

Architect's Field Report

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In memory of
Michael A. Barranco, AIA
1962-2011

13 April 2021

15094 Community Bank Headquarters

Contract Fountain Construction Company, Inc.

Date / Time 13 April 2021 / 3:00 PM

Weather / Temp Partly cloudy / 75 ° F

Present at Site Robert Clay, FCC
Brick Washers, Sealant Crew, Roofers
Ryan Puckett, Community Bank
Bobby Strobel, Dale Partners Architects
Paul Purser, Dale Partners Architects

Observations Arriving on site, I walked the exterior. Pre cast panels are completely installed but still require some adjusting. Cleaners were on site washing brick panels. Some repairs have been made to panels around returns to openings. These are on-going.

A sealant crew was on site, working on the North side. I met Bobby Strobel, DPA, Robert Clay, FCC, & Ryan Puckett, CB, here. We discussed installing red sealant completely at vertical joints where brick and precast lintels/sills meet vertical brick panels. This should give a nice crisp line at the installed lintels/sills. Work on sealants is being held up by this week's rain however.

Interior work is on ongoing. Most light gauge framing throughout has been performed, however some revisions are to be made. There are a few locations where framing has been moved or installed and needs to be adjusted for a level installation.

Fire proofing throughout has started to deteriorate and will need to be repaired/reinstalled. There is one location in the north stairwell where steel is bare and closed in by drywall that will require fire-proofing.

Water is an issue at the interior. There are large levels of ponding throughout. Perhaps more plastic coverage could help with this. Now that panels are completely set, this should be remedied in the near future.

Items to Verify None.

Action Required None.

Report By:

Paul Purser, AIA, Architect
Dale Partners Architects, P.A.

cc: Jim White, Community Bank
Ryan Puckett, Community Bank
Russ Blount, AIA, Dale Partners Architects
Brad Fountain, Fountain Construction
Robert Clay, Fountain Construction

Attachments: Photographs



Figure 1 – West Facade



Figure 2 – North Facade



Figure 3 – East Facade



Figure 4 – South Facade



Figure 5 – Electrical Rough IN are not centered



Figure 6 – Sealant work here is not satisfactory



Figure 7 – Example of sealant at upper left with All red Sealant (looks much better) [the horizontal joint below the lower precast stone piece is to be done in red]



Figure 8 – Repairs to corner brick here (to be cleaned still)



Figure 9 – Example of double Sealant (horizontal joint still needs to be removed and double sealed)



Figure 10 – Plate Missing Weld on left



Figure 11 – Plate Missing Weld Plate (solution?)



