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ARCHITECTURE

ARCHITECTURE - PLANNING - INTERIOR DESIGN
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EXISTING FACILITY PRELIMINARY ASSESSMENT REPORT

Waterside at Flathead Lake Condominiums
7175 U.S. 93 South
Lakeside, Montana 59922

Prepared For:	Mr. David Roberts Western Mountains Property Management 33 Hunter Circle, Suite 1 Kalispell, Montana 59901
Report Date:	October 16, 2023
Reported By:	Studio Obermeier Sheykhet Architecture New Rome Engineering et. Al.
Studio OS File #:	54015.10 WS3

TABLE OF CONTENTS

I. INTRODUCTION

October 16, 2023

Mr. David Roberts
Western Mountains Property Management
33 Hunter Circle, Suite 1
Kalispell, Montana 59901

Re: Preliminary Facility Assessment Report
Waterside at Flathead Lake Condominiums
7175 U.S. 93 South
Lakeside, Montana 59922

Dear Mr. Roberts,

At your request, Studio Obermeier-Sheykhet Architecture has prepared an Existing Facility Preliminary Assessment Report of the above-referenced property. The purpose of this report is to provide initial observations and findings of existing building structures and balconies due to reported damage of one or more balcony beams located at Building 3. Two more iterations of this draft are expected.

The subject is an existing four-building, 71-Unit condominium property located at 7175 U.S. Highway 93-South, within the town of Lakeside, Montana. The property sits along the northwest edge of Flathead Lake. All four condominium buildings are three stories with exterior balconies facing the shoreline of the lake. The last phase of the property was constructed in 2006. Flathead Lake, sitting around 2,900 feet in elevation in northern Montana, is a year-round destination for various outdoor activities, and the Lakeside community is minutes away from Blacktail Ski Resort.

Studio Obermeier Sheykhet Architecture (OSA), along with its consultants, was contacted about the property due to their familiarity with the property. Assistance was requested in assessing damage observed to the exterior glulam wood beams of one or more balconies in Building 3, the easternmost building of the property. The goal is to assess the damage and extent of damage, understand potential causes of the damage, and offer a resolution to repair the issues.

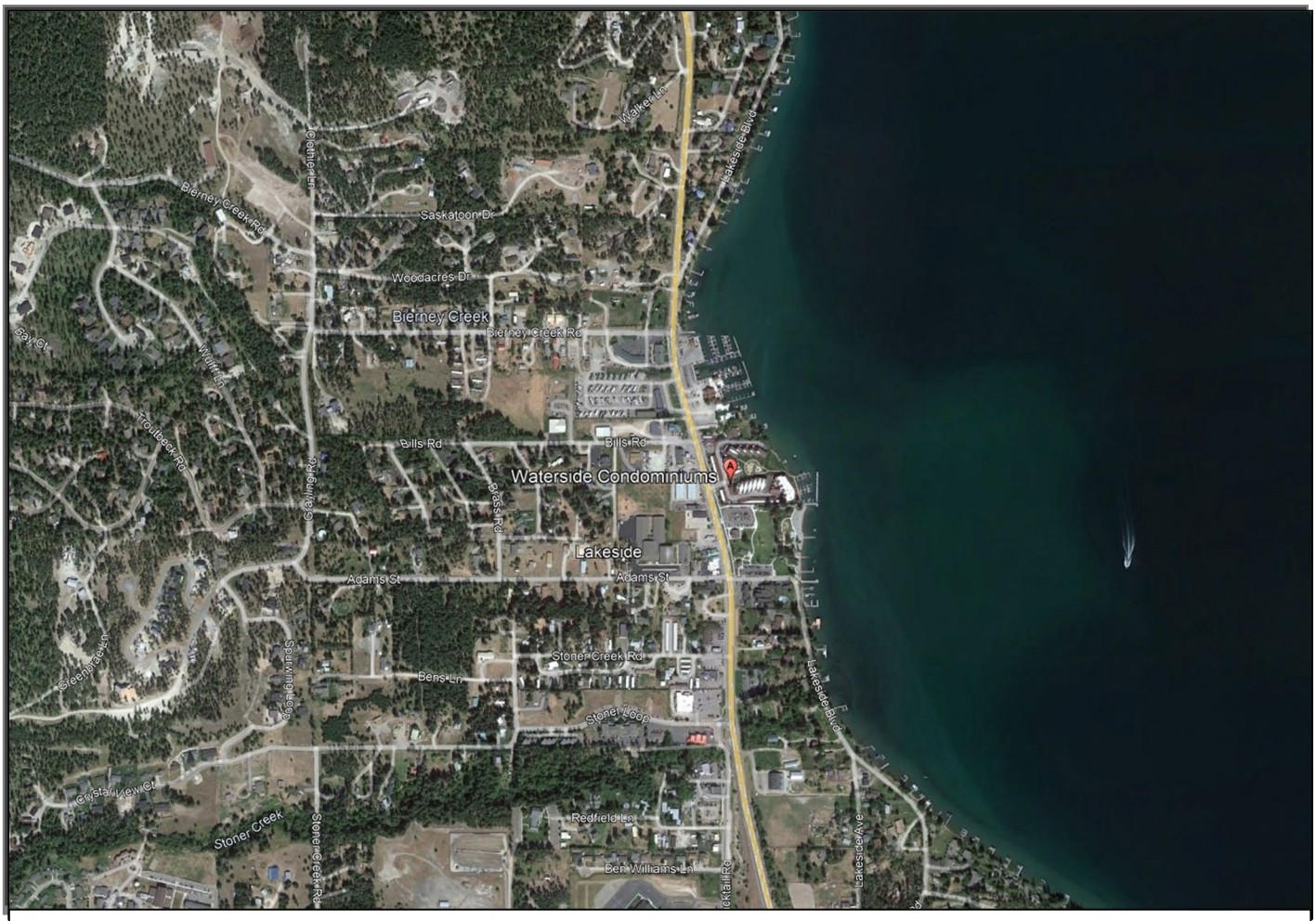
This preliminary assessment report provides our initial observations and findings after visiting the property on September 27-28, 2023. Questions regarding this assessment report should be directed to: Studio Obermeier-Sheykhet Architecture; Aleksandr Sheykhet
at Aleksandr@osarchitecture.com or 303.327.4600.

Respectfully submitted,
Studio Obermeier-Sheykhet Architecture, Inc.

Aleksandr Sheykhet

II. EXECUTIVE SUMMARY

WATERSIDE AT FLATHEAD LAKE CONDOMINIUMS



Vicinity Map

Address	7175 U.S. 93 South, Lakeside, Montana 59922
County	Flathead County, Montana
Authority Having Jurisdiction	Flathead County
Land Area	5.5 acres +/- (241,149 SF)
Zoning	LS - Lakeside
Developed Use	Multi-unit Condominiums

Executive Summary:

Property management had informed OSA of visible damage to the exterior wood glulam beam supporting the second-floor balcony of Unit 205 in Building 3. The beam showed visible signs of delamination and settling on the north end. Property management had previously coordinated a temporary wood stud shoring wall to support the beam and prevent additional damage and sagging.

Before visiting the site, OSA coordinated with a structural engineering team on anticipated approach to observation and analysis. Prior to the visit, OSA requested that the property manager's contractor remove a couple locations of concrete on the Unit 205 balcony, so that observation of the underlying waterproofing system could be observed for any infiltration or damage. Thos concrete cuts were completed prior to the design team visit.

