

ARCHITECTURE 101 - FIELD REPORT	Harbor Island Building M Exterior Renovations
ATTENDEES:	DATE: 1-27-2025
<ul style="list-style-type: none"> Beth Lopez, Scott Helms – Harbor Island Board JC Cuppia, Tina Reeves - Coastal Resorts Management David Summerall, Shannon – Summerall Construction (Summerall) Steven Stowers, AIA, MJ Giraut AIA, Morgan Cleek, Assoc. AIA - Architecture 101 (A101) 	
OBSERVATIONS:	
<ol style="list-style-type: none"> The purpose of the visit was to facilitate a regular progress meeting and review the current progress on deck and siding removal. The weather was cool and overcast with patchy snow on the ground. There was a light drizzle. Meeting Notes: <ol style="list-style-type: none"> Current status of submittals was reviewed: <ol style="list-style-type: none"> Summerall has submitted most of the required submittals for review. A101's initial pass looked good. Steve noted that A101 worked closely with Sherwin Williams to pick the paints and stains for the exterior siding and decks and will insist that the premium specified paints are installed. David confirmed that they will be installing CDX for the exterior sheathing in lieu of OSB and they will coat the CDX with the liquid applied air barrier. As Summerall was preparing the liquid applied air barrier submittal they realized that they don't really have flexible flashing with that product as it utilizes liquid applied flashing. Steve confirmed that this is acceptable as it's part of the system's details, but that A101 will need some redline details from Summerall to confirm intent. A101 will then revise the flashing details on the CD set and confirm approval of the details by both the manufacturer and the waterproofing consultant. Colors for the Duxxbak decking product were reviewed and the "Driftwood" color was selected as most appropriate for the rear decks. The deck framing will be stained to match the walls as closely as possible, which will also match the existing color scheme. 	

2. There is one RFI that is awaiting response from the Structural Engineer. A101 will follow up with Andy to check the status of that response.

1. Summerall does not know of any forthcoming RFI's.

3. Summerall is on schedule, despite losing a few days last week with the snowstorm.

1. The existing sheathing should be completely removed by the end of the week.

2. Next week windows and doors will be removed and the rough openings repaired to prep for new windows and doors. After the prep is completed, the openings will be covered with plywood and plastic for protection and security.

4. David confirmed that the rot repair areas will likely exceed the square foot allowance that was included in the contract, but it shouldn't exceed it by much unless they uncover significantly more damaged areas.

1. Shannon confirmed that 29e6 (Structural Engineer) has been on site to review the exposed water damaged and rotten areas and would be recommending a repair regimen.

5. Steve asked how Summerall was planning on staging the put back install. Shannon indicated that they would proceed from left-to-right on the installs.

6. Scott indicated that there was one piece of debris left on the parking lot when the dumpster was pulled ahead of the storm, otherwise the site has been kept tidy. Shannon indicated that they have a magnet that they have been running over the disturbed area to keep up with loose fasteners and other debris.

7. The current construction tape boundary was discussed, and it was decided that the current marking of the project site is sufficient for the current conditions, but as we get closer to the pool opening, we may revisit fencing and screening, particularly on the pool side.

8. The porta potty will be relocated from its current location to a more secluded area in the parking island by Building 'M'.

9. The next progress meeting is scheduled for 2/18 @ 2pm.

4. Field Observations:

1. The decks on Building M have been completely removed. Only the wood piers remain. Most of the sheathing has been removed.

2. Almost the entire building has been covered with 6mil poly attached with both grommets and 1x4s at the floor levels. The level of protection appears to be appropriate to keep the building protected from inclement weather.
3. The poly has obscured our ability to review all the damaged areas, but there were several areas that we uncovered and very obviously in poor condition. The most significant damage observed was on the left-most first-floor unit.
 1. The header and jamb of this unit has been replaced previously, and the repairs have also failed. Both the header and the jamb have failed along with second floor ledger above the door. The beam supporting this corner of the building also appears to be sagging a bit due to water damage.
 2. This corner is clearly the most exposed location of the building, and the first-floor unit is not as protected by the roof overhang as the upper units.
4. Shannon indicated that there are numerous locations where the building has lost insulation over the years. A101 instructed them that the missing insulation will be replaced in all locations prior to installing the sheathing and any wet or damaged insulation should also be replaced at that time.
5. Other rotten areas were discussed during the visit. A101 will follow-up with 29e6 about the repair recommendations.
6. The site was tidy and appears to be in compliance with the contract requirements.

ACTION ITEMS:

- STRUCTURAL ENGINEER: Issue repair recommendations for water damaged framing areas.
- GENERAL CONTRACTOR: Relocate porta-potty to location directed.
- GENERAL CONTRACTOR: Redline flashing details to indicate installation intent to allow A101 to approve system details prior to installation.
- OWNER: None
- ARCHITECT: Follow-up with Structural Engineer about wood repair recommendations.