FIELD OBSERVATION REPORT

Lincoln Trail Elementary School, Hardin County Schools, Elizabethtown, KY 201752 -CA8

Date: 9/3/2020 Time: 8:00 AM ET

Weather: 75/Overcast/Drizzle

Observed by: Joseph Jones Report No: 31

Est. Completion: 85%

Present on Site:

John Stith, Billy Parson, Gerald Jones, Zach Hadden, General Trades, Masons, Gym Floor System Installers, Glazers, Painters, Ceramic Tile Setters, Roofers – Sheet Metal Installers, Ceiling Installers, Elevators Installers, HVAC Installers, Electricians

1. Work in Progress

a. The general trades contractor was cleaning the second floor of Area B.
b. Masons were detailing the ground faced block joints on the first floor.
c. Painters were painting door frames.
d. Gym floor installers were laying gym floor sleepers and flooring.
e. Sheet metal installers were working on the metal siding.
f. Glazers were installing glass in window frames.
g. Elevator installers were installing the elevator platform.
h. Ceiling installers were installing hanger wires and grid in the corridors.
i. The HVAC installer was insulating ductwork on the mezzanine and connecting heat pumps.
j. The electrician was installing light fixtures.

2. General Observations

a) The weather was overcast with drizzle. The site was muddy from a storm the night before. It was clearing during the day.

The windows and entrance framing and glazing systems are being completed. The glazer was installing the glass in the curtainwall frames at the front of the building. The building must be under environmental control before finishes such as drywall and ceiling tile can be stored in the building and installed.

Gerald said that he has devised a plan to close off Area C from Area B so that the concrete polisher can have a temperature and humidity controlled environment to apply the densifier to the polished concrete slabs.

The roofer is almost complete with the roofing. The low sloped built up roofs will have an asphalt flood coat and gravel applied. The standing seam metal roofing needs to be sealed with a robotic seaming device run along the seams. This will make the roof look uniform. The sheet metal installers were installing sheet metal panels. The roofers have

corrected three leaks. One was caused by the mason not protecting the small low sloped roof area off of the mechanical platform. They made eight punctures of the roof membrane. Gerald had told them to lay down protection board before they worked over the membrane. Without following his direction, they stored block and used a masonry saw directly on the membrane. Another leak was at a curb for the rooftop unit serving the kitchen equipment. The roofer has corrected this leak. The other leak was over the Gym. Refer to the comments below about this leak. We discussed the drainage for the small roof area off of the mechanical platform. Zach said that plies will be added in the low areas to create positive drainage.

The gym flooring installer was installing the flooring system in the Gym. This was going very well except for a small water drip from the metal deck ceiling near the Coaches Office. The roofer later discovered that there was an unfinished joint in the siding above this area that was probably the cause of the moisture. The amount was so small that the flooring installer said that this would not affect the wood but would affect the finish as it was being applied.

Again, all steel needs to be cleaned and the primer touched up so that no rust of bare metal is showing. The finish contractors are rapidly covering up the steel making these required repairs inaccessible.

Gerald, Billy and I discussed the missing "J" mold at the intersection of the cement panels and the window frames at the Library/Media Center. Gerald said that he instructed Edgar Belle to install the wood blocking to the jamb angles at the widows so that "J" molding could be fastened to blocking before the panels were installed. This was not done. The cement panels will need to be removed, the blocking and "J" molding installed and the panels reinstalled to correct this.

I met with Jamie and her foreman with Smith Interiors to discuss the ceramic tile walls in the toilets. They said that the CMU walls were not flat causing the tile to be out of plane. I reminded them that they needed to inform Gerald that the CMU walls had to be repaired before they began their work. They said that removing tile was damaging the block to the point that the walls will look worse than if left alone. We agreed that the best course of action is to regrout the tile joints to make the overall appearance more uniform. The temporary lighting was emphasizing the joints that were not completely filled. They will try a sample with this approach. We will look at the walls again after their work is done.

The masons were doing the final detailing of the joints in the ground faced block. This is a fairly messy process that must be completed finishes are installed.

The spray insulation installers are almost complete. JRA has approved a wall assembly for the cement panels that does not include the intumescent coating over the spray insulation. They were proceeding with this approach. The spray insulation can now be completely covered with the vapor barrier and the cement panels applied as a separate step.

The painters were painting hollow metal door frames while I was on site. The finish coat has been applied in many of the rooms. This must be protected if subsequent work in those spaces might damage the paint.

