

Field Report #2

No. 3604

Project: Casco Bay PG – Stair/Elevator Tower Restoration
Project #: WO 3604
Date/Time: February 3, 2016,9:30 a.m. & February 9, 2016,9:30 a.m.
Observers Adam, Sampson, Author on 2/3/16 (BSE), Tim Rich (KISC),
Joshua Martin-McNaughton, Author on 2/9/16 (BSE)

I visited the site to review the progress of the work and to check for general conformance with the design intent of the drawings and specifications for this project. The weather at the time of this visit was partly cloudy and 45 degrees F.

The following observations were made:

1. KISC has removed the majority of the split face block façade and found the CMU to be in fair condition. The corners at each level exhibited deterioration with open cells and cracks. The corner CMU also do not align up with one another which make it difficult to place vertical reinforcement within the cells. These areas will likely have to be rebuilt. Many of the CMU wall joints will have to be pointed to create a uniform surface for the moisture barrier that is to be applied.
2. The soffit between the tower and the ferry terminal was removed to expose the supporting flat roof structure. KISC removed the split face block at the roof beam (beam supporting the flat roof structure) bearing into the tower wall. The steel beam was found to be bearing on the split face block façade and partially on the CMU wall. (See photo below).



3. BSE's noted that the exposed steel angle door lintels at the grade level are in good condition and do not have to be replaced. All exposed steel should be cleaned, prepped and coated. The existing lintels have a large bearing length (8" to 12") and potentially interfere with the proposed vertical reinforcement. BSE to provide KISC with guidance. (See photo below).



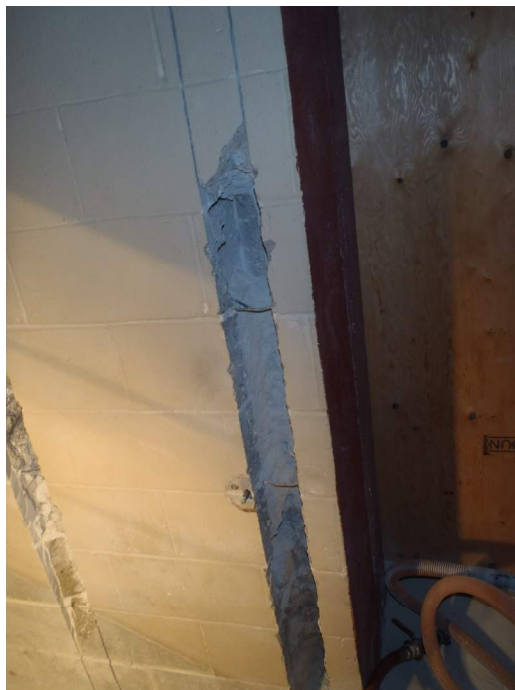
4. KISC removed the split face block facade at the high steel beam picking up the sloped roof members between the tower and ferry terminal. The beam was found to be bearing on the CMU wall approximately 4" +/- and partially on the split face facade. The lower steel beams extending from the HSS column and bearing into the CMU wall are in fair to good condition. Rusted sections need to be cleaned, prepped and coated. (See photo below).



5. KISC has shored the sloped metal roof and the adjacent flat membrane roof due to the unknown steel beam bearing conditions. KISC to expose the bearing conditions for BSE inspection.
6. At the northwest corner of the grade level wall, the corner CMU was chipped away to accommodate the 8" split face block facade during original construction. This corner, which extends from grade to the underside of the sloped roof, will have to be rebuilt. At one section of the corner a bunch of (8) 3 to 4 foot lengths of rebar were observed stuck into open CMU cells. This is representative of the poor quality of the original construction that has been consistent throughout the tower. (See photos below).



7. KISC has begun to open the face shells of the CMU block to install vertical reinforcement in the stair tower. Of the three areas opened two were fully grouted and one was partially grouted. None of the CMU cells had any vertical reinforcement within them. (See photo below).



CC: File, John Peverada (City of Portland), Steve Kalisz (MHR), Tim Rich (KISC), Todd Neal (BSE), Joshua Martin-McNaughton (BSE)