

## FIELD REPORT No. 07

### ROUDENBUSH COMMUNITY CENTER REHABILITATION

**DATE/TIME:** Apr 5, 2018 – May 2, 2018 (Project Meetings on Apr 11, 18, 25 & May 2)  
**PURPOSE:** Construction Progress Summary  
**PRESENT:** Don Mills, Architect / Mills Whitaker Architects LLC  
Ron Marsden, Architect's Site Rep (Clerk) / Delmont Construction Services  
Bill Kenison, Owner's Project Manager / Town of Westford  
Jeanne Roberts, Permanent Town Building Committee / Town of Westford (all but 4/25)  
Steve Salemi, Project Manager / NELCO Worldwide  
Stevan Gauthier, Project Superintendent / NELCO Worldwide  
Alexander Castelluccio, Project Administrator / NELCO Worldwide (4/25 & 5/2)  
Greg Nowak, Structural Designer / Structures North Consulting (4/25)  
**LOCATION:** On Site

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#### ITEMS REVIEWED:

- 07.1 The reinforced CMU elevator hoistway was constructed during the month of April, complete with grouting, bond beams and reinforcing. The provision of bolted ledgers for wood joist connection to the shaft is nearing completion. Existing steel beams that were interrupted by the shaft have been cut and supported with plates at the bond beams as planned. The steel hoistway beam has been installed at the top of shaft.
- 07.2 The placement of wood and steel framing for reconfigured areas and structural reinforcement continues to be making progress. Work of this type is substantially complete at the basement and first floor while work on the upper levels is still underway due to adjustments needed based on field conditions.
- 07.3 Placement of underground conduits for the reconfigured electrical, phone and data cabling is nearing completion. Pads and bollards for the transformer and emergency generator are in place. Rough wiring at the interior of the building is underway and panel boxes are on site ready for installation.
- 07.4 Sprinkler piping has started at the third floor and basement levels. The existing double check valve has been moved from its former location to the sprinkler room.
- 07.5 Scaffolding for the exterior of the building is fully installed except for the area above the existing overhead electrical cables. When the new service is installed, the overhead wiring will be removed and the remaining portions of the west side scaffolding will be installed.
- 07.6 Roofing work at the main 1897 portion of the building is in progress. A mock up for underlayment and slates was reviewed on site with the Architect. Slates will be fastened with smooth shank copper nails in lieu of the ring nails that were specified. This modification is based on the suggestion of the roofer because the smooth nails are stronger and provide more forgiveness for nail depth placement to hang the slates.
- 07.7 Concealed damage at the cupola level has been revealed. The GC has noted that they do not have the right carpenters on their team to address the cupola appropriately. At the Owner's request, the Architect has contacted two steeplejack companies for a review of conditions as soon as possible.
- 07.8 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 05/07/2018)  
**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.17

180425-IMG\_8377.jpg



*Scene at Exit Driveway During Excavation for Primary Conductors for Electrical Service and Roofing Demolition with Chute to Dumpster*

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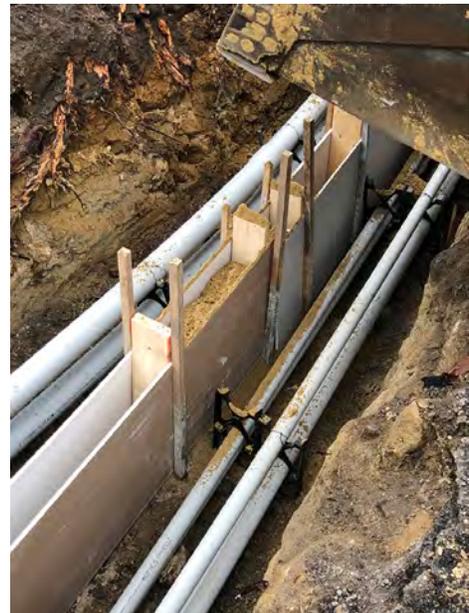
*Broken Asphalt from Electrical Trench Excavation Sorted and Stacked for Removal and Recycling*

180425-IMG\_8374.jpg



*Underground Conduit Installation at Exit Drive to Utility Pole for Replacement of Electrical Service (Overhead Service at Entry Drive to be Removed)*

180425-IMG\_8376.jpg



*Detail of Underground Conduits with Separation Between Power and Communication Conduits*

180411-IMG\_8311.jpg



*Pre-Cast Concrete Pad for Transformer in Place*

180411-IMG\_8312.jpg



*Cast-in-Place Concrete Pad for Generator in Place*

180411-IMG\_8310.jpg



*Bollards at Edge of Parking Lot to Protect Existing Grinder Pump Station (in Foreground) and Transformer and Emergency Generator Beyond*

