



# EXTERIOR REHABILITATION

## MONTHLY CONSTRUCTION PROGRESS REPORT

May 2015



JE Dunn Construction | Treanor Architects | ADG

# Monthly Progress Report

5/31/2015

15039DB – Oklahoma Capitol Restoration/Exterior Rehabilitation



## SUMMARY

The exterior portion of the Oklahoma Capitol Restoration Project was awarded to the Design-Build Team of JE Dunn Construction Company, ADG, Inc., and Treanor Architects on December 22<sup>nd</sup>, 2014. The Notice to Proceed (NTP) for Phase I Scope Development was issued on March 17<sup>th</sup>, 2015. Since the issue of the NTP, the Design-Build Team has reviewed drawings, reports, and other documents provided by the Office of Management and Enterprise Services (OMES), Mass Architects (AE1), and Wiss, Janney, Elstner Associates, Inc. (WJE) to become familiar with the existing conditions and construction history of the building. Trial areas have been established to give the Design-Build Team the greatest opportunity to evaluate the existing conditions of the masonry, windows, and doors so that corrective measures can be developed.

## KEY ACTIVITIES

- November 13<sup>th</sup>, 2014 – WJE Preliminary Reported Released
- December 2<sup>nd</sup>, 2014 – RFP Response Submitted
- December 22<sup>nd</sup>, 2014 – Notice of Award
- December 23<sup>rd</sup>, 2014 – Final WJE Report Released
- March 17<sup>th</sup>, 2015 – Notice to Proceed
- March 25<sup>th</sup>, 2015 – OMES Kick-Off Meeting
- March 26<sup>th</sup> to May 1<sup>st</sup>, 2015 – Exchange and Review of Historical Documents from AE1
- April 9<sup>th</sup>, 2015 – WJE Scope Documents Released
- May 4<sup>th</sup> to 5<sup>th</sup>, 2015 – Scope Development Kick-Off Meeting
- May 14<sup>th</sup>, 2015 – Trial Area Scaffold Delivery and Erection
- May 19<sup>th</sup>, 2015 – Trailer Mobilization

## SCOPE DEVELOPMENT

### INITIAL TRIAL AREA LOCATIONS



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## EXTERIOR FAÇADE

### Progress

Treanor Architects (TA) continues to conduct site visits to the Capitol to confirm existing conditions. TA has begun to conduct trial area test repairs on mortar joints.

The Design Team has consulted with JE Dunn on locations and requirements for trial repair areas, to coordinate locations for scaffold and the qualifications for trades to properly perform the trial repair work.

### One-Month Look Ahead

In June the Design Team anticipates that trial repairs to mortar joints will be performed so that TA can evaluate the results and, if needed, request additional or alternate test methods. TA and JE Dunn will identify a source, or sources, for white sand mortar for use in trial repairs.

Testing certain stone cleaning methods should begin, as well as anchor location identification.

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## EXTERIOR DOORS AND WINDOWS

### Progress

TA has coordinated within the Design-Build Team for trial repair areas and a process for existing conditions assessment, window/frame removal and repair. Research into repair and replacement options with suppliers and fabricators has begun. TA has identified items for coordination with the Interior Design Team.

### One-Month Look Ahead

TA will continue to evaluate existing conditions at windows, cast iron surrounds and doors. The Design Team anticipates that hazardous materials testing can be performed in June that will identify if any materials must be abated prior to invasive investigation.

The Design Team will continue to inventory different types of windows and their conditions. The types and quantities of each door and window will be verified. Contingent on hazardous material testing, protocols for trial repairs and field investigation will be completed.

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## ROOF

### Progress

OMES has requested an assessment of the copper roofing.

A meeting was conducted with Oklahoma Roofing, who holds the warranty for the modified bitumen roofs, to document the existing condition of the modified bitumen roofs and protocol for addressing roof damage during the work. Oklahoma Roofing is to request a conditions assessment from the manufacturer, Siplast.

### One-Month Look Ahead

The Design Team will develop assessment protocol to determine the extent of copper roofing to be included in the scope of the work. The Design Team will coordinate with the Interior Design Team to identify potential changes to roof mounted equipment and penetrations necessary for the interior scope. The Design Team will participate in review of roof condition assessment by Siplast.

The Design Team will prepare roof scope diagrams and perform a detailed site investigation of flashing and edge conditions.

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## LIGHTWELLS

### Progress

The light wells have been reviewed by the Design Team to confirm the type of materials and windows. OMES has indicated that security studies are ongoing that may affect this scope of work. Questions have been submitted to the Interior Design-Build Team to coordinate work in the light wells.

Areas for investigative excavation have been identified and documented for JE Dunn. These areas are on the West wing, South elevation and the West wing, North elevation.

### One-Month Look Ahead

The Design Team will include light wells in trial repair areas. The Design-Build Team will perform trial repairs and evaluate the results. If needed, the Design-Build Team will perform additional or alternate test methods.

The Design Team will begin documenting the light wells in electronic drawings and coordinate the phasing of the light wells work with the overall phasing plan.

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## TUNNEL

### Progress

A topographic survey has been received. The structural engineer, ZFI, has prepared a document detailing requirements for the geotechnical investigations. Proposals have been requested to perform the geotechnical investigations.

Weather conditions have delayed excavation of the tunnel. The specific area for investigative excavation has been identified. ZFI has reviewed onsite conditions and drawings of the tunnel, and has coordinated the locations for investigative excavation with essential structural components.

Potential value added options for the tunnel have been included on the priority matrix for future discussion. Questions have been submitted to the Interior Design-Build Team to coordinate tunnel interior design.

### One-Month Look Ahead

The Design-Build team will prepare documents for pricing investigative excavation to confirm waterproofing condition on the tunnel.

The Design Team will investigate options for locating security, and other potential value-added options, based on Owner input and in collaboration with the Interior Design-Build Team.

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## PLAZA, TERRACES, WALKS AND STAIRS

### Progress

ADG is currently performing field verification of existing conditions.

### One-Month Look Ahead

The Design Team will document the components of the battlements, light well railings, and stairs. The Design Team will coordinate phasing of restoration work with the overall phasing plan. The Design Team will prepare electronic drawings of field surveyed components.

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## PROGRESS PHOTOS

**Trial Area Scaffold**



**Restoration Project Signage**



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**Trial Area  
Scaffold Erection**



**JE Dunn Jobsite  
Trailers**