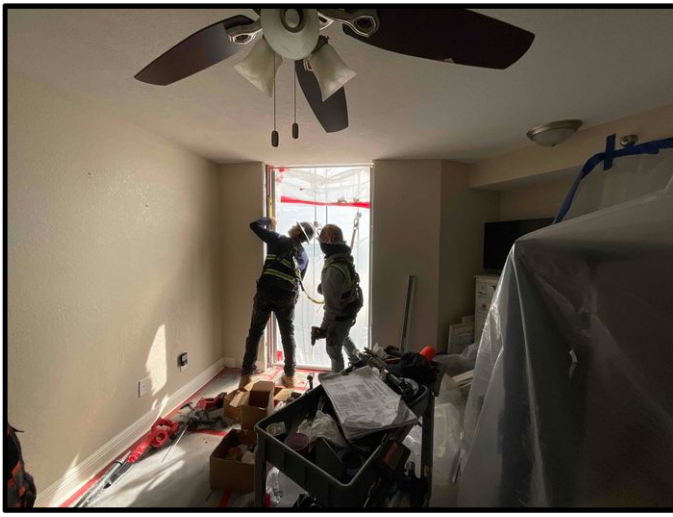


FIGURE 3 - East Elevation - Bedroom Window - Unit No. 700 - View of window replacement - Work in Progress.

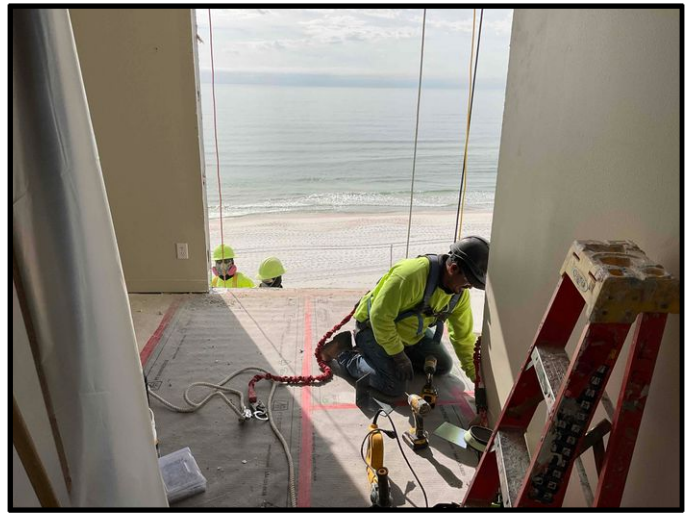


FIGURE 4 - South Elevation - Bedroom Window - Unit No. 700 - View of rough opening preparation - Work in Progress.

- 22.2.1 While observing the on-going window replacement, we observed in Unit Nos. 1000 that the sealant joints at the East Elevation Northmost Bedroom contained sections where it appeared to not be cleanly tooled (Reference Figures 5 through 8). We discussed with the site team that the sections would be removed and replaced to address the anomalies.

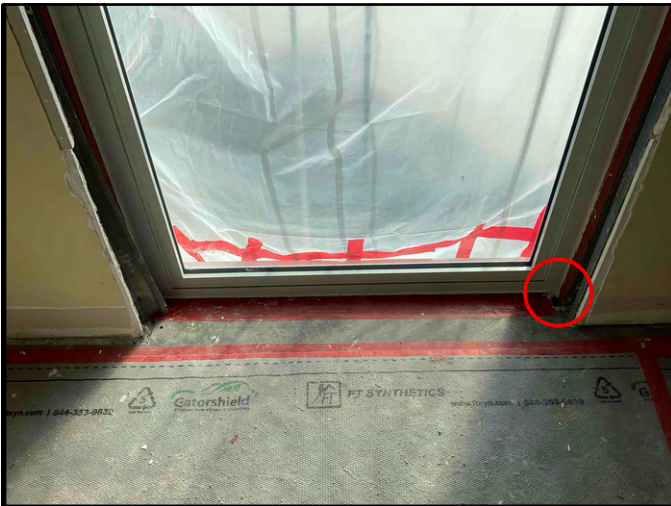


FIGURE 5 - Unit 1000 - View of sealant joints to be removed and replaced at not cleanly tooled locations.



FIGURE 6 - Unit 1000 - View of sealant joints to be removed and replaced at not cleanly tooled locations.



FIGURE 7 - Unit 1000 - View of sealant joints to be removed and replaced at not cleanly tooled locations.



FIGURE 8 - Unit 1000 - View of sealant joints to be removed and replaced at not cleanly tooled locations.

22.2.2 While observing the on-going window replacement, we observed in Unit Nos. 1100 that the sealant joints at the East Elevation Northmost Bedroom contained sections where it appeared to not be cleanly tooled (Reference Figures 9 through 11). We discussed with the site team that the sections would be removed and replaced to address the anomalies.



