

ARCHITECT'S FIELD REPORT

PROJECT NUMBER 00015
PROJECT NAME: Sanibel Harbour Tower South Repairs
FIELD REPORT NUMBER: 00015-12
DATE: May 14, 2001 **TIME:** 3:00 pm
WEATHER CONDITIONS: Cloudy/Overcast **TEMPERATURE:** Low 90's
PRESENT AT SITE: Randy Davis – Spec Tech Systems
John R. Spence – Moore & Spence Architects

GENERAL DISCUSSION:

- 1) Spec Tech has reviewed the exterior wall elevation area calculations and has some discrepancies to discuss. MSA will reevaluate the area takeoff. Randy is also concerned that the evaluated & calculated wall areas are from poured cast column to cast column and that there is additional stucco work over the face of those columns to bring out a flush stucco face condition. MSA has asked that Randy review the issue with Spec Tech.

FIELD INSPECTION:

- 1) The purpose of this field visit is to evaluate a test case in which the stucco veneer system has been removed from the exterior studs in order to inspect the studs for deterioration. In our inspection of unit 331 (east side), at the master bedroom we found a double 4" stud wall, at the central bathroom we found a single 4" channel wall stud with no double stud framing and at the guest bedroom again we found a single 4" channel stud wall with no double stud framing.
- 2) Review of the exterior framing systems on unit 331 (East Side).
 - a) The stud framing is not 6" metal stud as was expected. We have found another stud framing scenario in the wall. The exterior framing is a 4" (actual) channel stud and track channel around the perimeter with a separate interior frame of 3 1/2" stud framing with 3 1/2" channels. We see no signs of deterioration on the interior stud framing. We see a lot of evidence of mold and mildew buildup on the exterior face of the interior sheathing. To our surprise the interior sheathing appears to be 2 layers of 1/2" regular gypsum board. The exterior metal stud frame has a lot of surface rust on the exterior flanges but no rust throughs on the studs. The

channels at the head and the sill of the windows are significantly deteriorated. The exterior track channels are in good condition with some minor surface rust.

- b) Recommendations on the renovation and replacement of the walls in question.
- i) Due to the extent of visible mold and mildew on the exterior face of the interior sheathing MSA is concerned about sick building and recommends that the interior two layers of regular gypsum board be replaced.
 - ii) Due to the lack of evidence of any surface rust or deterioration on the interior 3 ½" metal stud frame we recommend that that frame not be replaced.
 - iii) Due to the fact that the exterior 4" metal stud framing at 16" o.c. and is of a spacing that will not meet current wind code, we are recommending that the stud framing be replaced with the 4" frame design scenario provided by Harvey Engineering.
 - iv) The interior bathroom cabinetry, accessories and finishes will have to be removed and replaced. Spec Tech will get competitive sub-contractor pricing to do this work.
 - v) The exterior stucco veneer system will also be replaced.
- c) This new wall frame scenario that we may find throughout the building, consists of an exterior wall of two separate 4" +/- stud / channel frames. We have provided a solution for Spec Tech and they will evaluate its place in the cost calculations. Any exterior wall framing found to be 4" will be replaced under cost calculation item #3 with the 4" stud design provided by Harvey Engineering. Any exterior wall framing found to be 6" and deemed deteriorated to the point of structural instability will be replaced under cost calculation item #3 with the 6" stud design provided by Harvey Engineering.
- d) Spec Tech has been authorized to complete the unit 331 test case. They have been asked to back in a usable, finished and turn-key condition as soon as possible. The costing of this unit will then be evaluated by the client, MSA and Spec Tech prior to proceeding to the next unit.

SIGNED:



John R. Spence, Architect