PERIODIC FIELD OBSERVATION REPORT

Project: Spinnaker Condominium – North Tower
Client: Spinnaker Condominium Corporation
Re: Remedial Repairs, Site Visit 11-01-11 & 11-03-11
Report Number: 03
Date: 11-14-11
Project Number: P882

Weather
☒ Clear ☐ Snow ☒ Warm
☐ Overcast ☐ Foggy ☐ Hot
☐ Rain ☐ Cold ☐

Site Conditions
☒ Clear ☐ Dusty
☐ Muddy ☒ Damp

Temperature Range: 60 °F

Day
☒ Monday ☐ Tuesday ☒ Thursday
☐ Friday ☐ Wednesday ☐

On November 1 and 3, 2011, Brian Kenney of R. J. Kenney Associates, Inc., made site visits to the above referenced project to meet with the contractor and to observe the progress of remedial repairs to the east elevation.

Present Onsite:

Tom Adelsberger – Spinnaker Condominiums
Carlos Montero – Corona Construction
Alonzo Lopez – Corona Construction
Andrew Webb – Due West Consulting

Observations:

Unit Interiors

Standard Contracting has completed the performance of environmental remediation as identified by Andrew Webb at the unoccupied units of Phase II.

Due West Consulting identified unit carpeting requiring a Level 2 treatment at Phase III. Level 2 treatment consists of vacuuming the carpet with a hepa vacuum and application of a hospital grade EPA registered disinfectant, which disinfects and sanitizes the carpet.

Due West Consulting identified carpet tack strips and carpet padding requiring removal and treatment of the substrate in accordance with Level 3 protocol at Phase III.

Standard Contracting personnel are tentatively scheduled to begin removal of carpet padding, carpet tack strips, and floor soundproofing material at Phase III in accordance with Level 3 protocol provided by Due West Consulting.

Corona personnel will construct Phase III interior containment walls subsequent to the removal of contaminated carpet tack strips and padding by Standard Contracting.

Typical deterioration of the lower portions of interior light gauge metal framing members due to past moisture infiltration was observed.
Deck Coating

Corona Construction requested a substitution to utilize Sonoguard deck coating in lieu of the specified Tremco product. Sonoguard was approved as an approved equal product.

A Sonoguard technical representative made a site visit to the project and performed an adhesion test of the Sonoguard deck coating. The adhesion test passed the manufacturer’s requirements and an application protocol was provided by the manufacturer’s representative to Corona Construction.

Corona Construction has begun applying the urethane sealant cant bead at horizontal to vertical interfaces of the balconies.

Corona has been advised to ensure the 6” strip of deck coating applied at the interface of vertical to horizontal surfaces is feathered out to avoid a heavy line of material at the termination of the 6” strip.

Concrete Repairs

Corona Construction has removed areas of spalled concrete at exterior surfaces and has treated the exposed reinforcing steel. Corona to begin patching spalled locations the week of 11-7-11.

At units where the owners removed balcony tiles, the mastic and grout will require grinding to prepare the surface for the application of the deck coatings.

Metal Lath

The installation of the metal lath is complete and Corona is adhesively applying the EPS insulation board and EIF system reinforcing mesh at termination points of the EIF system at the exterior walls.

HVAC Doors

Southwest Windows personnel had completed removal of HVAC doors at the balconies. Unit 317 was identified as having an HVAC door that originally was thought to be a FRP door but that is actually a wood core with unknown cladding. This door will be removed and replaced with a new one via a Change Order Request.

Corona Construction has patched the areas of the balconies where the balcony topping slab was placed around the HVAC door frames.

Fenestrations

Southwest Windows Company unloaded and inventoried the 2nd EFCO product delivery on October 26, 2011.

The 9th floor doors and transoms are scheduled to be shipped from the manufacturer on December 2, 2011.

Demolition of the existing windows and doors has been on hold, awaiting resolution of remediation of interior ceiling issues.

Corona Construction and Southwest Windows were advised on November 3, 2001, to continue demolition of the existing fenestrations at units with no ceiling issues. Standard contracting to prioritize carpet remediation at Phase III units, to facilitate Southwest being able to continue demolition of fenestrations.

Roofing

Numerous areas of the roof membranes and coping at the roof edge observed from the scaffolding are exhibiting areas of deterioration and unsealed penetrations at the metal coping.
Comments:

Unit Interiors

Interior quantities for Levels 1, 2, & 3 of remediation will be updated during the week of 11-14-11.