180418-IMG\_8333.jpg



*Scaffolding Installed at Facades of 1897 Building Including at Rear Gable for Brick Chimney Work*

180418-IMG\_8348.jpg



*Scaffolding to Facilitate Brick Chimney Work for Reconstruction of Upper Portion and Full Repointing*

180418-IMG\_8339.jpg



*Upper Portion of Brick Chimney Reconstructed Using Sound Salvaged Existing Face Brick*

180418-IMG\_8344.jpg



*Detail at Blind Side of Chimney with Opening for Brick Vent Louver and Concrete Cap; Chimney Will No Longer Serve as Flue*

180502-IMG\_8436.jpg



*Two Brick Mortar Samples for Chimney Pointing; Sample at Left Approved for Color, Texture & Tooling; Awaiting Data Submittal of Mortar Prior to Release*

180418-IMG\_8331.jpg



*View of Scaffolding on West Side of Building Along Entry Drive; Overhead Electrical Wiring Wrapped for Safety Prior to Removal When New Service is Activated*

180418-IMG\_8334.jpg



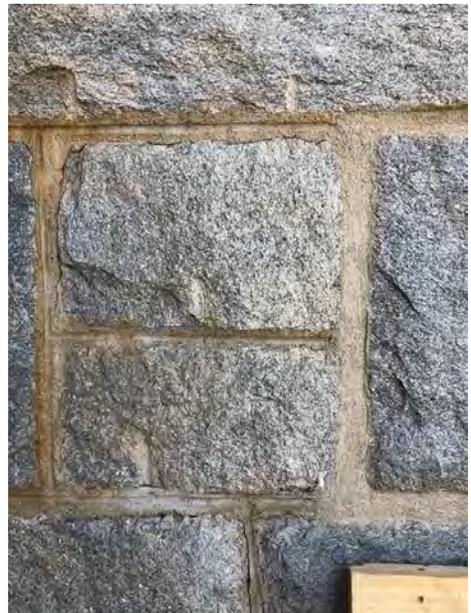
*Saw-Cut Asphalt Paving for Bollard Placement at Outside Corners of Gymnasium*

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*Concrete Masonry Units on Site for Construction of Elevator Hoistway*

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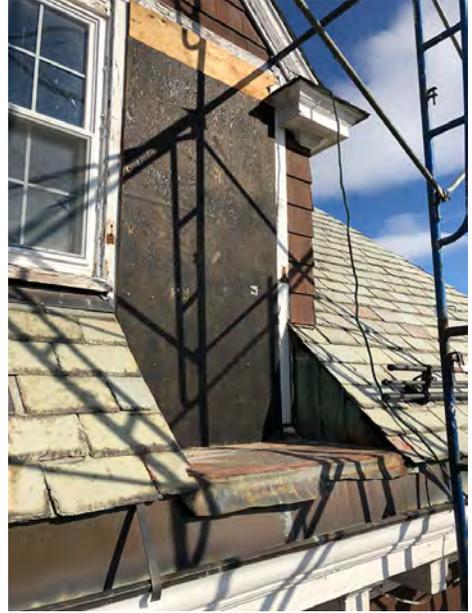
*Repointing Sample of Mortar at Exterior Granite (Right); Color and Texture Approved, But Tooling Must Include Concave Center Groove to Match Original (Left); Awaiting Data Submittal of Mortar Prior to Release*

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*Scaffolding and Planking at South Eave of 1897 Building  
Adjacent to Rear Dormer at Third Floor*

180418-IMG\_8347.jpg



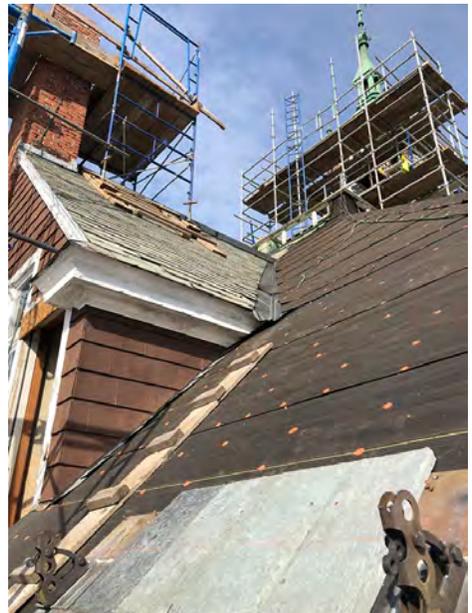
*Former Third Floor Exit to Fire Escape;  
Roof Area & Missing Window to be Restored*