FIGURE 9 - Unit 1100 - View of sealant joints to be removed and replaced at not cleanly tooled locations.



FIGURE 10 - Unit 1100 - View of sealant joints to be removed and replaced at not cleanly tooled locations.



FIGURE 11 - Unit 1100 - View of sealant joints to be removed and replaced at not cleanly tooled locations.

22.2.3 While observing the on-going window replacement, we observed in Unit No. 500 that the sealant joints at the Northmost Bathroom contained a large void, making the sealant joint not continuous or complete (Reference Figures 12 and 13). We discussed with the site team that the sections would be removed and replaced to address the anomaly.



FIGURE 12 - Unit 500 - Northmost Bathroom - View of sealant joints to be touched up where void exists.



FIGURE 13 - Unit 500 - Northmost Bathroom - View of sealant joints to be touched up where void exists.

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 - 1/31/2025	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 - 1/31/2025	N/A

PROGRESS PHOTOS:

The attached photographs indicate the progress of the project on Tuesday, January 28, 2025:



Photo 1

East Elevation - View of crew members performing window replacement and rough opening preparation at Common Walkway and 00 Stack Window Locations - Work in Progress.



Photo 2

East Elevation - View of crew members performing window replacement and rough opening preparation at Common Walkway and 00 Stack Window Locations - Work in Progress.



Photo 3

East Elevation - Common Walkway - View of crew members preparing window openings with FastFlash and Metal Flashing - Work in Progress.



Photo 4

East Elevation - Common Walkway - View of crew members preparing window openings with FastFlash and Metal Flashing - Work in Progress.



Photo 5

East Elevation - Common Walkway - View of crew members preparing window openings with FastFlash and Metal Flashing - Work in Progress.



Photo 6

East Elevation - Common Walkway - View of crew members preparing window openings with FastFlash and Metal Flashing - Work in Progress.



Photo 7

East Elevation - Common Walkway - View of crew members preparing window openings with FastFlash and Metal Flashing - Work in Progress.



Photo 8

East Elevation - Common Walkway - View of crew members preparing window openings with FastFlash and Metal Flashing - Work in Progress.



Photo 9

East Elevation - Common Walkway - View of crew members preparing window openings with FastFlash and Metal Flashing - Work in Progress.



Photo 10

East Elevation - Common Walkway - View of crew members preparing window openings with FastFlash and Metal Flashing - Work in Progress.



Photo 11

Unit No. 1100 - View of Bathroom Window Replacement - Work in Progress.

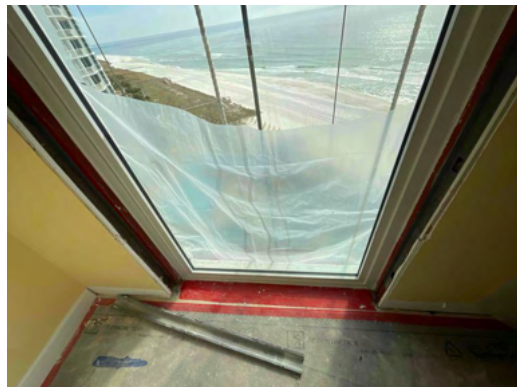


Photo 12

Unit No. 1100 - View of East Bedroom Window Replacement - Work in Progress.



Photo 13

Unit No. 1100 - View of South Bedroom Window Replacement - Work in Progress.



Photo 14

Unit No. 1000 - View of East Bedroom Window Replacement - Work in Progress.



Photo 15

Unit No. 1000 - View of Bathroom Window Replacement - Work in Progress.



Photo 16

Unit No. 1000 - View of Bathroom Window Replacement - Work in Progress.

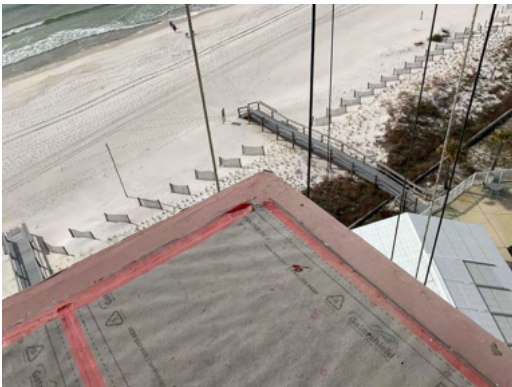


Photo 17

Unit No. 1000 - View of South Bedroom Window Replacement - Work in Progress.

