



UNITED ENGINEERING CONSULTANTS, INC.

- Building Condition Surveys
- Contract Administration
- Corrosion Control Design
- Structural Inspection & Design
- Project Planning & Management

FIELD OBSERVATION REPORT PERMIT # BLDC-00620-2022

		Report No. 53	Page 1 of 2
Project:	Oceans West One Condominium	Inspection For:	Building Repair and WP Project
Day/Date:	Monday, January 23, 2022	Job No.	20-1153
Location:	1 Oceans West Blvd. DBS, FL 32118	Engineer:	Christopher B. Longman, P.E.
Contractor:	SPEC Contractor Services	Project Foreman:	Alberto
Subcontractor:	None	Inspector:	Christopher Longman P.E./ Andrew Holland
Weather:	62 Degrees @ 9:05 A.M.	Cloudy	Breezy 10% Chance of Rain
Workforce Total:	17		
Activities:	Tower A: Final punchout inspection 01/06 stack, Concrete demo 01/02 stack, Post tension cable repair 7A1, sealant replacement 05/06 stack, Deck coating 04/05 stack, Stressing post tension cable at parking deck		

Observation Report:

Tower A: The Contractor requested a final punchout inspection for the completed waterproofing, painting and general cleanup at the 01/06 balcony stack (see photos 1 and 2). The paint application was professional in appearance with no holidays observed. Deck coating was evenly applied and continued up the cant bead as specified. The railings and sliding glass doors were construction cleaned and free of debris. The following items were brought to the Foremans attention: 19A1 – Paint blister on top of knee wall, 8A6 – minor blisters on top of deck. The work at the 01/06 balcony stack is accepted and the swing stage is approved to be moved following completion of the items listed above.

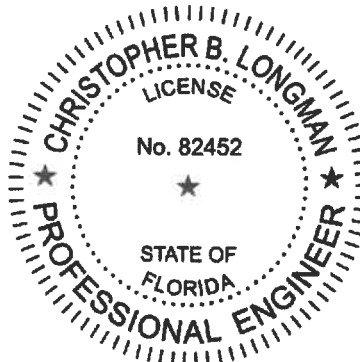
Concrete demo is underway for previously marked areas at the 01/02 balcony stack. The broken post tension cable at the balcony corner of Unit 7A1 has been fully removed. Replacing the existing cable with a new cable is in-progress.

Sealant replacement is in-progress at the 05/06 balcony stack for repair areas and several sliding glass door perimeters that required replacement. Deck coating application is in-progress at the 04/05 balcony stack.

The Contractor has replaced the Northernmost post tension cable within the Northernmost band set at the parking deck (see photos 3 and 4). It was verified that the new cable was protected with new sheathing at each exposed area along the North end of the deck. UEC was on-site to oversee the stressing. It was verified that the calibration documents were up-to-date and coincided with the stressing gauge and ram utilized today. The stressing pressures and cable elongation were recorded. The cable was successfully stressed to 5400 psa gauge pressure which equates to approximately 33 Kips. The cable had an elongation of 15 3/4" with both ends combined which equated to slightly less than the calculated length. The cables will be stressed again next week to verify the pressures and elongation are adequate.

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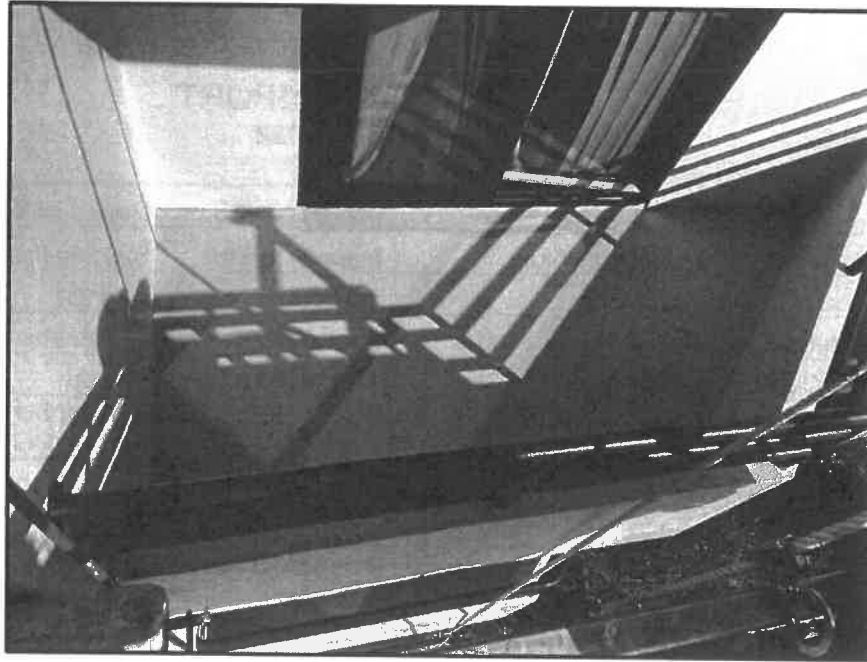
Christopher B. Longman, P.E.
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Christopher B.
Longman, PE
82452

Digitally signed by
Christopher B. Longman, PE
82452
Date: 2023.01.25 14:40:56
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This item has been electronically signed and sealed by Christopher B. Longman using a digital signature and date. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Photograph #1: Typical completed scope of work at a balcony on the 01/06 stack



Photograph #2: New sheathing installed on newly installed post tension cable at parking deck