The mechanical contractor is making good progress installing the heat pumps on the mechanical platform. They were installing the control wiring and insulating piping while I was on site.

The electrical contractor continues to install rough ins to mechanical equipment. The light fixtures in the toilets need to be installed so the drywall ceiling can be finished.

The drywall contractor has finished the drywall in the administrative area. They are working to complete the drywall soffits. After the drywall is finished and painted, the ceiling grid can be installed.

The kitchen equipment installer was on site to install the cooler/freezer boxes. The refrigerant units for the coolers are already installed on the roof along with the hood exhaust units.

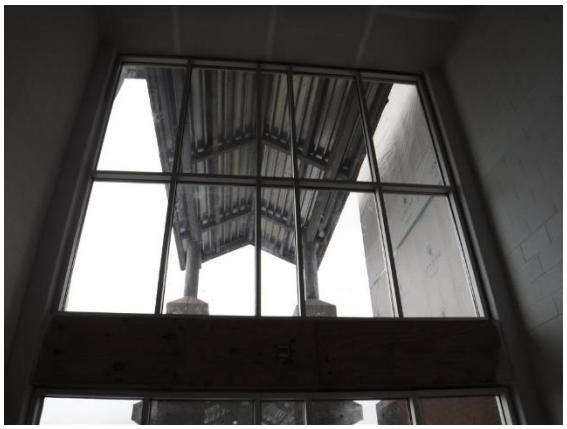
b) The glazer was installing glass in the curtain wall framing at the front of the building.

c) Concrete walks are complete at the front of the building. The downspouts are not in place. The plastic weather barrier is in place for the application of the cement panels.

d) Light fixtures were being connected in Area B.

e) The drywall is finished in the administrative area.

f) The curtainwall framing, doors and glass are in place at the main entrance.

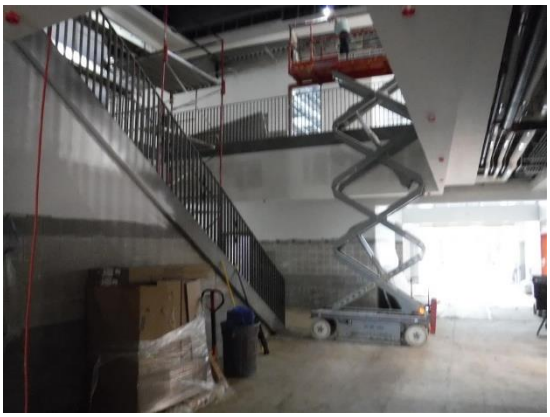


g) Drywall is being finished on walls and soffits making them ready for paint.

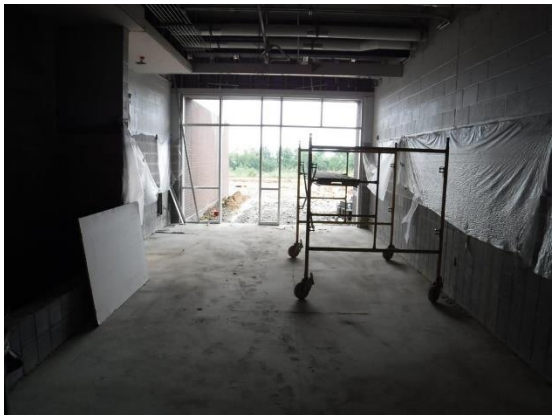
h) The masons were detailing the block joints in the ground faced block. They had placed a dam to control the waste water from the process.

i) The elevator entrance doors are in place.

j) The drywall soffit around the central lobby was being finished,

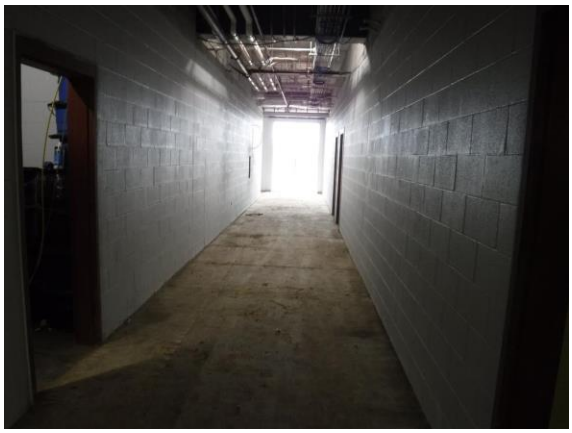


k) The framing for the rear entrance is now in place leaving doors and glass to be installed.