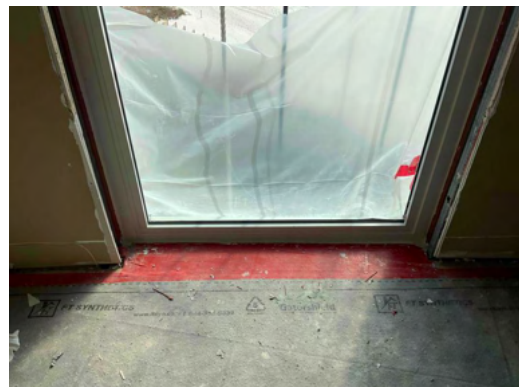


Photo 18

Unit No. 900 - View of East Bedroom Window Replacement - Work in Progress.

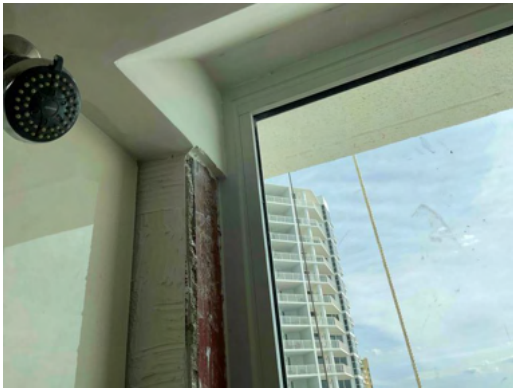


Photo 19

Unit No. 900 - View of Bathroom Window Replacement - Work in Progress.



Photo 20

Unit No. 900 - View of South Bedroom Window Replacement - Work in Progress.



Photo 21

Unit No. 800 - View of new CWW PGT Window - Work in Progress.

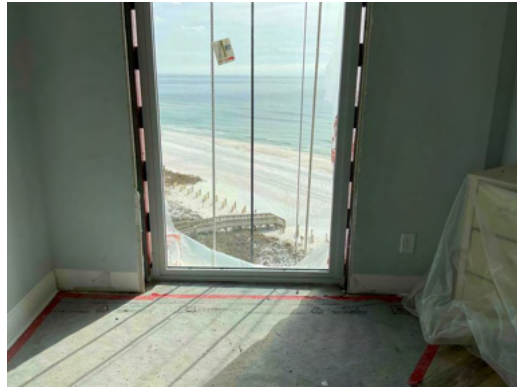


Photo 22

Unit No. 800 - View of East Bedroom Window Replacement - Work in Progress.



Photo 23

Unit No. 800 - View of East Bedroom Window Replacement - Work in Progress.



Photo 24

Unit No. 800 - View of East Bedroom Window Replacement - Work in Progress.

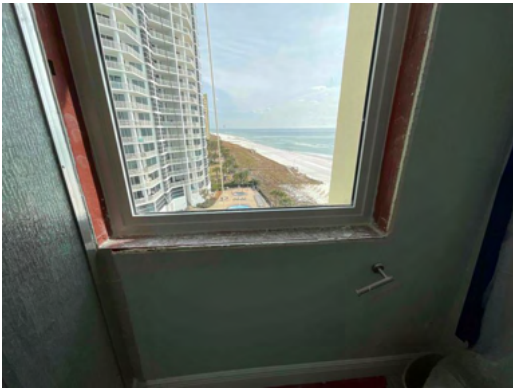


Photo 25

Unit No. 800 - View of Bathroom Window Replacement - Work in Progress.



Photo 26

Unit No. 800 - View of South Bedroom Window Replacement - Work in Progress.



Photo 27

Unit No. 700 - View of Bathroom Window Replacement - Work in Progress.

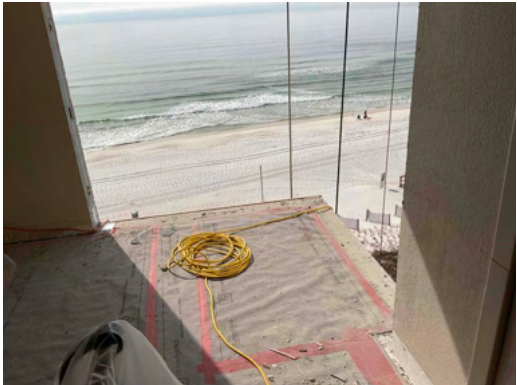


Photo 28

Unit No. 700 - View of South Bedroom Window Replacement - Work in Progress.

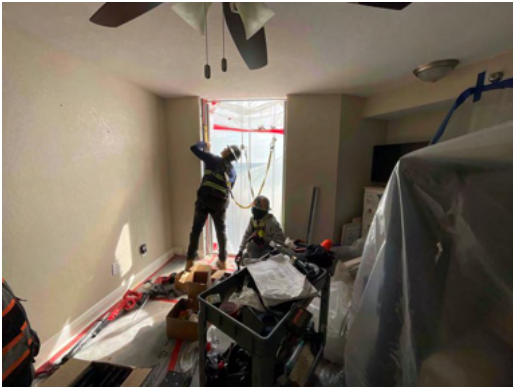


Photo 29

Unit No. 700 - View of East Bedroom Window Replacement - Work in Progress.