During the scheduled site visit there was a thorough inspection of Building 3. Member of HOA board brought our team's attention to select areas of Buildings 1 and 2. As initially provided by property management, Unit 205, second floor, in building 3 exhibited visible signs of delamination and settlement of the exterior perimeter glulam beam supporting the balcony. Delamination and deterioration appeared to be related to weathering and water infiltration into the beam.

In addition, the balcony sawcut areas were inspected and verified the existence of water barrier membrane system intact underneath the concrete balcony. No major damage or corrosion of the waterproof membrane was observed.

For the remainder of Building 3, additional evidence of glulam beam deterioration was observed at the balconies of Units 201, 203 and 303. As a result, the OSA team issued a Proposal Request to the Property Manager's contractor to provide additional steel support columns at these specific locations for temporary bracing. Refer to attached Proposal Request #1 exhibit.

Upon further observation of the entire property, some minor visual signs of balcony beam deterioration was apparent in Buildings 1 and 2. Overall assessment of the property indicates weathering over time has impacted the condition of various balcony beams throughout the property.

Please refer to the attached Field Observation Reports for more detailed information on observations and findings for Buildings 1, 2 and 3. The likely cause of beam deterioration can be summed up to weather infiltration but is expanded upon in the attached Memo #1 for Causes of Beam Deterioration. After analysis and discussion of the beam conditions, the design team has preliminarily come up with three options for recommended repairs. Please refer to the attached Memo #2 for Alternative Preliminary Recommendations.

III. LIST OF ATTACHMENTS

Please refer to the following attachments for additional information related to field observations and assessment of the property conditions.

Attachments:

1. Filed Observation Report #1: Building 3
    a. Exhibit A: Photos

2. Field Observation Report #2: Building 1 and Building 2
    a. Exhibit A: Photos

3. Legacy Drawings

4. Memo #1: Probable Causes of Deterioration

5. Memo #2: Alternative Preliminary Recommendations

6. Proposal Request #1: Temporary Bracing

FIELD OBSERVATION REPORT #1

BUILDING 3 OBSERVATIONS

ARCHITECTURAL FIELD REPORT

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☒ **Owner**
☐ **Architect**
☒ **Consultant**
☒ **Contractor**
☐ **Field**

To:	David Roberts c/o Western Mountains Property Mgmt	**Date of Issuance:**	*10/16/2023*
Date of Visit:	09.27.2023	**Project:**	*Waterside Condos*
Reported by:	*Studio OS Architecture*	**Project No.:**	51405.10
Subject:	*Waterside Condos Building 3*	**File Name:**	Field Report Building 3
CC:	Waterside HOA Mark Casalegno (GC)	**Via:**	*Assessment Report*

I. FIELD CONDITIONS

- Time: 11:30 am – 6:30 pm
- Temperature
- Weather conditions: Intermittent rain
- Present on site: Aleksandr Sheykhet, Elie Hamamji, Derek Pumphrey, David Roberts, Mark Casalegno
- Areas visited: Building 3 exteriors and balconies.

II. FIELD OBSERVATIONS

A. GENERAL COMMENTS:

a. The twisting of the outrigger beams due to acentric load observed in multiple locations: the gap between two beams supported off the same column is not parallel any longer.
b. Shearing off ends of perimeter beams by bottom plate of steel saddle fitting (2 locations).
c. Glulam beam delamination- multiple locations.
d. Dripping of storm runoff at the surface of perimeter edge beam with staining and deterioration visible- multiple locations
e. A typical balcony deck drain appears to be single flange. Such component does not allow for membrane integration.

B. LOCATION-SPECIFIC OBSERVATIONS:

a. <u>Balcony soffit above Dwelling Unit # 105:</u> *(Figures 3-5 thru 3-12)*
   i. Open joist is exposed beyond column line.
   ii. The second joist from the north is dry rotted- water intrusion is visible near the Balcony divider wall.

b. Balcony of the Dwelling Unit # 205:
    iii. Outrigger beam: *(Figures 3-13 thru 3-24)*
        1. Twisting of the north side: gap is not parallel any longer, wedge assessed at 1.75"+-
        2. End of beam covered with steel saddle fitting. Exposed end appears structurally sound.
        3. No visible damage to the beam was observed.
    iv. Perimeter beam: *(Figures 3-13 thru 3-16)*
        1. Shearing off of the bottom laminations at the north end of near the bottom of the steel saddle plate fitting
        2. Glulam is impregnated with waster, moist and soft to the touch.
        3. Minor pressure pushes the probe through the softened wood. The beam is structurally compromised - immediate shoring required
        4. Glulam beam delamination along adhesion lines appears in multiple locations
        5. Storm water is running on the inside face of beam in two locations due to edge of deck detail failure.
    v. Balcony deck *(Figures 3-17 thru 3-20)*
        1. No slope and negative drainage measured at the surface of concrete from edge of balcony to deck drains.
        2. Waterproofing membrane adhered to interior face of beam. Beam sagged at mid-point of span. Transition from the horizontal to the vertical plane of the waterproofing membrane assumed to be compromised due to beam movement. Compressible material separating vertical edge of cast-in-place concrete from the waterproofing is holding water to the point of saturation.
        3. Failure of edge flashing observed upon removal of flashing.
        4. Near 2 water drip locations at the edge of balcony plywood is rotted to location of deck drain
        5. Near 2 water drip locations at the edge of balcony the 2x10 wood joists are dry rotted and need replacement
    vi. Balcony divider wall on the north side: *(Figures 3-21 thru 3-24)*
        1. Severe water infiltration at the vertical corner at outer south edge of the wall
        2. Lateral deck drainage pipe extensions help with leading water away from dropping on top of demising wall, but driven rain and accumulating snow will continue to attach assembly
        3. Missing through-wall base flashing
        4. Rotted sub-straight discovered upon removal of siding

c. Balcony of the Dwelling Unit # 204: *(Figures 3-25 thru 3-28)*
    vii. Outrigger beam:
        1. Twisting of the south side: gap is not parallel any longer, wedge assessed at 1.75"+-
        2. End of beam covered with steel saddle fitting. Exposed end appears structurally sound.
        3. No visible damage to the beam was observed.

viii. Perimeter beam:
    1. Minor discoloration and delamination consistent with the age of building
ix. Balcony deck
    1. Positive slope measured both sides of deck drains.
    2. Minor deterioration consistent with the age of building.
x. Balcony divider wall on the north side
    1. Observed water infiltration at the vertical corner at outer south edge of the wall
    2. Discoloration and minor deterioration of the siding material.

d. Balcony of the Dwelling Unit # 203: *(Figures 3-29 thru 3-31)*
    xi. Outrigger beam: *(Exhibit A)*
        1. Twisting of the south side: gap is not parallel any longer, wedge assessed at 1/2"+-
        2. End of beam covered with steel saddle fitting. Exposed end appears structurally sound.
    xii. Perimeter beam: *(Exhibit A)*
        1. Removed two soffit material panels both sides of the beam.
        2. Perimeter beam shows significant determination on the south side
        3. Temporary shoring is needed at perimeter beam south end above and below.
    xiii. Balcony deck *(Exhibit A)*
        1. Condition similar to Dwelling Unit # 205
    xiv. Balcony divider walls: *(Exhibit A)*
        1. Observed water infiltration at the vertical corner at outer edge of the wall
        2. Discoloration and minor deterioration of the siding material at top and bottom of the wall.

e. Balcony of the Dwelling Unit # 201: *(Figures 3-32 thru 3-35)*
    xv. Soffit material removed below the beam on both sides.
    xvi. Shearing off the end at the glulam balcony perimeter beam by bottom plate of steel saddle fitting observed at south end.
    xvii. Soft and soggy beam's end on the north side.
    xviii. Beam is compromised and requires temporary support on both ends.
    xix. South soffit removed. The following observed in the cavity:
        1. The glulam balcony perimeter beam is soft, soggy with significant loss of structural integrity.
        2. The southmost 2x10 wood joist is dry rotted.
        3. OSB sheathing is blackened and compromised.
    xx. Dripping of rainwater is observed in two spots off the back of the glulam balcony perimeter beam.

