

FIELD REPORT No. 05

ROUDENBUSH COMMUNITY CENTER REHABILITATION

DATE/TIME: Feb 1, 2018 – Feb 28, 2018 (Project Meetings on Feb 7, 14, 21 & 28)
PURPOSE: Construction Progress Summary
PRESENT: Don Mills, Architect / Mills Whitaker Architects LLC
Ron Marsden, Architect's Site Rep (Clerk) / Delmont Construction Services
Bill Kennison, Owner's Project Manager / Town of Westford
Jeanne Roberts, Permanent Town Building Committee / Town of Westford (2/7; 2/14; 2/28)
Steve Salemi, Project Manager / NELCO Worldwide
Stevan Gauthier, Project Superintendent / NELCO Worldwide
Alexander Castelluccio, Project Administrator / NELCO Worldwide (2/28)
Zachary Miliano, Project Manager / NELCO Worldwide (2/14)

LOCATION: On Site

ITEMS REVIEWED:

- 05.1 Interior excavations, concrete formwork, reinforcement and concrete placement for walls, footings and slabs in the basement have all made substantial progress. UTS has been reviewing each pour, checking the slump and taking cylinders for testing at 7, 14 and 28 days. Test results have all been satisfactory to date.
 - 05.2 Trenching, placement and testing of under-slab sanitary piping has been substantially completed. Existing piping from interior connection to the lift station has been flushed and appears to be in good condition. Preparation for final basement slab pour at eastern half of floor plan (boiler, electrical, and adjacent areas) was underway.
 - 05.3 The elevator hoistway construction will commence in March following completion of all basement slabs and foundations. Floor openings at each level are in the process of being prepared in anticipation of the work.
 - 05.4 The placement of LVL and PSL beams at various levels of the building for structural reinforcement has made significant progress. Sistering of the second floor joists has been completed except in the area of the elevator hoistway, lobby and accessible restroom areas pending further construction.
 - 05.5 The possibility of eliminating the fire pump from the project scope is still under review and is nearing completion. If the fire pump is eliminated, the electrical engineer will issue clarifications regarding deletion of relevant equipment along with probable downsizing of the emergency generator and other adjustments. The architect has been holding the electrical submittals, with the contractor's permission and understanding, until this decision is finalized so that submittals will not be released for any unnecessary or revised equipment.
 - 05.6 The few original wood windows in the building have been removed for restoration, with each opening being temporarily made weather-tight. (Most of the windows are circa 1975 replacement sash.)
 - 05.7 Scaffolding for the exterior of the building was in the process of being delivered so that the roof and exterior repair work can have access beginning in March.
 - 05.8 Project Meetings will continue to be held weekly on Wednesdays at 9:00 AM.
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Report By: Don Mills, Architect / Mills Whitaker Architects LLC (Issued on 03/05/2018)
Distribution to: Usual Attendees as Noted Above (representing GC, Town, Architect)
Greg Nowak, Structural / Structures North Consulting Engineers
Luis Fernandez, Fire Suppression / Fernandez & Associates
Steve Forte, Plumbing & HVAC / Forte Engineering
Mike Greco, Electrical / Johnson Engineering & Design
Craig Whitaker, Architect / Mills Whitaker Architects LLC
Eric Heideman, Assistant Town Manager / Town of Westford
Greg Johnson, Project & Procurement Specialist / Town of Westford
Tom Mahanna, Chair of Permanent Town Building Committee / Town of Westford

Attachments: Field Photos, Page B.01 to B.013

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*Existing Freestanding Sign at Main Street;
Power to Light Fixtures Interrupted During Utility Trenching*

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*Replacement Utility Pole at Main Street
Adjacent to Exit Drive from Roudenbush*

180228-IMG_7961.jpg



Scaffolding Delivery to Site for Exterior

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Scaffolding Erection Starting at Front Facade

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Sample of Split Faced Granite Adjacent to Existing Split Faced Granite

180221-IMG_7954.jpg



Sample Granite at Left in Front of Existing Granite

180221-IMG_7955.jpg



Existing Exterior Granite to be Repointed and Cleaned at Base of Original Building