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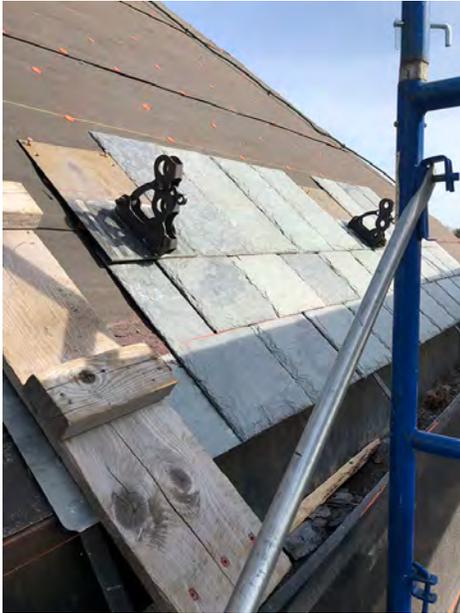
*East Slope of Existing Slate Roof Prior to Removal;  
Note Slates at Side Walls of Dormers*

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*Slate Removal at South Slope; Wood Shingles at  
Rear Gable Side Walls to be Replaced with Slate*

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*Slate and Snow Guard Mockup at South Slope of Roof; 10" x 20" Slates with 8.5" Exposure and 3" Headlap*

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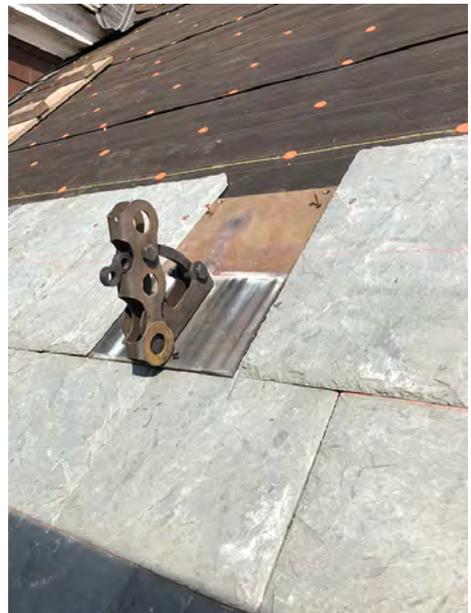
*Bulldog Red Cement at Starter Course; Asphalt Paper (Roofing Felt) Placed Over Self-Adhered Membrane*

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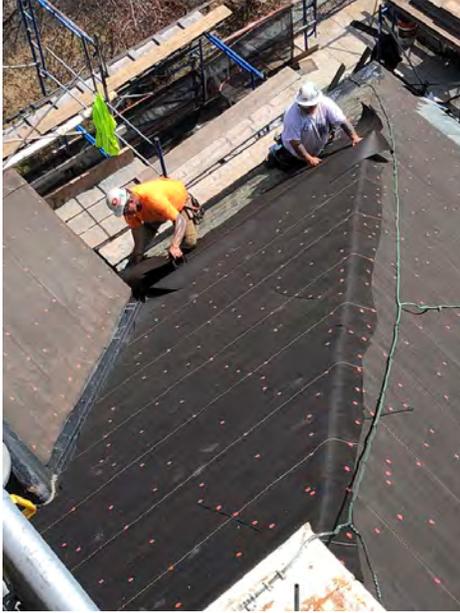
*Self Adhering Membrane at Eaves for Added Protection; Existing Copper Gutter Straps (Dogs) Screwed into Sheathing*

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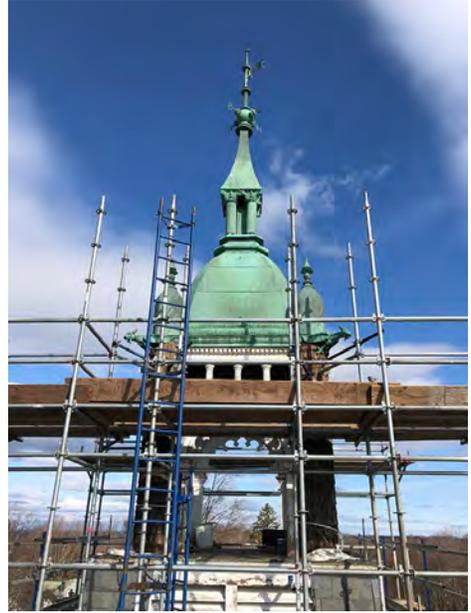
*Salvaged Re-Use of Snow Guard Brackets; Copper Flashing to be Added to Provide Full Headlap; Plates to be Screwed into Sheathing (4 per); Smooth Shank Copper Nails to be Used for Slates*