C. **ATTACHMENTS:** Exhibit A - Photo report

END OF REPORT

EXHIBIT A – PHOTO DOCUMENTATION – BUILDING 3

Building 3 Exterior:

Figure 3-1: Units 105, 205, 305

Figure 3-2: Units 104, 204, 304 & 103, 203, 303

Figure 3-3: Units 102, 202, 302

Figure 3-4: Units 101, 201, 301

Unit 105:

Figure 3-5: Unit 105 (left)

Figure 3-6: Unit 105

Figure 3-7: Unit 105

Figure 3-8: Unit 105

Figure 3-9: Unit 105

Figure 3-10: Unit 105

Figure 3-11: Unit 105

Figure 3-12: Unit 105

Unit 205:

Figure 3-13: Unit 205

Figure 3-14: Unit 205

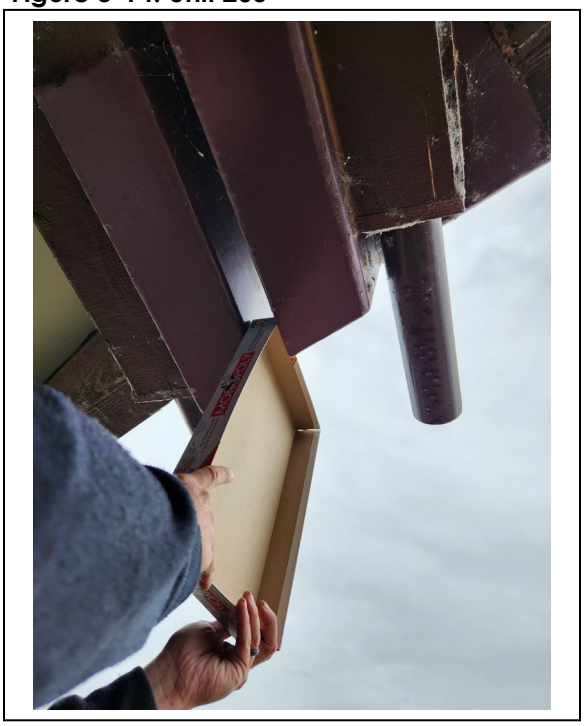


Figure 3-15: Unit 205

Figure 3-16: Unit 205

Figure 3-17: Unit 205

Figure 3-18: Unit 205

Figure 3-19: Unit 205

Figure 3-20: Unit 205

Figure 3-21: Unit 205

Figure 3-22: Unit 205

Figure 3-23: Unit 205

Figure 3-24: Unit 205

Unit 204:

Figure 3-25: Unit 204

Figure 3-26: Unit 204/304

Figure 3-27: Unit 204/304

Figure 3-28: Unit 204/304

Unit 203:

Figure 3-29: Unit 203

Figure 3-30: Unit 203

Figure 3-31: Unit 203

Unit 201:

Figure 3-32: Unit 201

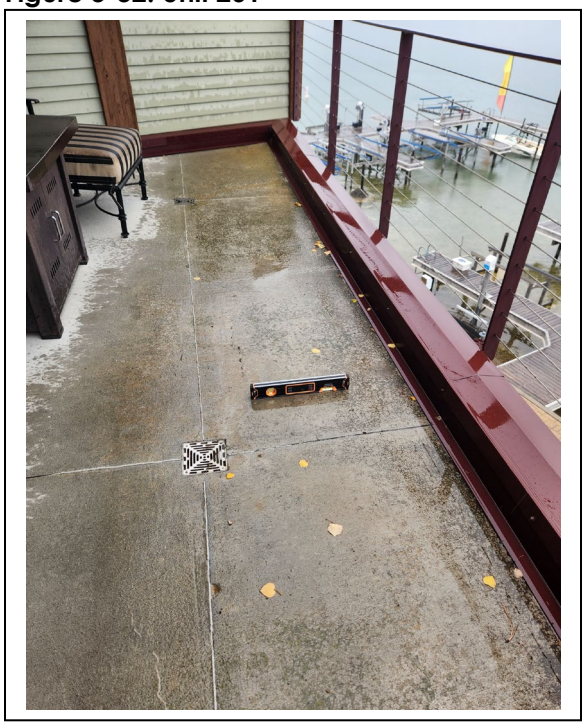


Figure 3-33: Unit 201

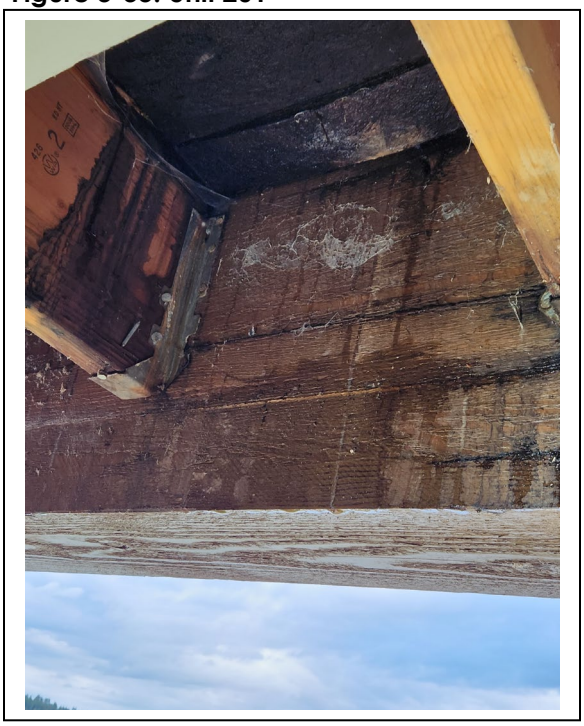


Figure 3-34: Unit 201

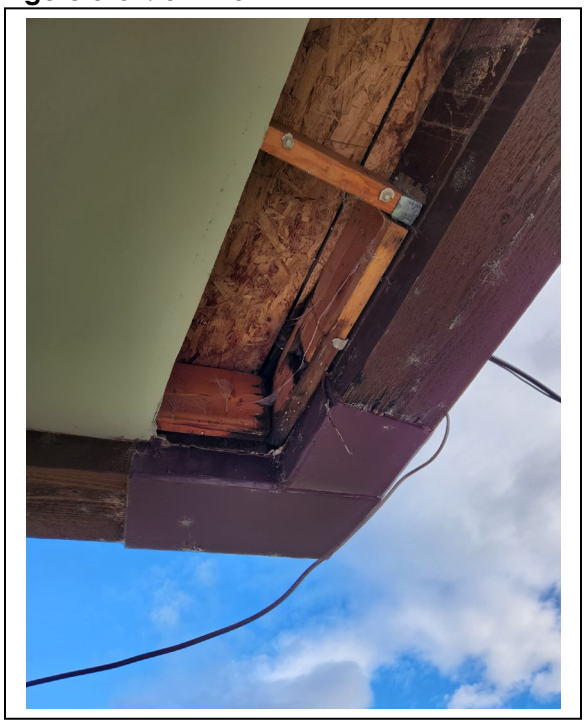
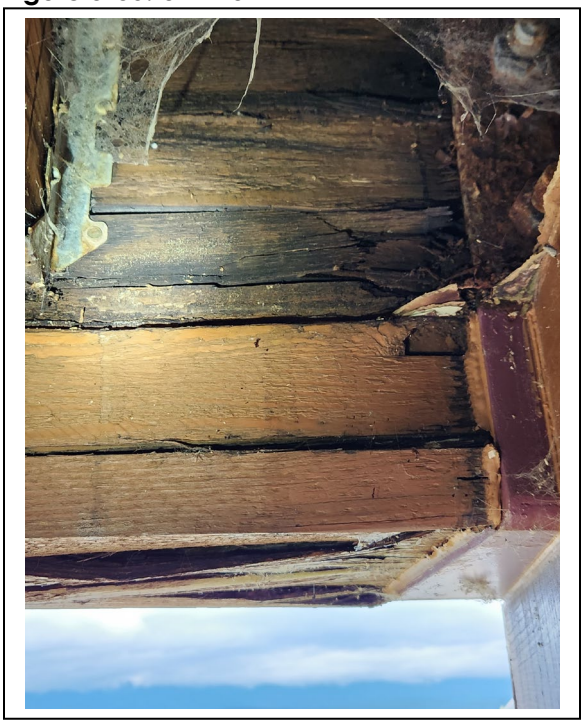