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Detail of Split Faced Exterior Granite and Tooled Mortar Joint

180207-IMG_7883.jpg



Trenching and Below Grade Piping at West Wall of Lower Lobby (Looking North)

180207-IMG_7885.jpg



Retaining Wall Formwork at Lower Lobby (to Left) and Women's Room (to Right); Elevator Pit Beyond Wall Formwork

180214-IMG_7913.jpg



Excavations for Footings and Piping in Vicinity of Lower Lobby and Accessible Restroom

180207-IMG_7884.jpg



Piping in Trench Adjacent to South Wall (Looking East) Below Accessible Restroom at Lower Lobby; Boiler Room Beyond

180214-IMG_7910.jpg



Former Electrical Service at West Wall in Use for Temporary Power During Construction

180214-IMG_7909.jpg



Stairs Between Lower Lobby (at Left) and Basement Level (at Right)

180228-IMG_7967.jpg



Sanitary Piping at Basement Level Trench for Staff Accessible Restroom Adjacent to Electrical Room

180214-IMG_7901.jpg



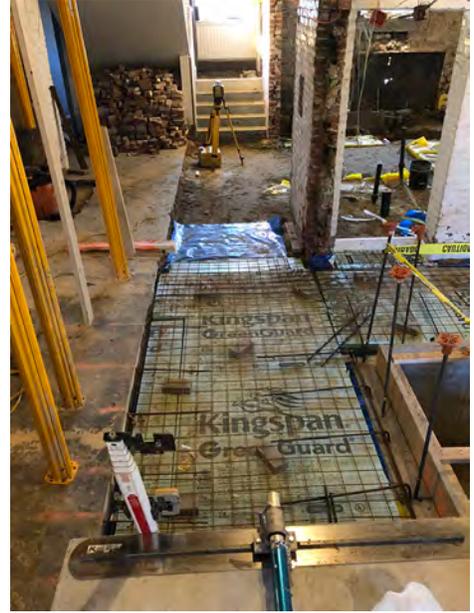
Backfilled Underslab Piping at Basement Janitor's Closet and Adjacent Men's Room

180228-IMG_7963.jpg



*Curing Cover at Lower Lobby Slab;
View from West Entry at Top of Ramp;
Gymnasium Beyond*

180228-IMG_7966.jpg



*Looking East Through Elevator Machine Room
Toward East Entry at Slab in Process;
Basement Offices at Left; Elevator Pit at Right*

180228-IMG_7988.jpg



*Slab in Process at Basement Women's Room;
Lower Lobby at Left*

180228-IMG_7986.jpg



*Curing Cover over Slab for Lower Lobby
Accessible Restroom; Boiler Room Beyond*

180228-IMG_7965.jpg



*West Wall Adjacent to West Entrance Area;
Brick at Former Toilet Exhaust Chase;
Floor Joists at Classroom Above - Decking at Closet Above*

180228-IMG_7964.jpg



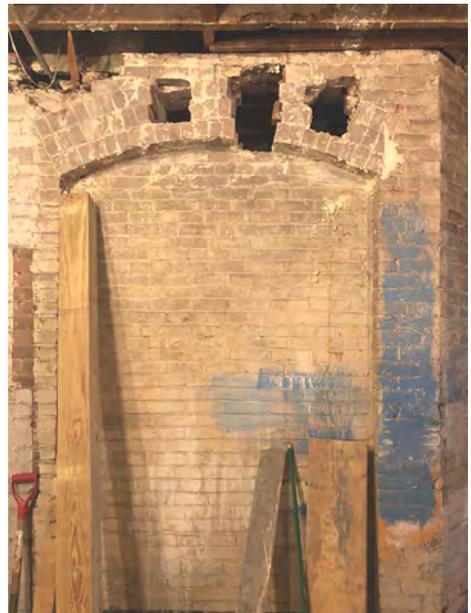
*Looking North at West Entrance Beyond;
No Floor Joists Above at Storage Room Decking;
Storage Added Post-1897 and Pre-1929*

180214-IMG_7919.jpg



Brick Arch and Vault Below Main Entrance and Landing

180214-IMG_7908.jpg



*Brick Archway Between Offices at Basement Level;
West Side Formerly Concealed by Drywall and Studs*

