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. 0527-17438 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	Reviewed current work in progress as follows:	•
	• Balcony;	
	- No work since last report.	
	• South Stair;	
	- The cheek wall flashings are loose laid on the walls. The	
	flashings are not corrugated as detailed / specified/	MRI
	submitted. Revise to conform to the contract requirements.	
	- Cheek wall coping dowels (2 per stone) must have soldered	
	thimbles.	MRI
- T	- The foundation at the cheek wall posts was not properly	
	constructed (sandstone is projecting into the air). The issue	MRI
	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	sandstone
	that continues down to the new concrete footing.	
	- The sandstone at the cheek walls noted to be retooled has not	MRI
	been completed.	
	- The Dutchman repairs at the upper landing have not been	MRI
	completed.	
	• Fire Escape;	
	- No work since last report.	

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Item	Description	Action By
	- The fire escape foot has not been installed and the roof is	
	<i>complete except for the cap sheet.</i>	
	• Foyer Roof Area;	
	- The roof base flashing has not been extended up the walls 8" minimum as detailed and required by the Manufacturer.	MRI
	- The fire escape foot has not been installed and the roof is	
	<i>complete except for the cap sheet. The roof will need to be cut open to install the foot.</i>	MRI
	- The roof slope at the east side of the drain should be revised to ensure significant positive pitch to drain.	MRI
	Garage North Wall;	
	- 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
	- 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
	- The tile roof is not being installed in accordance with the	
	contract documents. The Flashing / Underlayment /Self-	MRI
	Adhered Membrane at the parapet are not installed as	
	detailed.	



Garage Flashing



East Parapet

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Item Description

Action By



PRIOR ACTION ITEM OBSERVATIONS

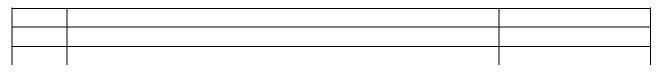
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Item Description

Action By

PRIOR ACTION ITEMS COMPLETED



Prepared by,

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

JGO/jo

C:

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