Figure 3-35: Unit 201



FIELD OBSERVATION REPORT #2

BUILDINGS 1 AND 2 OBSERVATIONS

ARCHITECTURAL FIELD REPORT

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☒ **Owner**
☐ **Architect**
☒ **Consultant**
☒ **Contractor**
☐ **Field**
☐

To:	David Roberts c/o Western Mountains Property Mgmt	**Date of Issuance:**	*10/16/2023*
Date of Visit:	09.27.2023	**Project:**	*Waterside Condos*
Reported by:	*Studio OS Architecture*	**Project No.:**	51405.10
Subject:	*Waterside Condos Building 1 & 2*	**File Name:**	Field Report Building 1-2
CC:	Waterside HOA Mark Casalegno (GC)	**Via:**	*Assessment Report*

FIELD CONDITIONS

- Time: 11:30 am – 6:30 pm
- Temperature: 65 F
- Weather conditions: Intermittent rain
- Present on site: David Roberts, Todd Murphy, Mark Casalegno, Aleksandr Sheykhet, Elie Hamamji, Derek Pumphrey.
- Areas visited: Building 3 exteriors, select areas.

I. FIELD OBSERVATIONS

1. GENERAL

a. Meeting took place on site with Todd Murphy who pointed out most of the below listed deficiencies.
b. Project located in a humid climatic zone prone to frequent frees-and-thaw cycles. Buildings' primary structure is made out of engineered wood and heavy timber construction. Proper storm runoff management and upkeep to avoid moisture infiltration is critical.
c. Only areas noted were visually inspected from the ground.

2. BUILDING SPECIFIC

a. **Building #1:** (Figure 1-1)
   i. Water absorption by balcony beams due to recent rain was observed at all levels of balcony beams. (Figure 1-2)
   ii. Balcony beams at dwelling units #204 and #304 are impregnated with water made visible to recent rain. Discoloration & delamination is clearly visible. (Figures 1-3, 1-4)

b. Building # 2: (Figure 2-1, 2-2)

i. Units #201 and #202 balcony roof beams are impregnated with water due to recent rain. Discoloration and staining from prolonged exposure and absorption of water is clearly visible. (Figure 2-3, 2-4)

ii. Unit 101 and 102 balcony columns show visible signs of absorbing water at bottom stone base, as well as at upper unit balcony roof. (Figure 2-5 thru 2-8)

iii. Primary roof run-off has been routed just above Unit #202 affected area by a downspout, but terminates on the balcony roof, resulting in added runoff at balcony roof edge. (Figure 2-3)

iv. Catching runoff required from the water collection area (roof) to discharge point on the ground (splash block at ends of downspouts.

3. **ATTACHMENTS:** Exhibit A - Photo report

END OF REPORT

EXHIBIT A – PHOTO DOCUMENTATION – BUILDING 1 & 2

Building 1:

Figure 1-1: Building 1 East Facade

Figure 1-2: Units 104, 204 and 304

Figure 1-3: Unit 204 & 304 Balcony

Figure 1-4: Unit 304 Balcony

Building 2:

Figure 2-1: Building 2 South Façade

Figure 2-2: Building 2 East Facade

Figure 2-3: Unit 101/201 & 102/202 Balcony

Figure 2-4: Unit 102/202 Column

Figure 2-5: Unit 102 Column

Figure 2-6: Unit 101/102 Column

Figure 2-7: Unit 202 Balcony

Figure 2-8: Unit 202 Roof Edge

LEGACY DRAWINGS

ORIGINAL CONSTRUCTION DOCUMENTS REFERENCE DRAWINGS

Refer to files on Dropbox:
https://www.dropbox.com/scl/fo/ntxksgkx4i1uf1i4eeikv/h?rlkey=xweg0v4br2wofepepd3d7c5v0&dl=0

Index of Reference Drawings:

- Architectural – Building 3 Construction Documents 2006
- Civil – C1.2 and C1.3 site plans 2005
- Structural – Various 2006 framing plans
- Geotechnical Reports – 2002 and 2004

MEMO #1

PROBABLE CAUSES OF DETERIORATION

MEMORANDUM

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To:	David Roberts	**Date of Issuance:**	10/16/2023
Company:	Western Mountains Property Management	**Project:**	Waterside Condos Bldg. 3
From:	OS Architecture	**Project No.:**	8675301
Subject:	CAUSES OF DETERIORATION	**File Name:**	WS3 Memo
Attachments:	NONE	**Via:**	MEMO #1

PROBABLE CAUSES OF DETERIORATION

Probable Causes and Steps for the Expedited Deterioration:

1. Progressive deflection occurred at the balcony perimeter beams. It is especially apparent at the longer spans.
2. Deflection causes balcony deck to settle at the edge. Such settlement reverses flow of water away from deck drains 3' away from the edge and toward the curb at the edge of balcony.
3. Water builds up in spots against the metal flashing slowly penetrating the assembly.
4. Hidden sealant at edge of concrete slab shows age and stress related to the deterioration as discovered after removal of the metal flashing. Observed during removal of the cap flashing.
5. Waterproofing membrane installed below concrete balcony slab and appeared to be in good working order in the areas of exposure (2 test penetrations observed). Membrane is adhered to the perimeter beam at the horizontal to vertical transition. The movement of beam compromised membrane at transition point. Membrane separates allowing moisture to run along back face of the beam.
6. Compressible spacer installed between the edge of glulam beam and concrete is impregnated with water (wet and dripping to touch) where exposed.
7. This trapped moisture penetrates glulam causing glulam deterioration and delamination.
8. Some 2x10 wood joists and OSB panels rotted beyond repair and need replacement.
9. Balcony Divider Walls have deteriorated in multiple instances.
    a. This issue is not likely to be related to the condition outlined above.
    b. One location where siding was removed there was a missing base through-wall flashing at the outer edge of the wall.
    c. Recently installed lateral extensions on the storm water line discharge from the deck drains helps but did not alleviate the issue with driving rain.
    d. Problem appears to be of minor importance to the longevity of overall structure.

Potential Additional Causes of the Expedited Deterioration:

1. Water intrusion in abnormally wet year. Investigation is ongoing. The below information is being analyzed.
    a. Review local building code for conversion of 100-year storm to design hourly rainfall.
    b. Annual dynamics based on published data to assess contribution to the deterioration of the abnormal climatic fluctuations.
    c. Request for Information: Documentation needed of the balcony support structure performance of between 2008 and 2022.