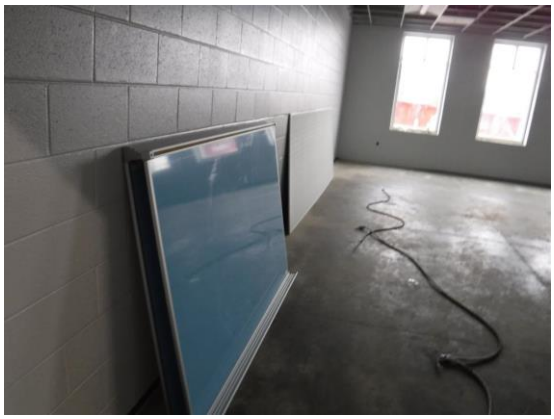


l) The entrance at the east side of the Area B is on place. Gerald has instructed all workers to not prop the doors open. This will be critical when the HVAC system is operational to maintain environmental control.

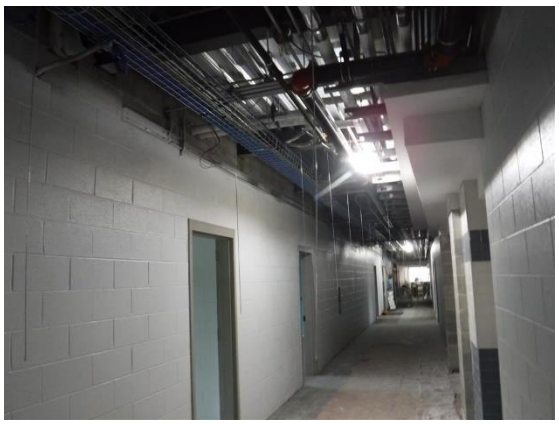
m) The entrance to the corridor by the preschool rooms has not been installed.



n) The marker boards have been placed in some of the classrooms.



o) Hanger wires for suspended ceilings had been hung in the main corridor. Painters were painting the door frames.



p) Workers were cleaning rooms on the second floor of Area B.

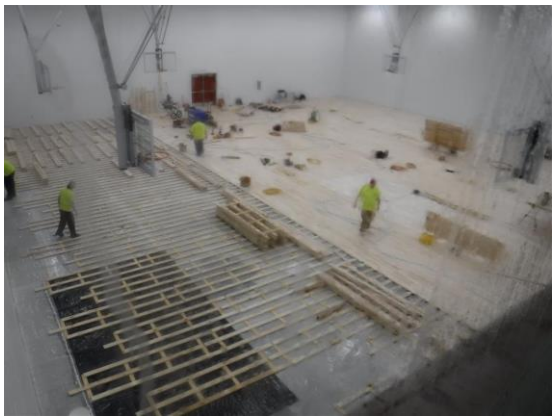
q) The drywall soffit was being hung at the entrance to the student toilets on the second floor.

r) The guardrail around the central lobby on the second floor is in place. Note that the gate to the slide is in place.

s) The vestibule at the main entrance is taking shape now that the curtainwall framing and glass is in place. The inner doors of the vestibule are not yet in place.

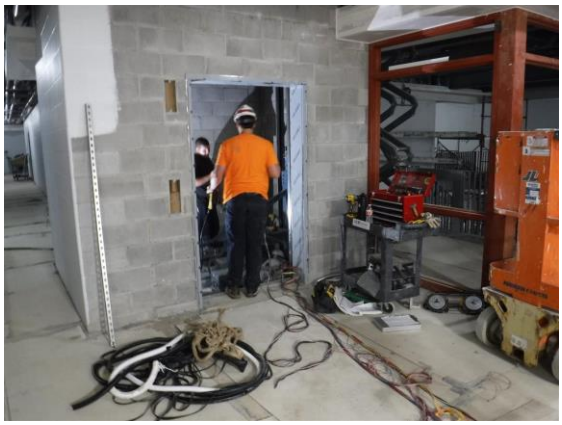
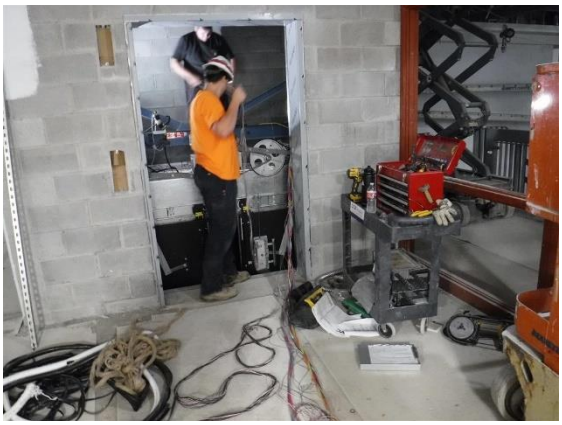
t) Looking down into the cafeteria, the casework and some of the furniture is stockpiled for the building.

u) From the second floor, you can see that the installation of the gym flooring system is more than 50% complete. The sleeper system is to the left and the maple flooring is to the right. The white bucket is under the drip from the ceiling.



