

ARCHITECTURE 101 - FIELD REPORT	Harbor Island Building M Exterior Renovations
ATTENDEES:	DATE: 1-17-2025
<ul style="list-style-type: none"> Steven Stowers, AIA - Architecture 101 	
OBSERVATIONS:	
<ol style="list-style-type: none"> The purpose of the visit was to review the current progress on deck and siding removal: <ol style="list-style-type: none"> The decks on Building M have been completely removed. Only the wood piers remain. The siding has been removed in numerous places, revealing the condition of the existing sheathing. <ol style="list-style-type: none"> On the third-floor level some repair work had occurred at some point in the past and the sheathing has been replaced with M-Glass Sheathing. There is no evidence that this newer sheathing was provided with an exterior weather barrier. The remaining sheathing is either OSB or a composite board both protected with asphalt building paper. All areas show significant deterioration and evidence of periodic patches over time. Areas of framing where in close contact with the decks show considerable rot and water exposure. We recommend that the Association's Structural Engineer review these areas and recommend repairs. All units have been double-boarded closed at the sliding doors with signs posted with "Do Not Enter" and construction tape. It is our understanding that the building is unoccupied at this time. The GC is reminded that all areas where sheathing has been removed should be provided temporary protection from inclement weather until new sheathing can be installed along with the waterproofing to prevent damage to the wallboard on the interior of the units. <ol style="list-style-type: none"> Several locations were noted where temporary protection has not been provided, and the existing weather barrier and/or sheathing is not sufficient to prevent water intrusion. The project site is secured with temporary posts and red construction tape. The notes on the Construction Documents require cyclone fencing at all staging and storage areas. Owner to verify that current site protection is satisfactory. 	

6. The dumpster has been provided and is located on the east end of Building M (as discussed during the precon). The area was clean and free of debris. The GC is reminded that the dumpster must be covered at the end of each day's work.

ACTION ITEMS:

- STRUCTURAL ENGINEER: Review areas of rot and water exposure to determine those areas that need to be repaired or replaced.
- GENERAL CONTRACTOR: Ensure that temporary protection of the compromised walls has provided at all locations to prevent water intrusion to the interior of the units.
- OWNER: Verify that current site protection is satisfactory.