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James G. Otto Architect, LLC
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ARCHITECT'S FIELD REPORT

Charles Allis Art Museum
 Exterior Improvements
 Milwaukee County – Department of Administrative Services
 Milwaukee County Project No. O527-17438
 James G. Otto Architect, LLC Project No. 15005.00

Visit Number: Seven
 Date: September 7, 2018
 Time: 8:45 am
 Weather: Partly Sunny
 Temperature Range: High 60's
 Present At Site: Jim Otto

CURRENT OBSERVATIONS / WORK IN PROGRESS



Item	Description	Action By
7.01	<p>Reviewed current work in progress as follows:</p> <ul style="list-style-type: none"> • Balcony; <ul style="list-style-type: none"> - No work since last report. • South Stair; <ul style="list-style-type: none"> - The cheek wall flashings are loose laid on the walls. The flashings are not corrugated as detailed / specified/ submitted. Revise to conform to the contract requirements. - Cheek wall coping dowels (2 per stone) must have soldered thimbles. - The foundation at the cheek wall posts was not properly constructed (sandstone is projecting into the air). The issue was documented in field report number four, dated July 5, 2018 and was discussed on site with MKE County and MRI. Revise foundation to provide solid bearing for the sandstone that continues down to the new concrete footing. - The sandstone at the cheek walls noted to be retooled has not been completed. - The Dutchman repairs at the upper landing have not been completed. • Fire Escape; <ul style="list-style-type: none"> - No work since last report. 	<p>MRI</p> <p>MRI</p> <p>MRI</p> <p>MRI</p> <p>MRI</p>

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Item	Description	Action By
	<ul style="list-style-type: none"> - The fire escape foot has not been installed and the roof is complete except for the cap sheet. 	
	<ul style="list-style-type: none"> • Foyer Roof Area; <ul style="list-style-type: none"> - The roof base flashing has not been extended up the walls 8" minimum as detailed and required by the Manufacturer. 	MRI
	<ul style="list-style-type: none"> - The fire escape foot has not been installed and the roof is complete except for the cap sheet. The roof will need to be cut open to install the foot. 	MRI
	<ul style="list-style-type: none"> - The roof slope at the east side of the drain should be revised to ensure significant positive pitch to drain. 	MRI
	<ul style="list-style-type: none"> • Garage North Wall; <ul style="list-style-type: none"> - The East Gable Parapet has not been reconstructed as required by the contract documents. The parapet should be reconstructed as detailed to provide the stable masonry intended. 	MRI
	<ul style="list-style-type: none"> - Per various emails since the last report, the West Gable Parapet may not been reconstructed as required by the contract documents. Verification is required that complete demolition and reconstruction has occurred and all required anchors installed. 	MRI
	<ul style="list-style-type: none"> - The tile roof is not being installed in accordance with the contract documents. The Flashing / Underlayment / Self-Adhered Membrane at the parapet are not installed as detailed. 	MRI
		
		
	<p>Garage Flashing</p>	
	<p>East Parapet</p>	

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<i>Item</i>	<i>Description</i>	<i>Action By</i>
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South Stair



Cheek Wall Flashing



East Cheek Wall Post



West Cheek Wall Post



Foyer Roof



Foyer Roof

PRIOR ACTION ITEM OBSERVATIONS

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<i>Item</i>	<i>Description</i>	<i>Action By</i>
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PRIOR ACTION ITEMS COMPLETED

Prepared by,



James G. Otto, AIA, NCARB, BECxP
Architect / Principal

JGO/jo

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