

Project: Casco Bay PG – Stair/Elevator Tower Restoration
Project #: WO 3604
Date/Time: April 21, 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 sunny and 60 degrees F.

The following observations were made:

1. All vertical CMU reinforcement and repairs to the stair tower corners have been completed.
2. There is an approximate 2-3 week lead time for the windows to arrive onsite and for installation to begin.
3. The air/vapor barrier has been applied to the exterior CMU walls. See photos below.



4. Priming and painting of the interior walls has begun.
5. The stiffeners installed at the upper beam supporting the canopy and lower beam supporting the flat roof need to be continuously welded (from Sketch SK2). See adjacent photo. The work affected by the welding of the new stiffeners and HSS post needs to be primed and painted. Remove weld slag prior to priming.

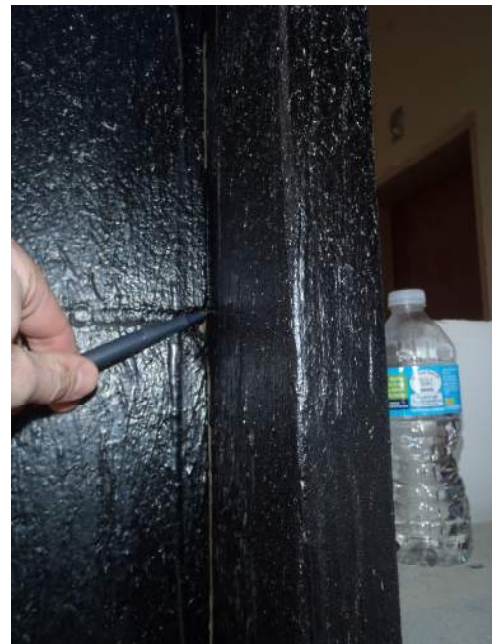


6. The welded stiffeners at the angle installed to support the flat roof beam need to be primed and painted (from Sketch SK3). Remove weld slag prior to priming. See photo below.



7. BSE asked that the top of the steel angle lintels above the window openings be sealed with sealant to prevent potential water intrusion if water to run down the sides of the exterior wall. See photo above. The sealant must be compatible with the air/vapor barrier.

8. The window and curtain wall opening have been framed with treated wood nailers. As the CMU openings are irregular, the air/vapor barrier cannot bridge the small gap (<math><1/8''</math>) between the CMU opening and wood nailers and an open joint has formed. See adjacent photo. Sealant and backer rod compatible with the air/vapor barrier must be used to seal this joint at all four sides of the opening per manufacturer recommendations.



9. The installation of the horizontal steel bands is scheduled for next week. BSE will be available to assist with the layout alignment and if obstructions are encountered.

10. The drywall ceiling at the 5th floor was repaired and will be painted to match the existing.

11. BSE discussed with KISC the repairs at Stair Tower #1 that are included under the base bid. The repairs include rebuilding the CMU above the doors with vertical reinforcement and installing new steel angle lintels.

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