2. Ice and Snow accommodation on the balconies.
    a. It was reported that snow buildup at balconies is common as units are not occupied year-round.
    b. Lack of snow removal would block the drains and introduce standing water to an otherwise functional system.

3. Project located in a humid climatic zone prone to frequent frees-and-thaw cycles. Buildings' primary structure is made out of engineered wood and heavy timber construction. Proper storm runoff management and upkeep to avoid moisture infiltration is critical.

END OF MEMORANDUM

MEMO #2

ALTERNATIVE PRELIMINARY RECOMMENDATIONS

MEMORANDUM

OBERMEIER·SHEYKHET ARCHITECTURE

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To:	David Roberts	**Date of Issuance:**	10/16/2023
Company:	Western Mountains Property Management	**Project:**	Waterside Condos Bldg. 3
From:	OS Architecture	**Project No.:**	51405
Subject:	ALTERNATIVE PRELIMINARY RECOMMENDATIONS	**File Name:**	WS3 Memo
Attachments:	See Below	**Via:**	MEMO #2

ALTERNATIVE PRELIMINARY RECOMMENDATIONS

Memo: Alternative recommendations for the correction of existing structural degradation at the Waterside Condominiums property are listed below. Primary focus is on key areas of Building 3 mentioned in the building 3 Field Observation Report.

Temporary Bracing (PR-01):

1. To address immediate concerns over balcony beam degradation, Proposal Request #01 (PR-01) for Temporary Bracing of select perimeter glulam beams was issued on October 3, 2023 to the owner's Contractor.
2. Adjustable Schedule 40 steel columns are to be installed approximately 4' to 5' from each end of existing exterior beam line to provide temporary bracing to failing perimeter beams.
3. Temporary bracing to be added to the following locations:
    a. Two (2) support columns at Unit #101 North & South ends.
    b. One (1) support column at Unit #103 South end.
    c. One (1) support column at Unit #203 South end directly above temporary of Unit #103.
    d. Two (2) support columns at Unit #105 North & South ends in lieu of framed bracing wall.

Alternative Solutions:

1. **Option 1:**
    a. Perimeter beam
        i. Replace existing glulam beam with new wood glulam beam in kind, same size and profile.
    b. Outrigger support beams
        i. Trim end of rough sawn outrigger beam and connect new perimeter beam with a new metal saddle bracket.
    c. Balcony deck
        i. Cut and remove 4-5 feet section of concrete deck along entire perimeter edge of the balcony.
        ii. Replace damaged and/or rotted plywood deck.
        iii. Install new waterproof membrane. Provide proper overlap and splicing with existing membrane.
        iv. Rework all flashing.
        v. Recast concrete with adequate slope to drains. 1/4" per foot minimum slope.
        vi. Provide separation fill/joint between any flashing and concrete.
        vii. Provide typical sawcut concrete control joints at regular intervals.
        viii. Install traffic coating over entire area of the balcony slab.
        ix. Install trace heating into the existing drains and pipes to the point of discharge at rain leader extension. Type of trace system and connection – TBD.

d. Balcony railing
    i. Existing railing to be removed, salvaged, and reattached to new perimeter beam.
e. Balcony/Unit demising wall
    i. Replace any damaged and/or rotted wood finish panels with new panels in kind; prime and paint to match existing.

2. Option 2:

a. Perimeter beam
    i. Replace existing glulam beam with new hollow tube steel beam.
    ii. Top of steel beam to be flush with top of existing 2x10 wood joists.
    iii. Weld new steel L-Shape plate above top edge of beam.
b. Outrigger support beams
    i. Trim end of rough sawn outrigger beam and connect new perimeter steel beam with a new metal saddle bracket.
c. Balcony deck
    i. Cut and remove 4-5 feet section of concrete deck along entire perimeter edge of the balcony.
    ii. Replace damaged and/or rotted plywood deck.
    iii. Install new waterproof membrane. Provide proper overlap and splicing with existing membrane.
    iv. Existing balcony drains to be abandoned. Trim at wood deck. Cap both ends.
    v. Install new concrete section with slope (4% +/-) to balcony edge. Provide drip edge flashing for water runoff.
    vi. Rework all flashing. Provide separation fill/joint between any concrete.
    vii. Provide typical sawcut concrete control joints at regular intervals.
d. Balcony railing
    i. Existing railing to be removed and salvaged for reuse.
    ii. Reconnect railing to new steel beam with through bolts and/or weld – TBD.
e. Balcony/Unit demising wall
    i. Replace any damaged and/or rotted wood finish panels with new panels in kind; prime and paint to match existing.

3. Option 3: (This option **Eliminated** due to intrusive impact on balconies and home owners)

a. Perimeter beam
    i. Replace existing glulam beam with new hollow tube steel beam.
    ii. New steel beam to be relocated below existing 2-10 wood joists and inset 4'-2" +/- from existing balcony edge. Beam should be in line with existing columns.
b. Outrigger support beams
    i. Trim ends of rough sawn outrigger beams to be flush with exterior face of existing columns.
c. Balcony deck
    i. Cut and remove exterior perimeter of concrete deck; approximately 4-feet +/- to be flush with exterior face of existing columns.
    ii. Cut and trim plywood deck and 2x10 wood joists to be flush with exterior face of existing columns.
    iii. Existing balcony deck drains to be removed and eliminated.
    iv. Provide new wood fascia to cover concrete deck edge.
    v. Provide new drip edge flashing at new perimeter balcony edge.
d. Balcony railing
    i. Reconnect railing to fascia and concrete deck with concrete anchor bolts.
e. Balcony/Unit demising wall
    i. Replace any damaged and/or rotted wood finish panels with new panels in kind; prime and paint to match existing.

