

Project: Casco Bay PG – Stair/Elevator Tower Restoration
Project #: WO 3604
Date/Time: April 7, 2016, 1:30 p.m.
Observers Joshua Martin-McNaughton, Author (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 raining and 40 degrees F.

The following observations were made:

1. KISC has begun to rebuild each of the tower corners, see photos below. Portions of the corners were demolished and will be formed with plywood, vertical reinforcement installed and grouted solid. The corner repairs are expected to be completed by the end of next week. At two locations observed the vertical reinforcement lap length was not adequate. KISC will install reinforcement couplers at these locations to rectify this issue.



2. KISC has begun demoing the delaminated concrete at the lobby concrete slab at each level, see photo below. The exposed reinforcement has good concrete cover but shows signs of corrosion. KISC is to clean and coat the reinforcement and place the concrete repair material flush with the existing surfaces.



3. KISC has completed the CMU wall rebuild at the 5th level lobby and into the elevator shaft, see adjacent photo. BSE to provide KISC with sketches to secure the wood roof framing to the CMU wall.



4. Grouting and installation of the vertical reinforcement will be completed by the end of next week. BSE pointed out a few areas that still require vertical reinforcement to be installed at grade and 5th level areas above the doors.

5. The new elevator rail insert has been installed within the elevator shaft.

6. Pending weather and air temperatures, KISC will begin to apply the exterior moisture barrier to the CMU walls next week. Prior to the barrier coating being applied, voids within the wall will be pointed/patched and high points/masonry ties ground down flush with the wall surface.

7. The existing steel beams supporting the curtain wall were cleaned of rust/corrosion and painted, see adjacent photo.



8. KISC will begin to install wood blocking at the window and curtain wall openings.

9. Steve K. to coordinate with the ferry terminal on the embedded conduit that was found within the CMU wall. The conduit services the VHF antenna that is secured to the roof of the elevator shaft. Watertight penetrations through the CMU masonry and metal wall panel will need to be installed.

CC: File, John Peverada (City of Portland), Steve Kalisz (MHR), Tim Rich (KISC), Todd Neal (BSE), City of Portland Inspections Office