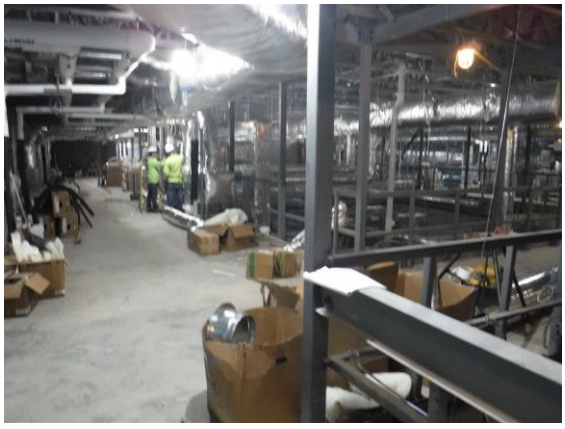

v) The sleeper system is laid over a plastic vapor barrier. The threshold at the entrance will be extended over the expansion space and returned back to the outer edges of the frame.


w) The elevator installers were completing the installation of the platform.

x) The red paper protection was replaced over the tile pavers at the entrances to the student toilets.


y) On the mechanical platform, piping was being insulated and controls were being connected.

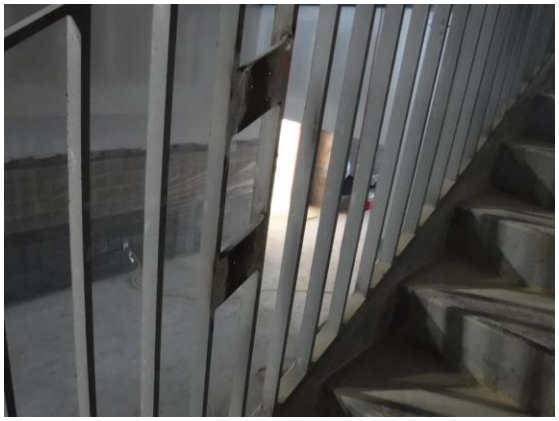



z) The seams for the metal roofing have been hand crimped at about 4' centers. The seams will be completely crimped with a robot device.


aa) The small roof area off of the mechanical platform does not drain well. The roofers will add roofing plies in the low areas to direct water into the drain.

bb) At higher areas of the building, sheet metal siding and fiber cement panels have been installed. Sheet metal trim and copings are required to complete the work.

cc) The stair railings in the central lobby are nearing completion with the addition of the center handrail and attachment plates for the handrails on the guards.



dd) Since the construction trailer had to be sent off site to complete the site work, Gerald has converted the Kitchen into a temporary construction office. The cooler/freezer boxes were installed.

3. Stored Material:

a. Electrical fixtures, wire, conduit and boxes and equipment.
b. Roofing and siding materials.
c. HVAC materials
d. Tile materials.
e. Gym flooring system.
f. Casework.
g. Glazing materials.
h. Ceiling grid and attachment materials.
i. Plumbing and mechanical rough-in materials and equipment and finished trim and fixtures.
j. Fire suppression system materials.

4. Follow up items:

a. Keep as-built locations for site utility work up to date.
b. Keep as-built locations of plumbing and electrical lines up to date.
c. Maintain site silt control measures.
d. Have all trades keep the building clean of all bottles, lunch bags, wrappers, trash, debris, etc.
e. Protect brick at downspout locations until downspouts are installed.
f. Verify status of sprinkler piping under stair.
g. Protect all low sloped roof areas during the installation of the composite panel systems.
h. Enclose the building completely before starting the HVAC system.

Follow up by:

☐ Architect, ☐ Owner, ☐ MEP Engineer, ☐ Structural Engineer, ☐ Civil Engineer
☑ Contractor, ☐ Other

Respectfully submitted,
Joseph Jones, AIA
JRA Architects
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