180214-IMG_7907.jpg



PSL Support Beam Installation in Process at North Side of Stairways and Lobby Above

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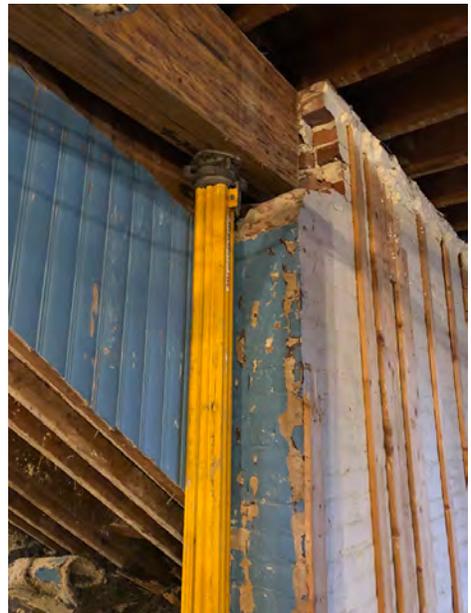
East End Bearing Condition at PSL Beam Showing Pressure-Treated Plywood Sheathing to Isolate PSL from Brick Masonry

180214-IMG_7903.jpg



Temporary Shoring Post at West End of PSL Beam

180214-IMG_7905.jpg



West End Bearing Condition in Process at Brick Adjacent to West Stair

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Sistering of Second Floor Joists

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Sistering of Second Floor in Process

180214-IMG_7926.jpg



Blocking at Third Points in Sistered Joists

180214-IMG_7925.jpg



Sistered Joists Completed at Second Floor

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South End of LVL Beam at Removed Portion of Bearing Wall Supporting Joists Above First Floor Lobby

180228-IMG_7993.jpg



North End of LVL Beam Flush Frames into East-West LVL at Former Stair Partition Above First Floor Lobby

180214-IMG_7923.jpg



Opening in First Floor for Elevator Hoistway Adjacent to West Stair; Temporary Partition Around Work Area

180214-IMG_7924.jpg



Opening in Second Floor for Elevator Hoistway Adjacent to West Stair; Temporary Partition Around Work Area

180228-IMG_7970.jpg



Looking Southwest into Classroom #2
From Central Lobby of First Floor;
Temporary Wall, Shoring and Elevator Opening

180228-IMG_7969.jpg



LVL at North Side of First Floor Lobby
Following Removal of East-West Wall and
Reconfiguration of Interior to Enclose Stairs

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LVL Adjacent to Lobby, Reception and West Stair

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Vertical Crack Opened in South Partition of Reception
Area Due to Shoring and Beam Installation

180214-IMG_7930.jpg



Framing at North Wall of Second Floor Lobby Area; "Truss" Noted in 1896 Drawings at "Teachers' Room"

180214-IMG_7931.jpg



East End of "Truss"; Diagonal Member to Post Supports Cross Beam and Transfers Cupola Loads; Eastern Beam Shown (Western at Opposite Side)

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Detail at North End of Eastern Steel Cross Beam

180228-IMG_7989.jpg



South End of Western Cross Beam to be Supported by Elevator Hoistway

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Elevator Opening at Third Floor in Process

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*Elevator Floor Opening in Foreground;
Collar Ties Installed Above Seminar Room Beyond*

180228-IMG_7991.jpg



*Cupola Support Post on Steel Beam at Third Floor;
Post to be Shortened and Re-supported at Hoistway*

180228-IMG_7990.jpg



*Third Floor Joists at Beam Rest on Ledger at
Bottom Flange of Steel Beam; Tops of Joists
"Stapled" with Round Iron Rods*

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Infill of Faux Rafters Beyond Roof Valley at South End of Seminar Room for Ceiling

180228-IMG_7977.jpg



Non-Original Metal V-Groove Ceiling Removed at Cupola

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Wasp Nest Formerly Concealed in Cupola Framing; Pinholes in Copper Dome Visible From Below

180228-IMG_7980.jpg



Framing Details of Cupola