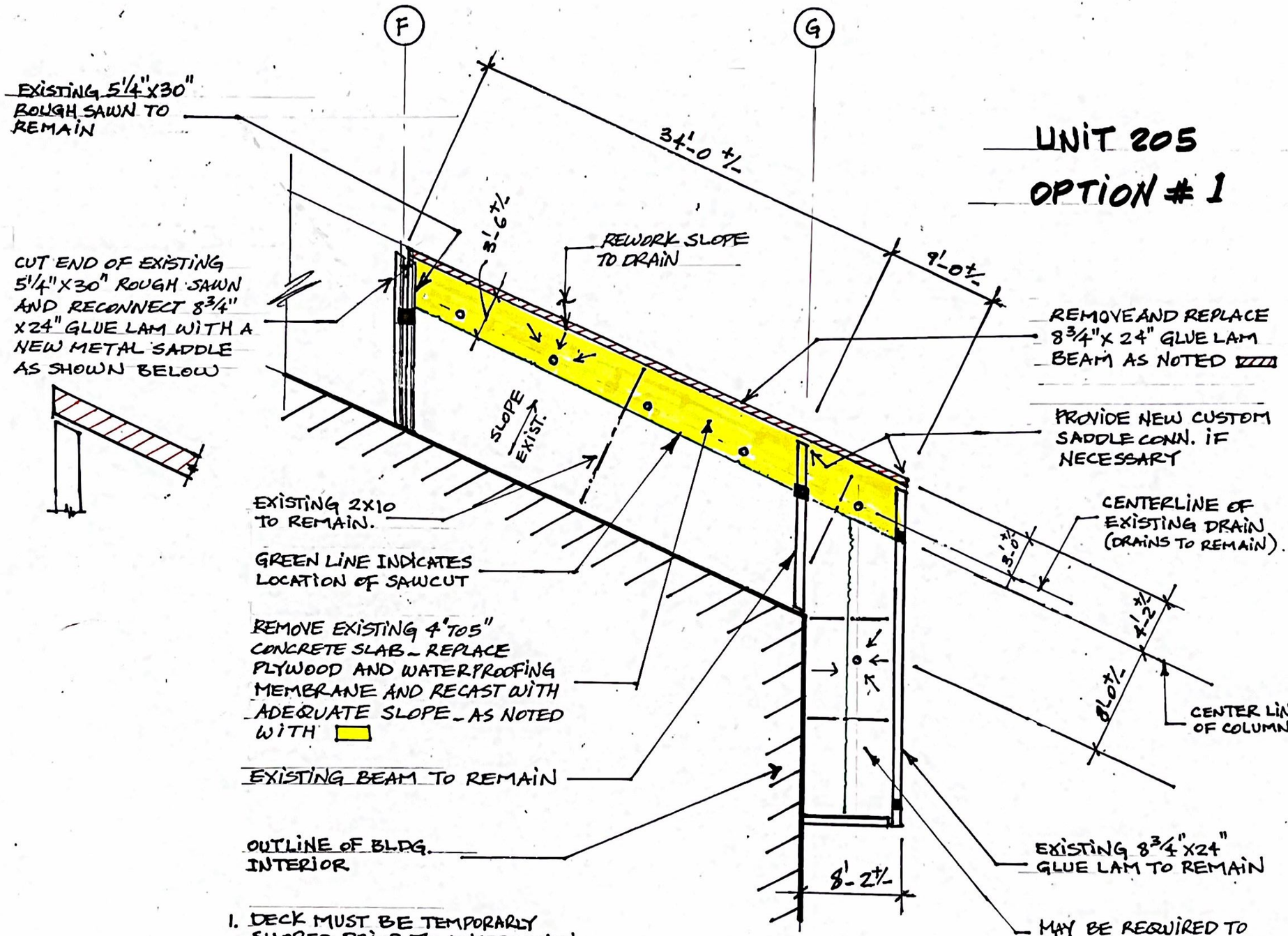
Implementation Logistics:

1. Unit #205 balcony beam replacement as a model repair.
a. Contractor to provide Rough Order of Magnitude (ROM) pricing for provided options.
b. Obtain direction approval from ownership entity.
c. Development of Construction Document level details for Permit Submittal.
d. Installation by General Contractor – construction schedule TBD.
2. Maintenance program outline.

Attachments:

1. SKA-631: Building 3 Recommendation Option 1
2. SKA-632: Building 3 Recommendation Option 2

END OF MEMORANDUM

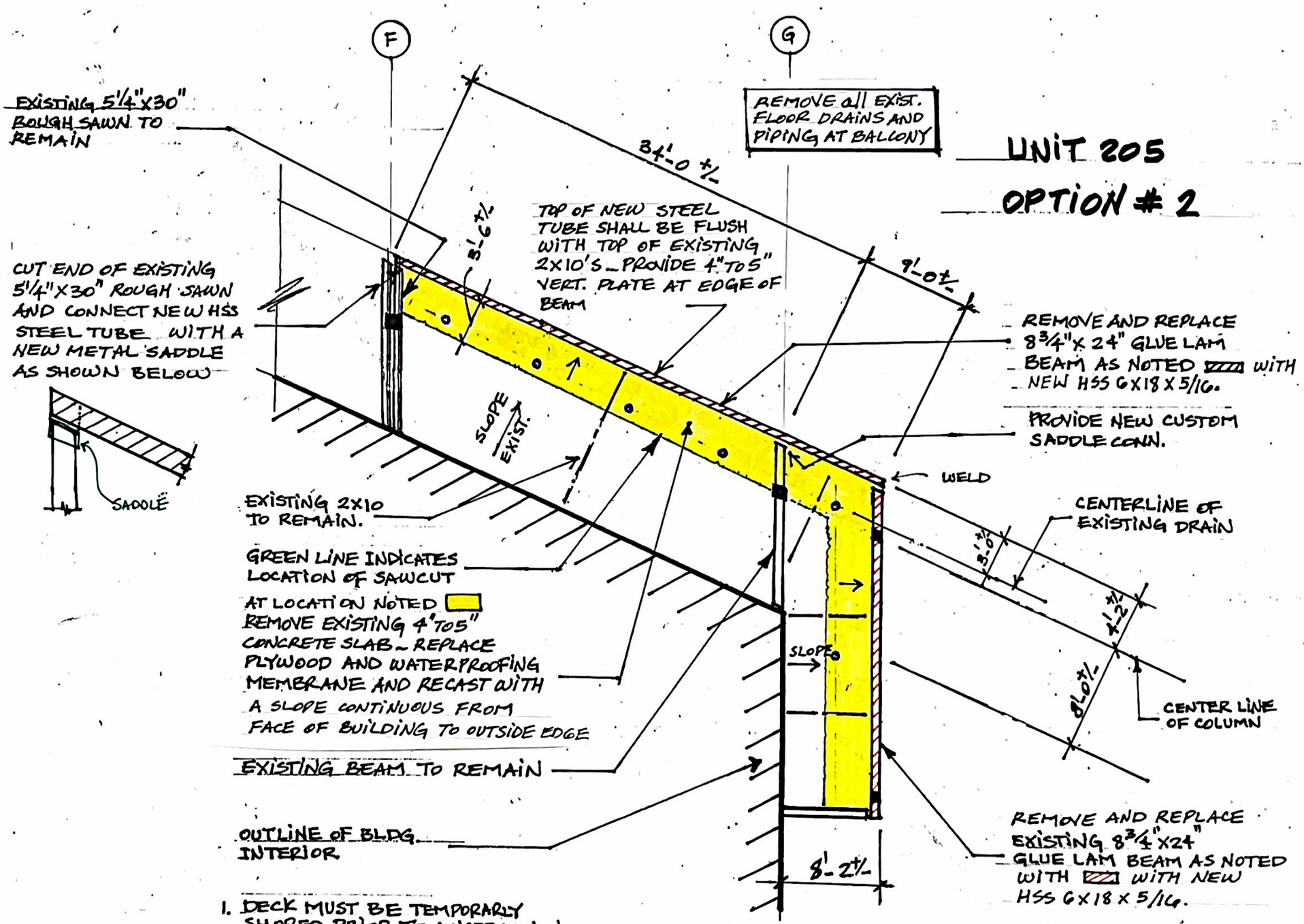


UNIT 205
OPTION # 1

1. DECK MUST BE TEMPORARLY SHORED PRIOR TO CONSTRUCTION
2. REWORK ALL FLASHING AS NEEDED
3. RE-INSTALL ALL RAIL
4. COAT TOP OF CONCRETE DECK WITH SANDED TRAFFIC COATING.