HVAC Doors

Corona has inquired as to whether the HVAC doors which are to be removed and reinstalled, can be left in-place, as they have expressed concern that removing the doors will result in extensive damage to the frames. RJK to review conditions during the site visit of 11-15-11.

Fenestrations

Approximately 22 units will have had the fenestrations removed by 11-6-11. The remaining fenestrations will be removed upon resolution of the ceiling issues.

EIF System

Preparation of the fenestration openings at units with ceiling issues has been delayed until the fenestrations can be removed. Subsequent to their removal, Corona Construction can apply the liquid waterproofing material and wrap the reinforced basecoat material into the openings.

Concrete Repairs

Corona has completed the removal of the spalled concrete and is treating the exposed reinforcing steel. Patching of the spalled locations will begin upon delivery of the HB2 repair mortar.

Roofing

We recommend that the Spinnaker roofer be contacted to address the roofing issues that can be accessed while the scaffolding is in-place.

Attachments: Observations and Analysis

Signed by: Brian Kenney Date: 11-14-11

Copies: ✔ Owner □ A/E □ Contractor □ Consultants □ □ □ File
Figure 1

Callouts:
1. Andrew Webb of Due West Consulting taking moisture readings at interior walls.
2. Area of interior wall identified as requiring removal and replacement due to elevated moisture.

Comments:

Figure 2

Callouts:
1. Andrew Webb scanning interior wall for elevated moisture.

Comments:
Figure 3

Callouts:
1. Andrew Webb documenting deteriorated carpet tack strips at Unit 519.

Comments:

Figure 4

Callouts:
1. Moisture damaged soundproofing board adjacent to balcony door.
2. Moisture damage to carpet pad adjacent to balcony door.

Comments:
Figure 5

Callouts:
1. Carpet exhibiting environmental damage where furniture was previously positioned.

Comments:

Figure 6

Callouts:
1. Area of moisture damaged soundproofing material inside bedroom window.
2. Containment wall.

Comments:
Figure 7

Callouts:
1. Deteriorated lower portion of metal framing.

Comments:
Note height of damage to metal framing members from past moisture infiltration.

Figure 8

Callouts:
1. Deteriorated metal framing adjacent to balcony door.

Comments:
Figure 9

Callouts:
1. Sonoguard deck coating adhesion test.

Comments:
Adhesion test allowed to cure prior to pull test being performed.

Figure 10

Callouts:
1. Deck coating manufacturer’s technical rep performing adhesion pull test.

Comments:
Figure 11

Callouts:

1. The results of the adhesion test showed the Sonoguard material performed well and is adequately adhered to the prepared substrate.

Comments:

Figure 12

Callouts:

1. Typical condition of spalled concrete at balcony edges.

Comments:

Many areas of spalled concrete previously repaired by others were not properly prepared and have failed.
Figure 13

Callouts:
1. View of typical spalled concrete with exposed rebar at balcony edges.

Comments:

Figure 14

Callouts:
1. Exposed rebar treated with rust inhibitive product prior to cementitious patch material being applied.

Comments:
Figure 15

Callouts:
1. Metal lath installed adjacent to balcony HVAC door.
2. Reinforcing mesh for backwrapping purposes applied at perimeter of door prior to EPS being installed.

Comments:
EPS insulation board installed at perimeter of door will be beveled at hinge side to avoid damage to finished EIF system.

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Figure 16

Callouts:
1. EPS insulation installed over metal lath.
2. Reinforcing mesh installed at EIF system terminations for backwrapping purposes.
3. Door protection.

Comments:

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**Figure 17**

Callouts:

1. Worker applying EPS adhesive in ribbon & dab pattern.
2. EPS insulation board applied to balcony wall.

**Figure 18**

Callouts:

1. HVAC door frame pockets patched at balcony.

Comments:

HVAC doors were in-place when closet topping slab was poured and encased the bottom of the frames.
Figure 19

Callouts:
1. Polyurethane sealant cant bead applied at interface of horizontal/vertical surfaces of the balcony prior to deck coating being applied.

Comments:

Figure 20

Callouts:
1. Balcony where tile was removed. Surface needs to be ground to remove adhesive/grout.

Comments:
Figure 21

Callouts:
1. Unsealed penetration at roof edge coping.

Comments:

Figure 22

Callouts:
1. Damaged roof surface below roof coping.

Comments:
Figure 23

Callouts:
1. Close-up view of penetrations at failed roof surface.
2. Roof edge coping.

Comments:

Figure 24

Callouts:
1. Hole in roof above column between balconies.

Comments:
Recommend the board have their roofing company address the roofing issues while the scaffolding is in place.