Figure 12 – First Floor at entry Looking South



Figure 13 – Example of a good caulk line to Balcony



Figure 14 – Mechanical work is on going



Figure 15 – Track is cut short exposing wood



Figure 16 – Example of Degradation of Fire proofing due to weather



Figure 17 – Structural steel exposed without fire proofing

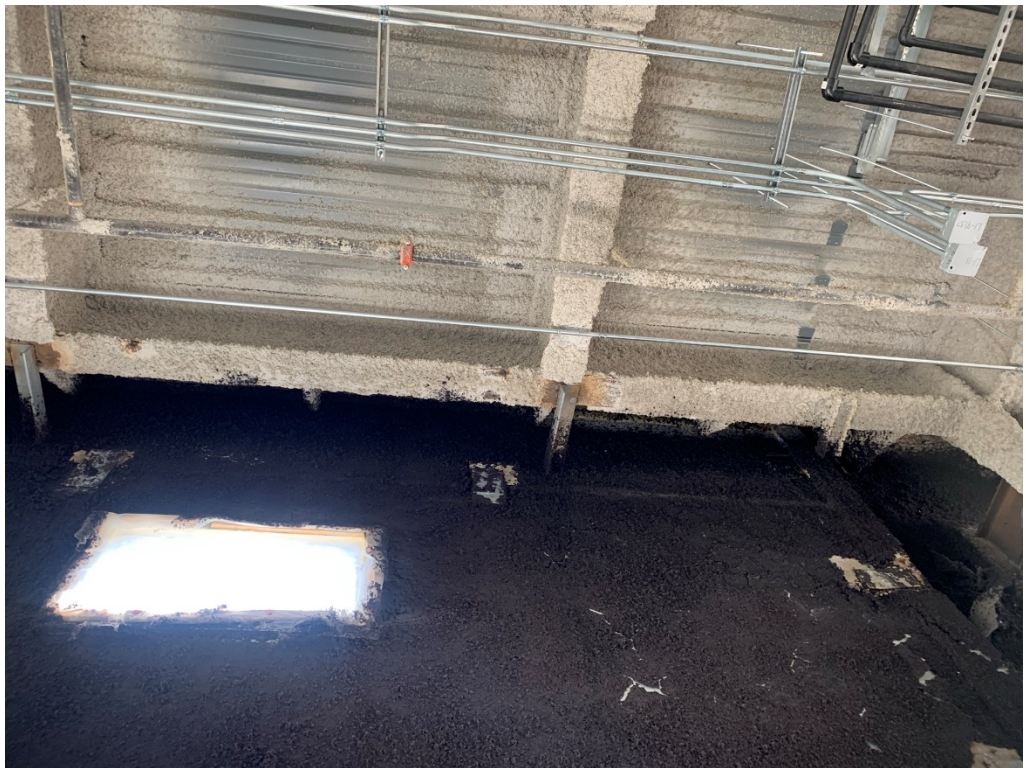


Figure 18 – Structural steel exposed without fire proofing



Figure 19 – Structural steel exposed without fire proofing (boxed in at north stair well by installed drywall)



Figure 20 – Fireproofing should extend to concrete



Figure 21 – Light Gauge Framing Installed Throughout

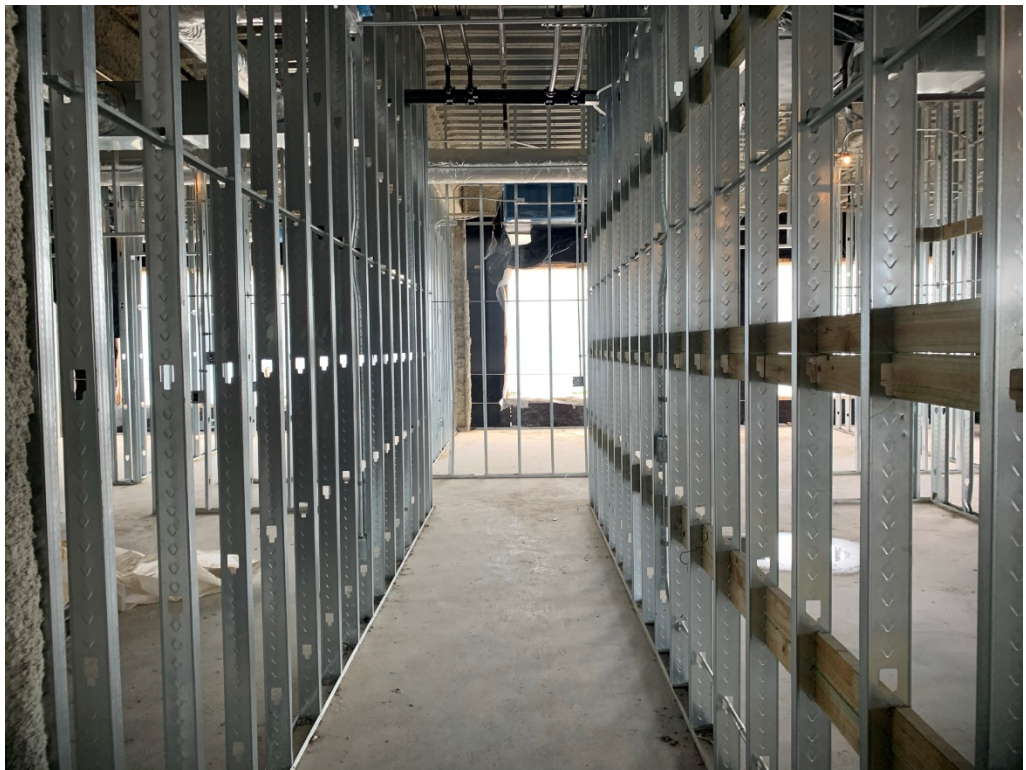


Figure 22 – Blocking Installed Throughout



Figure 23 – Roofing Partially Installed



Figure 24 – Roof Deck Assembly & blocking at Hatch



Figure 25 – Damaged Precast at Return over Roof



Figure 26 – Bare Decking on other Side of roof insulation stacks