

Howard Johnson Plaza Hotel Pool Roof Repair

Portland, Maine

Special Inspections Report

Prepared for:

Howard Johnson Plaza Hotel
155 Riverside Street
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Prepared by:

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Portland, ME 04101
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267 B 1
04-1534

February 17, 2005

Special Inspections Final Report

TO: Mark Heisler @ Howard Johnson Plaza Hotel
FROM: Daniel J. O'Wril, E.I.
DATE/TIME: February 17, 2005
Project: **WO 1244: Howard Johnson Plaza Hotel Pool Roof Repair**

Demolition of the existing wood roof system began in early December and our Special Inspections began on December 6, 2004. The following is a summary of the work completed through the month of January.

At this time the renovation of the roof is complete with the exception of a few unpainted patches on the structural steel beams. The structural steel beams, steel roof deck, and associated connections conform to the details of the Construction Documents. The roof system- insulation, weather proof membrane, and scuppers are complete. The Skylight is installed as specified on the Construction Drawings. Overall the work performed has been satisfactory.

If you have any further questions regarding the project that are not addressed in the attached reports, please do not hesitate to call.

CC: Mike Nugent @ the City of Portland, Bob Gaudreau @ Hardy Pond Construction.
Attachments: Observation Reports 12/6/04 through 1/18/05

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FINAL REPORT OF SPECIAL INSPECTIONS

PROJECT: Howard Johnson's Plaza Hotel Pool Roof Replacement

LOCATION: Portland, Maine

PERMIT APPLICANT: Hardypond Construction

APPLICANT'S ADDRESS: 1039 Riverside St. - Suite 11, Portland, Maine 04103

STRUCTURAL ENGINEER OF RECORD: Todd M. Neal, P.E. - Becker Structural Engineers, Inc.
Name Firm

ARCHITECT OF RECORD: Not Applicable
Name Firm

GENERAL CONTRACTOR: Robert J. Gaudreau - Hardypond Construction

To the best of my information, knowledge, and belief, the Special Inspections required for this project, and described in the Statement of Special Inspections submitted for the project, have been completed.

The following discrepancies that were outstanding since the last interim report, No. dated , have been corrected:

(Use additional sheets, if necessary)

Interim reports submitted to this final report and numbered to , form a basis for, and are to be considered an integral part of this final report.

Submitted By:
SPECIAL INSPECTOR

Todd M. Neal, P.E.

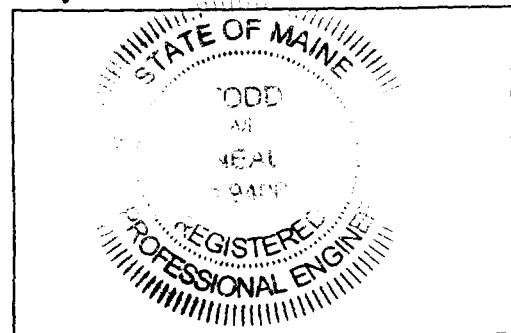
NAME

[Signature]

SIGNATURE

DATE

2/17/05



Special Inspector's P.E. Seal

SCHEDULE OF SPECIAL INSPECTION SERVICES
Project: Howard Johnson's Plaza Hotel Pool Roof Replacement

Summary of Services (Exhibit A)

Material/Activity	Item	Service	Y/N	Extent	Comments	Agent	Date	Rev	
1705.2 Inspection of Fabricators	1.00								
		Fabrication Procedures	Y			BSE	12-13-04	DJO	
		Procedure Implementation	Y			BSE	12-13-04	DJO	
1705.3 Steel Construction	2.00								
		In-Plant-Review Part A-Fabrication/QA							
		1. AISC	Y	Provide Certification	Conventional Steel Building Structures	BSE	02-16-05	DJO	
		2. AWS Quality Assurance	Y	Provide Certification		BSE	02-16-05	DJO	
		Part B – Procedures Implementation							
Steel Erection		1. Bolts, Nuts, Washers	N						
		2. Structural Steel	Y	Sample	AISC A6 or A568	BSE	02-16-05	DJO	
		3. Weld Filler Material	Y	Sample	AISC ASD A3.6	BSE	02-16-05	DJO	
		Review Connections							
		1. Shop Bolted	N						
		2. Shop Welded	Y	All	In Field-Visual	BSE	1-05-05	DJO	
		3. Connection Design Calcs	N						
		4. Shop Welder Certs	Y	All		BSE	02-16-05	DJO	
		Review Material Certs of Compliance							
		1. Bolts, Nuts, Washers	N						
		2. Structural Steel	Y	All		BSE	02-16-05	DJO	
		3. Weld Filler Material	Y	All		BSE	02-16-05	DJO	
Review Primary Steel Connections									
Moment Connections	N								
Shear Connections									
1. Field Bolted	N								
2. Field Welded	Y	All		BSE	1-05-05	DJO			

SCHEDULE OF SPECIAL INSPECTION SERVICES
Project: Howard Johnson's Plaza Hotel Pool Roof Replacement

Material/Activity	Item	Service	Y/N	Extent	Comments	Agent	Date	Rev
1705.3 Steel Construction Cont'd	2.00							
Steel Erection Cont'd								
		Review Welded Column Splices	N					
		Review Base Metal Testing for "t">1 1/2"	N					
		Review Secondary Steel Connections						
		1. Girts	Y	Sample		BSE	1-05-05	DJO
		2. Steel Deck	Y	All		BSE	1-05-05	DJO
		3. Review Details/Steel Frame	Y	Sample		BSE	1-05-05	DJO

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Project: Howard Johnson's Roof Repair
Location: Portland, Maine
Becker Job No: 1244

Date:	Observation Performed
12-06-04	Observed removal of roof sheathing. Structural Steel to be on site and erecting by Thursday afternoon weather pending.
12-13-04	Steel Erectors working on structure
12-21/22-04	Observed repair to wood framed wall system and roof deck layout
1-04-05	Structural Steel complete. Roof membrane installed
1-18-05	Structural steel painted- a few patches left.