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*Roofing Felt Installation in Progress at Southeast Hip*

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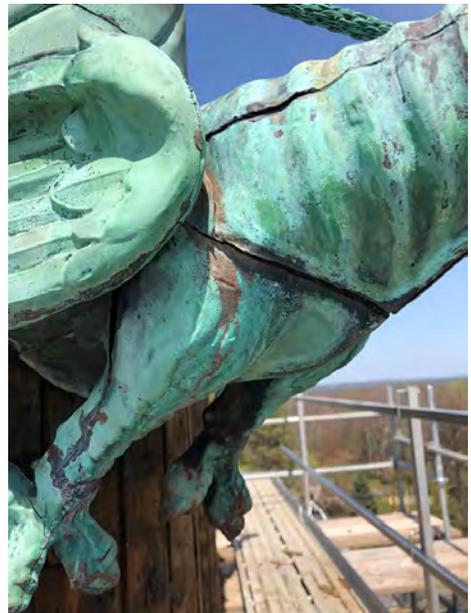
*Scaffolding at Cupola*

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*One of Four Grotesques at Cupola Corners*

180502-IMG\_8415.jpg



*Open Seams Require Resoldering of Copper;  
Bird Debris Removal Required Inside of Grotesques;  
Copper Screening to be Provided as Bird Deterrent*

180502-IMG\_8421.jpg



*Removal of Interior Finishes at Ceiling of Cupola Revealed Concealed Damage to Soffit Framing & Fascias*

180502-IMG\_8424.jpg



*North-South Ceiling Tie at Cupola Ceiling; East-West Boards Separated from Main Tie*

180502-IMG\_8423.jpg



*Sheathing and Flashing at Cupola Corners*

180502-IMG\_8425.jpg



*Damage to Wood Below Exterior Copper and Behind Interior Ceiling & Soffit Finishes*

180502-IMG\_8432.jpg



*Open Void in Stone Wall at Electrical Room;  
Deep Repointing to Restore Integrity of Masonry*

180502-IMG\_8434.jpg



*Selective Resetting of Loose Stones at Base of  
Wall in Electrical Room Prior to Concealment*

180502-IMG\_8433.jpg



*Brick Infill at Former Pocket at Top of Wall in  
Electrical Room Prior to Concealment*

180418-IMG\_8363.jpg



*Former Breaching into Brick Chimney at Boiler Room;  
Flue No Longer Needed Due to High Efficiency  
Condensing Boiler & Hot Water Heater Installation*

180411-IMG\_8300.jpg



*Former Ash Cleanout at Flue to be Left Visible in Lower Lobby Accessible Toilet Room*

180411-IMG\_8299.jpg



*Rough Plumbing for Basement Toilet Rooms*

180411-IMG\_8302.jpg



*Boiler Room Looking NE Toward Electrical Room*

180411-IMG\_8297.jpg



*Metal Stud Framing at Lower Lobby Window in Former Women's Restroom; Vinyl Window & Translucent Glass to be Replaced with Wood Window & Clear Glass*

180418-IMG\_8360.jpg



*Stud Framing and Door Opening into Staff Accessible Toilet Room in Basement*

180418-IMG\_8359.jpg



*Existing Incoming Gas Piping at North Wall; Gas Piping to Boiler Room Replaced*

180411-IMG\_8301.jpg



*Stud Framing and Door Opening into Exit Passage from Boiler Room in Basement; Sprinkler Room at Left and Temporary Opening in Exterior Wall Beyond (for Excavation Work)*

180418-IMG\_8357.jpg



*Lower Lobby Elevator Landing Level at CMU Hoistway Facing West; Original Joists Trimmed & Sistered to Provide Adequate Clearance for Required Door Height*

180411-IMG\_8284.jpg



*Open Cells with Reinforcement Prior to Grouting at Typical Bond Beam Level of Elevator Hoistway*

180418-IMG\_8352.jpg



*Detail of Corner CMU Showing 8" Block Abutting 10" Block with Interior 2" Soap*

180411-IMG\_8308.jpg



*South Elevation of Shaft at SW Corner of Basement Level; Lower Lobby Landing Level at Left Side (West)*

180411-IMG\_8287.jpg



*Hoistway Construction at First Floor Level; Lintels at Lower Lobby Landing Opening Visible Below*

180411-IMG\_8290.jpg



*CMU Stored at Edges of First Floor Classroom #2  
Close to Bearing Locations for Load Distribution*

180411-IMG\_8289.jpg



*CMU Stored at Edges of First Floor Classroom #2  
Close to Bearing Locations for Load Distribution*