DESCRIPTION: Option 1 Structural Detail
SCALE: As Noted
DATE: 10/12/2023
PROJECT: Flathead WS3
RE:
DRAWN BY: Elie Hamamji

SKA- 631



1. DECK MUST BE TEMPORARILY SHORED PRIOR TO CONSTRUCTION
2. REWORK ALL FLASHING AS NEEDED
3. RE-INSTALL ALL RAIL
4. COAT TOP OF CONCRETE DECK WITH SANDED TRAFFIC COATING

DESCRIPTION: Option 2 Structural Detail
SCALE: As Noted
DATE: 10/12/2023
PROJECT: Flathead WS3
RE:
DRAWN BY: Elie Hamamji

SKA- 632

PROPOSAL REQUEST #1

TEMPORARY BRACING

PROPOSAL REQUEST

Studio Obermeier ▪ Sheykhet Architecture Inc.
ARCHITECTURE, PLANNING, INTERIOR DESIGN
1635 Blake St, Suite 100
Denver, Colorado 80202
Phone 303.327.4600
www.osarchitecture.com

☐ Owner
☒ Architect
☐ Consultant
☒ Contractor
☐ Field

Project:	Waterside Condos Bldg 3	**Proposal Request #:**	**01**
		Date of Issuance:	10/03/2023
		Architect:	OS Architecture
Project #:	54015	**To Contractor:**	Mark Casalegno
Owner:	Western Mountains Property Management	**Contract For:**	GENERAL
		Contract Dated:	

Proposal request intended for evaluation of changes in Contract Sum or Contract Time of the Contract Documents due to instructions contained herein. Prior to proceeding in accordance with these instructions, all changes to the Work as consistent with the Contract Documents have to be approved by the Owner and the Architect.

Description:

Adjustable Schedule 40 steel columns to be installed approximately 4' to 5' from each end of existing exterior beam line to provide temporary bracing to failing perimeter beams.

Temporary bracing to be added to the following locations:

1. (2) at DU# 101 North & South ends
2. (1) at DU# 103 South end
3. (1) at DU# 203 South end directly above temporary bracing at DU# 103
4. (2) at DU# 105 North & South ends in lou of framed bracing wall

Attachments:

1. SKA-604_L1 Temp Bracing Plan
2. SKA-605_L2 Temp Bracing Plan
3. SKA-606_Temp Bracing Elev

ISSUED BY:	**ACCEPTED BY:**
Architect:	**Contractor:**

ADJUSTABLE SCHEDULE 40 STEEL TEMPORARY BRACING TO BE INSTALLED APPROXIMATELY 4' TO 5' FROM EACH END OF EXISITNG EXTERIOR BEAM LINE

GENERAL NOTES:

1.) ADJUSTABLE SCHEDULE 40 STEEL TEMPORARY BRACING TO BE INSTALLED APPROXIMATELY 4' TO 5' FROM EACH END OF EXISITNG EXTERIOR BEAM LINE

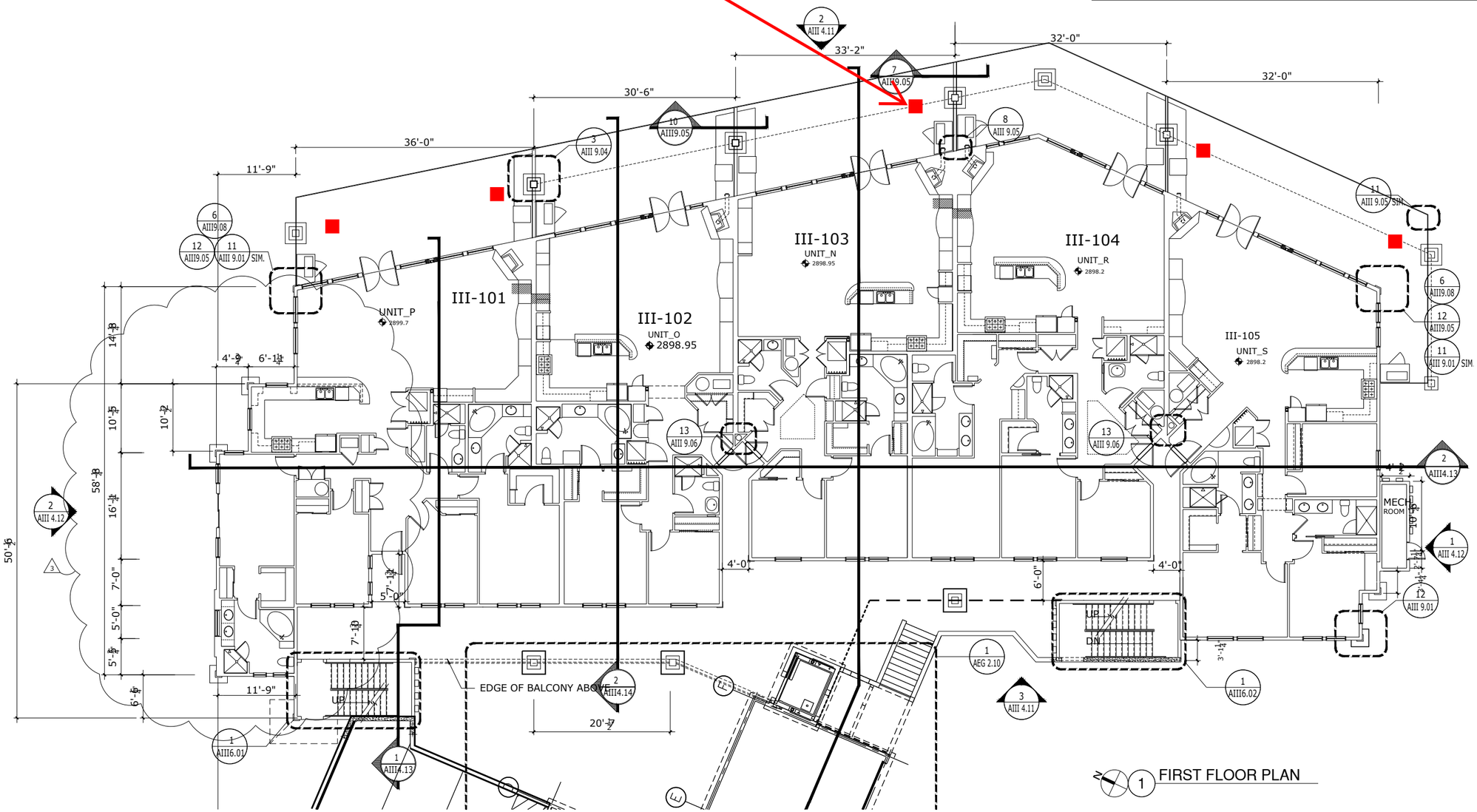
2.) ADJUSTABLE STEEL TEMPORARY BRACING TO BE ADDED TO LOCATIONS BELOW. RE: DRAWINGS

a.) (2) AT DU# 101 NORTH & SOUTH ENDS

b.) (1) AT DU# 103 SOUTH END

c.) (1) AT DU# 203 SOUTH END DIRECTLY ABOVE BRACING AT DU# 103

d.) (2) AT DU# 105 NORTH & SOUTH END IN LOU OF THE FRAMED BRACING WALL



FIRST FLOOR PLAN

DESCRIPTION: 1st Level Floor Plan
SCALE: 1/16" = 1'-0"
DATE: 9/29/2023
PROJECT: Flathead WS3
RE:
DRAWN BY:

SKA- 604

ADJUSTABLE SCHEDULE 40 STEEL TEMPORARY BRACING TO BE INSTALLED APPROXIMATELY 4' TO 5' FROM EACH END OF EXISITING EXTERIOR BEAM LINE

GENERAL NOTES:

1.) ADJUSTABLE SCHEDULE 40 STEEL TEMPORARY BRACING TO BE INSTALLED APPROXIMATELY 4' TO 5' FROM EACH END OF EXISITNG EXTERIOR BEAM LINE

