BECKER STRUCTURAL ENGINEERS

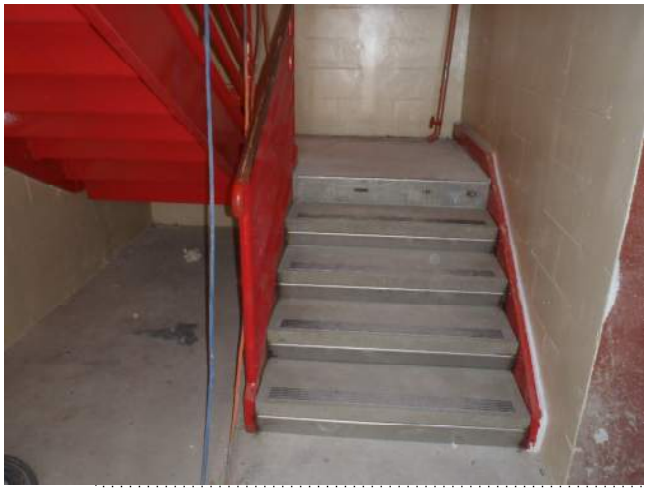
Field Report #8 No. 3604

Project:	Casco Bay PG – Stair/Elevator Tower Restoration
Project #:	WO 3604
Date/Time:	May 17, 2016, 10:00 a.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. The precast stair treads and cast-in-place landing have been installed at grade level. See adjacent photo. There was a discussion during the 5/12 project meeting to address the rough surfaces of a few of the cast-in-place concrete stair treads. Although not a safety hazard, installation of tread covers or application of sand/epoxy coating would protect the treads from further damage and make them look better.



2. The steel plate bands have been bolted to the CMU walls. The steel plates were butt welded at the splices and fillet welded to one another at the inside and outside corners. See photo below. The welded splices as installed were not an approved detail. BSE discussed the issues with KISC and Smith Custom Fabrication and the splices will be installed as originally detailed. The butt welds at the plate splices will have to be ground down flush to weld the new splice plates as originally detailed. At the inside corners the through bolts interrupt where the steel angle splices were to be welded. BSE discussed the condition with SCF and 3" mitered channels are to be welded to the plates. See photo below.

3. Where the through bolts are anchored through the exterior portion of the wall, the bolt/nut assembly and steel plate have been detailed with air/vapor barrier membrane.

4. BSE asked that where gaps occur between the steel plate bands and CMU wall that the area be packed with grout to provide bearing between the plate and CMU wall.

5. At the 2nd and 3rd levels, bolts were missing at the exterior steel plate along the garage side. See photo below (Level 2 shown). Due to misalignment and stringer interference the bolts were only installed at the interior. BSE asked that drilled and epoxied anchor bolts be installed into the grouted/reinforced cells at the missing locations.

6. All through bolt threads need to be "upset" to prevent the nuts from potentially backing off.

7. Elevator mechanics are working on restoring the elevator.

8. Electricians are in the process of installing light fixtures, outlets and conduit runs.

9. The majority of the interior painting has been completed and touch ups in a few areas will be required. Stair handrails have been reinstalled.

10. The windows frames and flashing were being in the process of being installed. The curtain wall frame was installed at the elevator shaft. See photos below.

11. The old joint sealant between the precast spandrel and masonry should be removed prior to installation of the split face block. See photo below. New backer rod and joint sealant is to be installed at this joint.

12. Split face block wall rebuild has begun at the ground level. See photo above. Once the masonry is above the soffit, the masonry can transition to standard 4" wide CMU as it will not be seen.

13. Doors to the stair tower and elevator room were being installed.

14. Installation of the exterior wall panels is scheduled to begin at the beginning of June.

15. KISC is on track for opening the stairs, elevator and lobbies and turned over to MHR Management the week of May 23rd. Minor/cosmetic items will likely still need to be completed but will not require complete shutdown of the public areas. Exterior work including siding and windows will continue in June.

16. MHR will be working on installing signage and performing miscellaneous maintenance items within the stair tower the week of May 23rd.

17. MHR is coordinating with the City of Portland Fire Department on fire alarms.

18. The Casco Bay Ferry Lines antennae located at the roof of the tower requires a junction box through the wall panel system for reconnection.

19. The project is on schedule with substantial completion by mid to end of June.

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