180411-IMG\_8288.jpg



*CMU Stored at First Floor Classroom #2  
Adjacent to Shoring by Shaft for Load Distribution*

180411-IMG\_8291.jpg



*CMU Stored at Edges of First Floor Classroom #2  
Close to Bearing Locations for Load Distribution*

180418-IMG\_8353.jpg



*View Down Hoistway Opening to Elevator Shaft Construction*

180418-IMG\_8354.jpg



*Original Steel Beam at Ceiling of Second Floor Prior to Cutting and Resupport at Elevator Hoistway*

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*Steel Beam Resupported at Elevator Hoistway*

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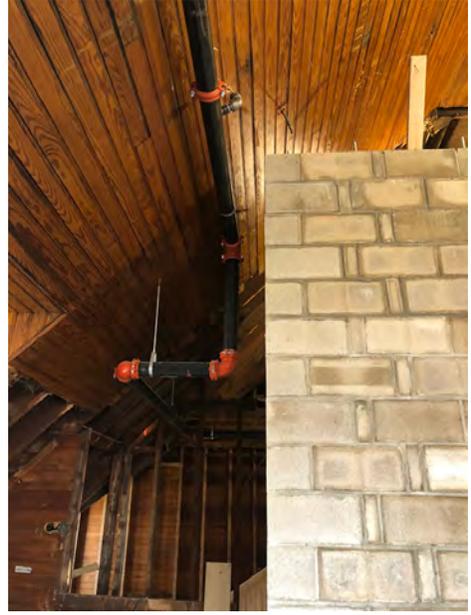
*Grouting Ports in CMU Walls Covered with Plywood; LVL Ledger Bolted into Grouted CMU for Support of Adjacent Original Floor Joists at Second Floor*

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*Third Floor Landing Opening at CMU Hoistway*

180502-IMG\_8427.jpg



*Southwest Corner of Hoistway at Third Floor*

180502-IMG\_8429.jpg



*SE Corner at Top of Hoistway Showing Anchor Bolts for Cap Framing and Hoistway Beam for Use by Elevator Installers during Construction*

180502-IMG\_8430.jpg



*NE Corner at Top of Hoistway Showing Anchor Bolts for Cap Framing and Hoistway Beam for Use by Elevator Installers during Construction*

180425-IMG\_8371.jpg



*Sprinkler Piping Installation in Progress at Third Floor*

180425-IMG\_8368.jpg



*Former Exit Door from Third Floor to Fire Escape; Original Wall & Missing Window to be Restored*

180418-IMG\_8355.jpg



*Intact Plaster Lath at North Wall of Second Floor Kitchen; Plaster Removal Required Due to Concealed Damage Behind the Formerly Adhered Homosote Covering*

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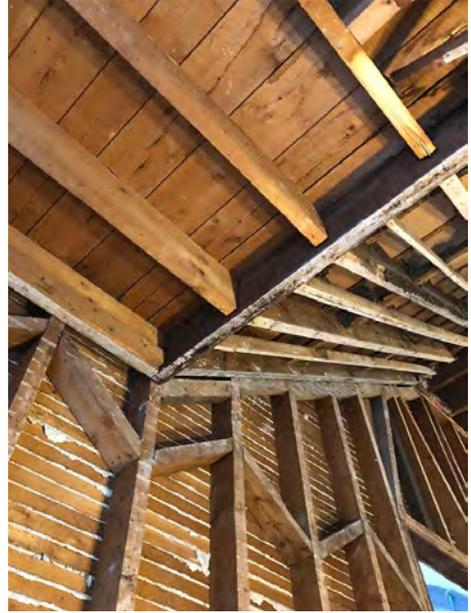
*Detail of Lath at Kitchen with Loose Fill Insulation in Wall; Retain Lath in Place to Preserve Insulation; Refasten and Provide Thinner Drywall to Replicate Former Plane*

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*Exposed Framing of West Stair Landing at Level 1.5  
Looking South at Newel & Lower Landing;  
Framing Reinforcement Strategy Under Consideration*

180425-IMG\_8382.jpg



*Exposed Framing of West Stair Landing at Level 1.5  
Looking Northeast at Upper Intermediate Landing;  
Framing Reinforcement Strategy Under Consideration*

180425-IMG\_8381.jpg



*Exposed Framing of West Stair Landing at Level 1.5  
Looking Southwest at Lower Intermediate Landing;  
Framing Reinforcement Strategy Under Consideration*

180425-IMG\_8380.jpg



*Exposed Framing of West Stair Landing at Level 1.5  
Looking Northwest at Upper Intermediate Landing;  
Framing Reinforcement Strategy Under Consideration*