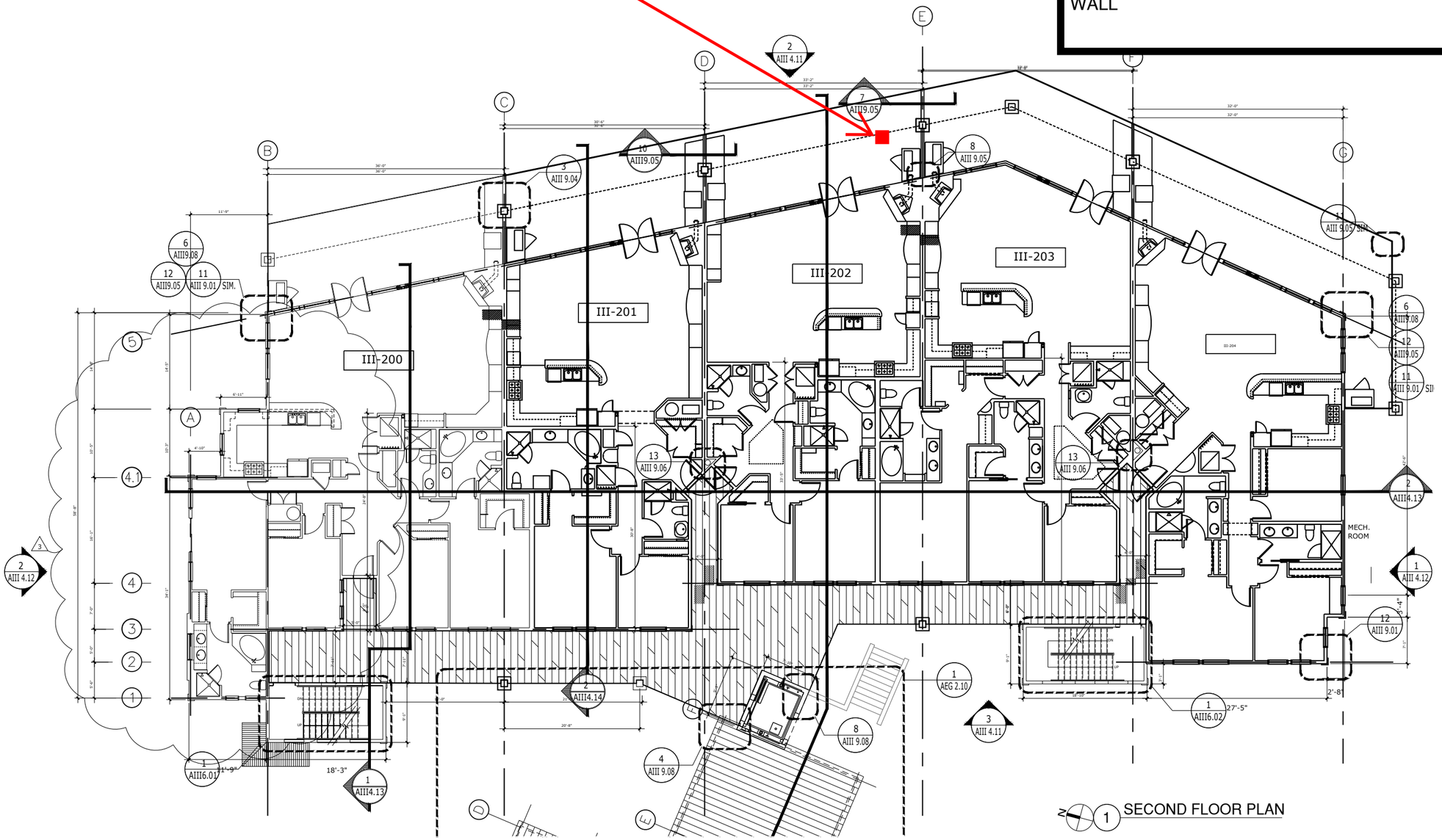
2.) ADJUSTABLE STEEL TEMPORARY BRACING TO BE ADDED TO LOCATIONS BELOW. RE: DRAWINGS

a.) (2) AT DU# 101 NORTH & SOUTH ENDS

b.) (1) AT DU# 103 SOUTH END

c.) (1) AT DU# 203 SOUTH END DIRECTLY ABOVE BRACING AT DU# 103

d.) (2) AT DU# 105 NORTH & SOUTH END IN LOU OF THE FRAMED BRACING WALL



1 SECOND FLOOR PLAN

DESCRIPTION:	2nd Level Floor Plan
SCALE:	1/16" = 1'-0"
DATE:	9/29/2023
PROJECT:	Flathead WS3
RE:	
DRAWN BY:	

SKA- 605

GENERAL NOTES:

1.) ADJUSTABLE SCHEDULE 40 STEEL TEMPORARY BRACING TO BE INSTALLED APPROXIMATELY 4' TO 5' FROM EACH END OF EXISITNG EXTERIOR BEAM LINE

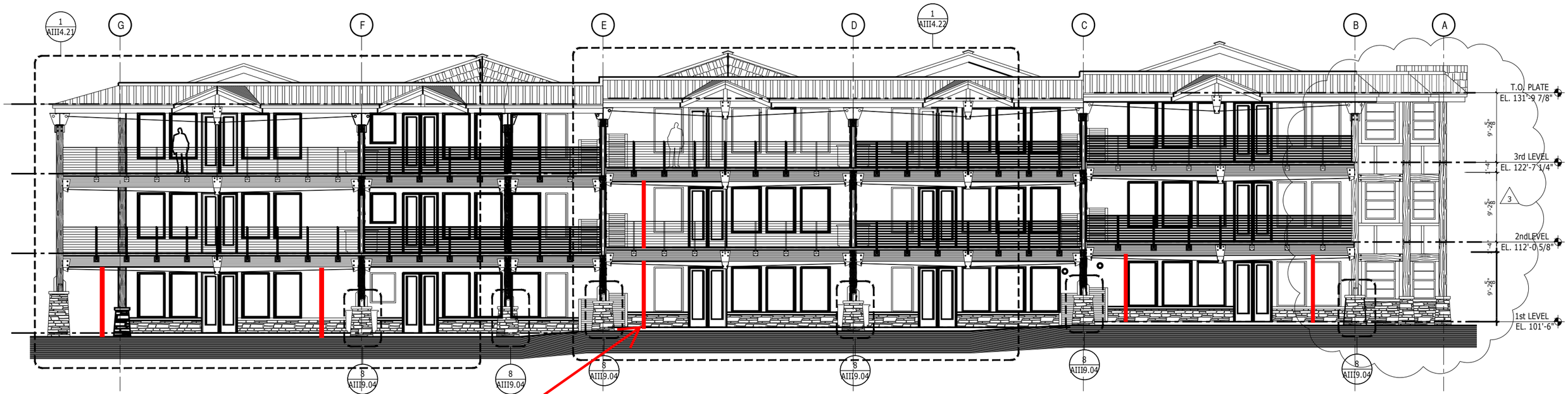
2.) ADJUSTABLE STEEL TEMPORARY BRACING TO BE ADDED TO LOCATIONS BELOW. RE: DRAWINGS

a.) (2) AT DU# 101 NORTH & SOUTH ENDS

b.) (1) AT DU# 103 SOUTH END

c.) (1) AT DU# 203 SOUTH END DIRECTLY ABOVE BRACING AT DU# 103

d.) (2) AT DU# 105 NORTH & SOUTH END IN LOU OF THE FRAMED BRACING WALL



2 EAST ELEVATION

ADJUSTABLE SCHEDULE 40 STEEL TEMPORARY BRACING TO BE INSTALLED APPROXIMATELY 4' TO 5' FROM EACH END OF EXISITING EXTERIOR BEAM LINE

DESCRIPTION: East Elevation
SCALE: NTS
DATE: 9/29/2023
PROJECT: Flathead WS3
RE:
DRAWN BY:

SKA- 606