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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: Eight
Date: September 11, 2018
Time: 1:00 am
Weather: Sunny
Temperature Range: High 60's
Present At Site: Jim Otto
Philip Schmidt
John Sterr
Scott Russell

CURRENT OBSERVATIONS / WORK IN PROGRESS

| Item | Description | Action By |
|------|---|-----------|
| 8.01 | <p>Reviewed current work in progress as follows:</p> <ul style="list-style-type: none">Reviewed the Balcony Railing Side Panels t MRI's shop;<ul style="list-style-type: none">The railing side panels have been reconstructed and are being wet cured.The side panels will be crated and delivered to the site for reinstallation after a one week wet cure period.The remaining whitish residual sealant areas will not be ground off to avoid reconfiguring the existing stone profiles. | |



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| Item | Description | Action By |
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PRIOR ACTION ITEM OBSERVATIONS

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| 7.01 | <p>Reviewed current work in progress as follows:</p> <ul style="list-style-type: none"> • 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. • 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. - 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. | <p>MRI</p> <p>MRI</p> <p>MRI</p> <p>MRI</p> <p>MRI</p> <p>MRI</p> <p>MRI</p> |
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| <i>Item</i> | <i>Description</i> | <i>Action By</i> |
|-------------|--|------------------|
| | <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. - 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. - 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 |
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PRIOR ACTION ITEMS COMPLETED

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Item Description

Action By

Prepared by,



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

JGO/jo

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 Paul Montalto
 John Abbott
 Eileen Hanks
 John Sterr
 Tim Forrer
 Scott Russell
 Steven Schmitt
 Tim Askin

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