Photo 30

Unit No. 700 - View of East Bedroom Window Replacement - Work in Progress.

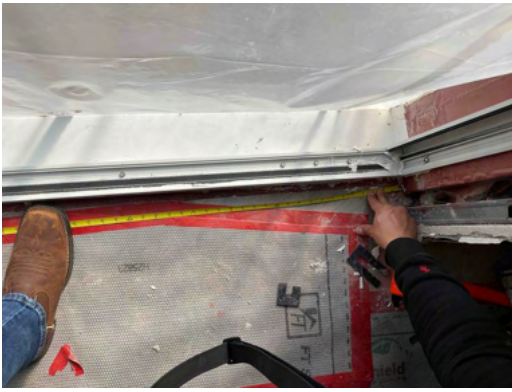


Photo 31

Unit No. 700 - View of East Bedroom Window Replacement - Work in Progress.



Photo 32

Unit No. 700 - View of window anchors utilized in window replacement - Work in Progress.



Photo 33

Unit No. 700 - View of window anchors utilized in window replacement - Work in Progress.



Photo 34

Unit No. 700 - View of window anchors utilized in window replacement - Work in Progress.



Photo 35

Unit No. 600 - View of East Bedroom Window Replacement - Work in Progress.

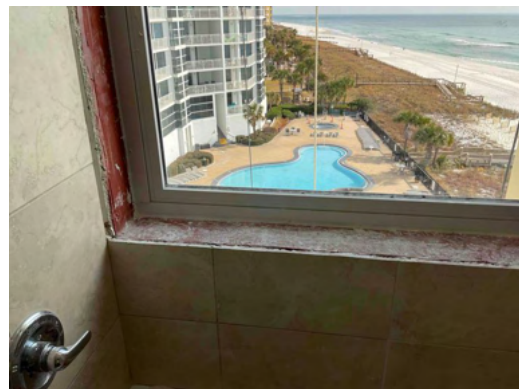


Photo 36

Unit No. 600 - View of Bathroom Window Replacement - Work in Progress.

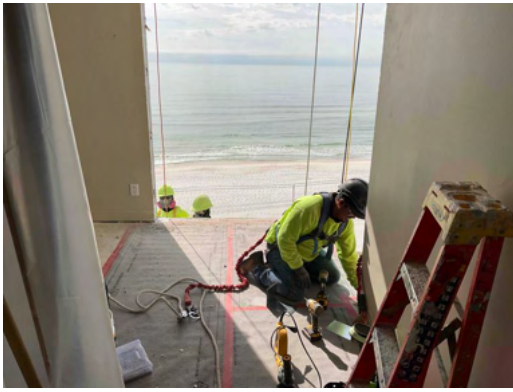


Photo 37

Unit No. 600 - View of South Bedroom Window Replacement - Work in Progress.



Photo 38

Unit No. 500 - View of East Bedroom Window Replacement - Work in Progress.



Photo 39

Unit No. 500 - View of Bathroom Window Replacement - Work in Progress.



Photo 40

Unit No. 500 - View of South Bedroom Window Replacement - Work in Progress.



Photo 41

Unit No. 400 - View of East Bedroom Window Replacement - Work in Progress.

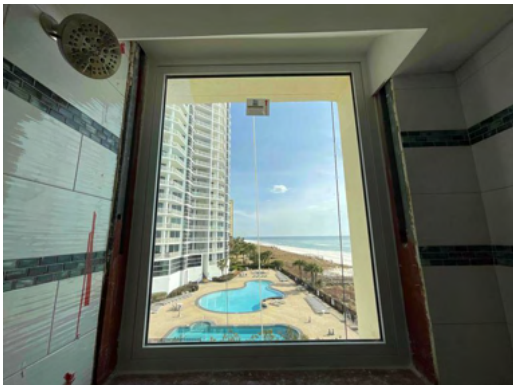


Photo 42

Unit No. 400 - View of Bathroom Window Replacement - Work in Progress.



Photo 43

Unit No. 400 - View of Bathroom Window Replacement - Work in Progress.



Photo 44

Unit No. 400 - View of Bathroom Window Replacement - Work in Progress.



Photo 45

Unit No. 400 - View of Bathroom Window Replacement - Work in Progress.



Photo 46

Unit No. 400 - View of Bathroom Window Replacement - Work in Progress.



Photo 47

Unit No. 400 - View of Bathroom Window Replacement - Work in Progress.



Photo 48

Unit No. 400 - View of South Bedroom Window Replacement - Work in Progress.

BECI REPORT BY:

Melanie Johnson

Melanie Johnson
Project Engineer I

Derek Lewis

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Branch Manager