

BE-CI Field Report

150 Azalea Drive
Destin, FL, 32541
850.650.2311 Office



PROJECT:

Pelican Beach Resort (Exterior Restoration)
1002 US-98 E
Destin, FL 32541

FIELD REPORT NO: **PLCNBCHRST002**
CONSULTANTS PROJECT NO: **2022084**

SITE VISIT DATA

SITE VISIT DATE: **10/6/2022** TIME: **11:30:00 AM** WEATHER: **83°F, Sunny**

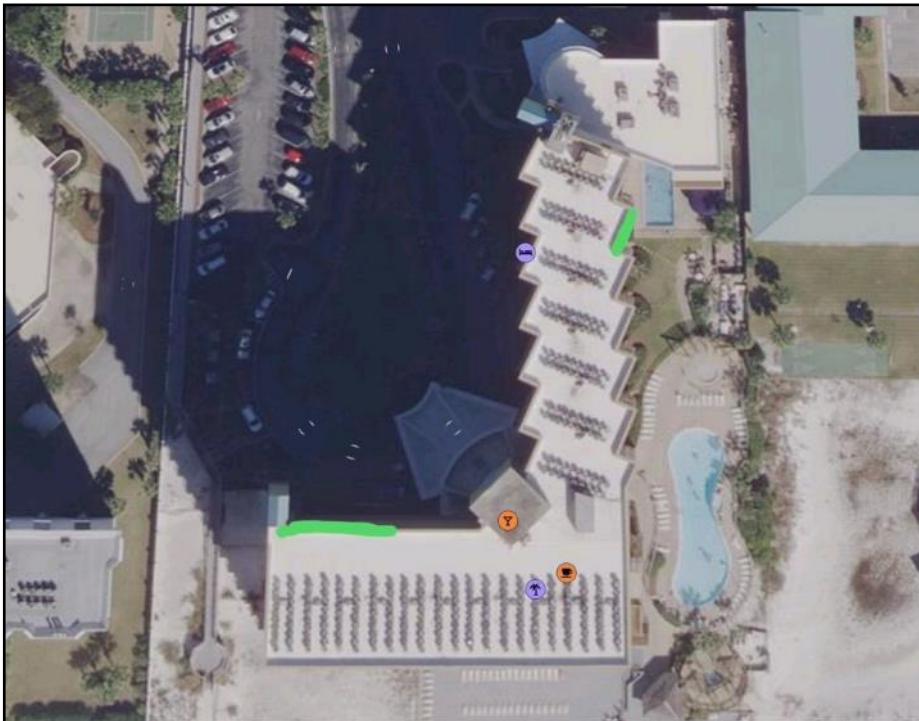
PRESENT DURING OBSERVATION:

Anna Gilligan - BE-CI
Chaz Epley - Valcourt Building Services of Florida
Jeff Younger - Valcourt Building Services of Florida

WORK IN PROGRESS:

Mockup preparation at private balcony.
Drop 33 - Concrete preparation at North Elevation wall face.

GENERAL OBSERVATIONS:



Site Plan & Figure Legend

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

GENERAL OBSERVATIONS CONTINUED:

- 2.1 Anna Gilligan, with BE-CI, arrived onsite at 11:30 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 mockup review and concrete repairs. A summary of our observations is as follows:
- 2.2 Upon arriving on site, BE-CI observed coating mockup was in progress at the ground floor on the East Elevation. BE-CI observed that one coat of the Sherwin-Williams Loxon Primer had been applied at the vertical surfaces (Reference Figure 1) and one coat of the Sherwin-Williams A100 had been applied at the overhead surface. BE-CI observed crewmen applying the first coat of the Sherwin-Williams Loxon Self-Cleaning Acrylic coating in the owner's selected color to the vertical surfaces (Reference Figure 2). BE-CI observed coating mockups to be a work in progress at the time of the site visit.



FIGURE 1 - Overall view of primer application at ground floor mockup.



FIGURE 2 - Overall view of coating application in progress at ground floor mockup.

- 2.3 BE-CI also observed all deck coatings had been removed at the mock-up unit located on the ground floor (Reference Figure 3). BE-CI observed all coating and substrates had been removed down to the bare concrete. BE-CI observed the concrete surface profile to have between a Level 2 and a Level 3 concrete surface preparation texture as defined by the International Concrete Repair Institute. The deck coating manufacturer's representative was also present and stated the concrete finish at the mockup unit was acceptable for product application.



FIGURE 3 - Overall view of mockup location.

2.4 BE-CI also observed a swing stage had been erected for work on Drop 33 on the North Elevation. BE-CI observed concrete repair preparation had begun on the outside face of the knee walls along the common walkway. BE-CI observed that finish texture had been removed at cracks and small spalls, and that concrete had been removed around corroded rebar (Reference Figure 4). BE-CI observed rebar had been treated with MasterEmaco P124 corrosion inhibitor (Reference Figure 5). BE-CI observed preparation for concrete repairs at Drop 33 to be a work in progress at the time of the site visit.