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OBSERVATION REPORT

Structural Steel

Date: 12-06-04

Time: 11:00 AM

Temp: Mid 20's

Weather: Overcast

Project: Howard Johnson's Roof Repair

Location: Portland, ME

Becker Job No: 1244

Observation Location:

Existing roof from column line H to the existing chimney.

	Satisfactory	Un-Satisfactory	Not Completed	Not Applicable	
Bolt Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Comments
Weld Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Anchor Bolts, Nuts, & Washers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Grout/Leveling Plates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fit Up/Plumbness	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Metal Deck Welds	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stiffener Plates	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof Membrane/Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Steel Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Notes:

At the time of my visit, the existing roof sheathing was being removed from column line H to the existing chimney. The roof membrane was removed from the entire roof area. The Existing steel columns were not yet exposed. The steel is due to arrive on the site on Thursday December 9, 2004. The existing wood wall framing is consistent with the framing detailed on the Construction Documents.

Signed: Daniel J. O'Wril, E.I.

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OBSERVATION REPORT
Structural Steel

Date: 12-13-04
Time: 3:00 PM
Temp: 25
Weather: Overcast

Project: Howard Johnson's Roof Repair
Location: Portland, ME
Becker Job No: 1244

Observation Location:
 Entire steel framing surrounding pool.

	Satisfactory	Un-Satisfactory	Not Completed	Not Applicable	
Bolt Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Comments
Weld Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Anchor Bolts, Nuts, & Washers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Grout/Leveling Plates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fit Up/Plumbness	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Metal Deck Welds	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stiffener Plates	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof Insulation/ Membrane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Steel Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Notes:
 Steel erection ongoing.

Signed: Daniel J. O'Wril, E.I.

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OBSERVATION REPORT

Structural Steel

Date: 12-21-04/12-22-04

Time: 4:00 PM/12:00 PM

Temp: 30's

Weather: Overcast/Sunny

Project: Howard Johnson's Roof Repair

Location: Portland, ME

Becker Job No: 1244

Observation Location:

Entire steel framing surrounding pool.

	Satisfactory	Un-Satisfactory	Not Completed	Not Applicable	
Bolt Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Weld Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Anchor Bolts, Nuts, & Washers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Grout/Leveling Plates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fit Up/Plumbness	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Metal Deck Welds	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1/2 Steel roof deck in place
Stiffener Plates	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof Insulation/Membrane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Structural Steel Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Notes:

Structural steel in place, Stiffeners/bracing not in place. The Steel deck did not lay flat on the wood end wall framing or at the ends of the structural steel. From inside the building, a gap was visible between the top flange of the beam and the ceiling surface as well as between the wood framed end wall and the ceiling.

The wood framed side walls were not braced as specified on the construction drawings, but adequate bracing was provided by attaching the wood framed wall to the steel deck.

Signed: Daniel J. O'Wril, E.I.

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OBSERVATION REPORT

Structural Steel

Date: 1-4-05

Time: 4:30 PM

Temp: MID 30's

Weather: Overcast Drizzle

Project: Howard Johnson's Roof Repair

Location: Portland, ME

Becker Job No: 1244

Observation Location:

Roof system and structural steel.

	Satisfactory	Un-Satisfactory	Not Completed	Not Applicable	Comments
Bolt Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Weld Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Anchor Bolts, Nuts, & Washers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Grout/Leveling Plates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fit Up/Plumbness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	One beam at H line has a slight twist @ I-Line end
Metal Deck Welds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1/2 Steel roof deck in place
Stiffener Plates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof Insulation/ Membrane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parapet drain not complete
Structural Steel Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Notes:

Welding complete, stiffeners installed as per C.D.'s. Skylight framing in place. Room is being heated in preparation for paint application. Roof deck is fastened to structural steel and wood framed walls. Deck is now laying flat on structural steel as well as on each end wall. The roof insulation and membrane are in place. Parapet drain not complete, roof draining directly into wall system at this time.

Signed: Daniel J. O'Wril, E.I.

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OBSERVATION REPORT
Structural Steel

Date: 1-18-05
Time: 4:30 PM
Temp: Mid Teens
Weather: Sunny

Project: Howard Johnson's Roof Repair
Location: Portland, ME
Becker Job No: 1244

Observation Location:
 Structural Steel Painting

	Satisfactory	Un-Satisfactory	Not Completed	Not Applicable	
Bolt Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Comments
Weld Condition	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Anchor Bolts, Nuts, & Washers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Grout/Leveling Plates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fit Up/Plumbness	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Metal Deck Welds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stiffener Plates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roof Insulation/Membrane	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Structural Steel Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Painting 95% complete

Notes:
 Structural steel painting is nearly complete. The roof scupper drain is complete. No leakage is visible at the scupper location. Mark Kinney mentioned that the reason the painting was not complete was due to some water dripping from the roof above a few sections of the steel beams. He believes that the water was coming from some moisture that was trapped below the roof membrane and not through the new roof membrane or flashing.

Signed: Daniel J. O'Wril, E.I.