

MSA MOORE & SPENCE ARCHITECTS, P.A.

ARCHITECT'S FIELD REPORT

PROJECT NUMBER 00015
PROJECT NAME: Sanibel Harbour Tower South Repairs
FIELD REPORT NUMBER: 00015 - 5
DATE: January 17, 2001 **TIME:** 4:00 P.M.
WEATHER CONDITIONS: Cloudy **TEMPERATURE:** Mid 80's
PRESENT AT SITE: Larry Wirick, Spec Tech
Garry Nees, Association Manager
John Spence, Moore & Spence Architects

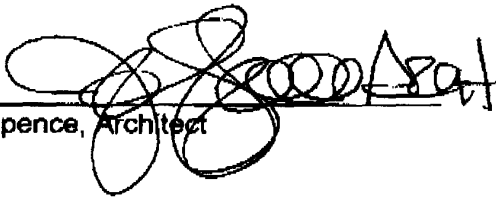
GENERAL ISSUES:

1. In discussion with Larry Wirick, superintendent / foreman for SpecTech, he wanted to get a better handle on the chain of command. He was concerned that I may have limited Construction Administration. I informed him that I am fully available during the entire process to answer questions and help resolve issues and to come out when necessary on the job. Also, when we get into the next phase where we are doing the major work, I will be out here 4 times a month, which includes 1 once a month for payment applications.
2. The major issue for this field report is to evaluate hidden deteriorated conditions in the drop beam around the entry portico. SpecTech, in removing the drop lattice at the under side of the drop beam, uncovered deteriorated horizontal main stud framing. Upon removing the stucco finish, they have found parts of the drop beam around the portico to be deteriorated. Upon evaluation of the exposed condition, per discussing with Larry Wirick and an understanding that Johnny Strong is in agreement, it appears that the drop beam and associated framing around the three studs of the portico needs to be removed. Digital photos are attached as part of this report.
3. In review and evaluation of the south side drop beam of the portico (digital photos 1470 and 1471), it is very obvious that the outer horizontal channel is completely deteriorated. The interior channel appears to be in good condition. The interior vertical channels appear to be in good condition and the exterior verticals appear to be in fair condition. What is obviously deteriorated is the lower corner horizontal channel. The question will be how to evaluate the amount of replacement required. If you look underneath the drop beam, underneath the exterior edge where the dropped railing lattice is hung, you see evidence of deteriorated screw attachments and deterioration of the stucco and wire mesh (digital photo 1473).

4. In another discussion with Larry, Johnny has proposed that in the re-framing out of the existing concrete columns to create the expanded column size, they'd be framing out the sides and the interior face, but not the existing exterior face of the concrete column (Digital photo 1474). That would push the new finished face of that column out past the fascia of the dropped beam. This means that they would not be covering the column on that exterior face with densglass gold sheathing. MSA feels that this is acceptable and just wire lathe across the face would be adequate.
5. The southeast section on the east side of the drop beam appear to be in much better condition than the south side drop beam (digital photos 1476). We can see back into the beam a good three feet and there is not any evidence of deterioration on the interior horizontal channel on the interior verticals. There some limited surface rust on the exterior corner channel and this is not a concern or deterioration. The wire lathe has some deterioration.
6. The center drop beam span of the east side of the portico shows more evidence of deteriorated horizontal corner channels (digital photo 1477). There is evidence of deterioration of the vertical framing on the exterior and not as much as on the interior. This appears to be the worst section of the entire drop beam and we recommend replacing this piece.
7. Upon further review of the drop beam condition and the associated three tier stucco above, it appears that there may be deterioration extending to the first corbeled band above the exterior face of the drop beam. MSA recommends the removal of the lower band of the three and incorporate it into the new stucco drop beam.
8. Regarding the northern section of drop beam on the eastern face of the portico, it appears to be in the best condition. Both ends of the beam were exposed. Other than surface rust, there are not any signs of interior channel deterioration. There is a concern that over the years, patching and repainting has deformed the edges and corners. It appears that from the exposed sections that the bottom channels show signs of severe deterioration (digital photos 1479 and 1480)
9. On the top level of the wall areas of what used to be the diagonal lattice, Larry Wirick said Johnny Strong suggested they run a perimeter bead of sealant around each of the masonry openings, come back with an elastomeric coating, seal the entire panel, paint it black and reinstall the new lattice. MSA has suggested that SpecTech review the proposed solution in the drawings.
10. During the inspection, the top drip edge flashing of the roof portion of the portico has been lifted in several areas (digital photo 1480). MSA asked SpecTech if they can push this down tight and seal the areas to the best of their abilities until the roof repair.
11. In removal of the original lattice work, one of the pilaster sections was severely deteriorated (digital photo 1481). SpecTech requests to cut this section and replace it. MSA will review it with the client and ask SpecTech for a price.

12. There is one other deteriorated pilaster on the north corner face of the portico that has been opened and it needs to be replaced (digital photo 1482). There was a minor attempt at putting in vinyl corner reinforcing and patching the problem. MSA will review it with the client and ask SpecTech for a price.
13. It is the opinion of MSA that we get a price for total replacement of the entire drop beam and two deteriorated pilasters. MSA requests that SpecTech qualify which allowance categories and money they propose.
14. In review of the strapping of the plumbing pipe work underneath the first floor slab in the parking area, SpecTech proposes a strap for replacement of the existing straps. The proposed strap does not have a retaining bolt to keep the pipe from moving up or down. It is not of the same quality, gauge or complexity. MSA will review it with the client and ask SpecTech to review the drawings.
15. It has been proposed that the association establish cost levels in which those involved can make quick decisions on extra work that should be done in the allowance categories. SpecTech (extra cost / allowance limit) \$250.00. MSA (extra cost / allowance limit) \$500.00.

SIGNED: _____
John R. Spence, Architect

A handwritten signature in black ink, appearing to read 'John R. Spence', written over a horizontal line. The signature is stylized and somewhat cursive.