FIGURE 4 - Close-up view of finish material removed around concrete crack prior to routing and sealing.



FIGURE 5 - Overall view of concrete removed around corroded rebar treated with corrosion inhibitor.

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 cmcinnis@be-ci.com

ITEM	DESCRIPTION	STATUS & ACTION TAKEN	RESOLUTION
------	-------------	-----------------------	------------

PROGRESS PHOTOS:

The attached photographs indicate the progress of the project on Thursday, October 6, 2022:



Photo 1

East - Ground - Overall view of ground floor mockup.



Photo 2

East - Ground - Overall view of crewman applying acrylic coating.



Photo 3

East - Ground - Overall view of blistering in mockup overhead coating.



Photo 4

East - Ground - Overall view of 1 coat primer application at mockup.



Photo 5

East - Ground - Close-up view of approved primer at mockup.



Photo 6

East - Ground - Close-up view of approved coating at mockup.



Photo 7

North - Overall view of work in progress at Drop 33.



Photo 8

North - Floor 19 - Overall view of concrete mockup repair in progress at common walkway.



Photo 9

North - Floor 19 - Overall view of overhead concrete repairs in progress at common walkway slab edge.



Photo 10

North - Floor 17 - Overall view of overhead crack routing and sealing in progress.



Photo 11

North - Floor 17 - Close-up view of finish removed around crack at knee wall to prepare for routing and sealing.



Photo 12

North - Floor 15 - Overall view of crack repair preparation in progress.



Photo 13

North - Floor 15 - Overall view of overhead concrete removed at spall and corrosion inhibitor applied to rebar.

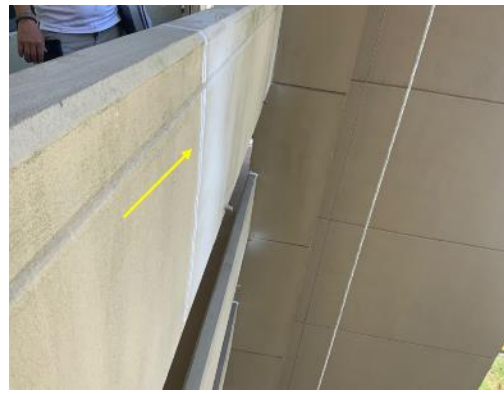


Photo 14

North - Floor 10 - Overall view of crack in face of knee wall prepared for crack routing and sealing.



Photo 15

North - Floor 10 - Close-up view of crack and rod chair repair in progress at knee wall.



Photo 16

North - Floor 6 - Overall view of ceiling finish delamination at deck drain along common walkway.



Photo 17

North - Floor 6



Photo 18

North - Floor 6 - Close-up view of concrete repair in progress at slab edge along common walkway.



Photo 19

North - Floor 6 - Overall view of overhead rod chair repair in progress at common walkway.



Photo 20

North - Floor 5 - Overall view of ceiling finish delamination along common walkway.



Photo 21



Photo 22

North - Floor 5 - Close-up view of ceiling delamination and rod chair repair at common walkway.

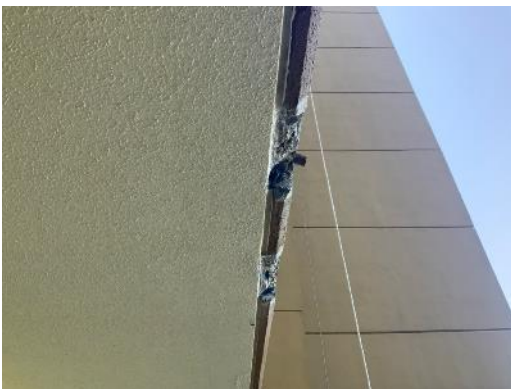


Photo 23

North - Floor 5 - Overall view of concrete repair along common walkway around deck drain.



Photo 24

West - Floor 3 - Overall view of corroded overhead flashing along common walkway.



Photo 25

North - Floor 3 - Overall view of concrete crack repair in progress around stair tower door.



Photo 26

North - Ground - Overall view of failed sealant removed at top of wall.



Photo 27

North - Ground - Overall view of corrosion inhibitor applied to rebar at overhead concrete repair location.



Photo 28

North - Overall view of 2" clearance around treated rebar.



Photo 29

North - Overall view of finish removed around overhead crack prior to routing and sealing.

BE-CI REPORT BY:

Anna Gilligan

Anna Gilligan
Project Manager II

Chase McInnis

Chase A. McInnis, RRO, REWO
Destin Branch Manager