



EXTERIOR REHABILITATION

MONTHLY CONSTRUCTION PROGRESS REPORT

June 2015



JE Dunn Construction | Treanor Architects | ADG

Monthly Progress Report

6/31/2015

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 22nd, 2014. The Notice to Proceed (NTP) for Phase I Scope Development was issued on March 17th, 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 13th, 2014 – WJE Preliminary Reported Released
- December 2nd, 2014 – RFP Response Submitted
- December 22nd, 2014 – Notice of Award
- December 23rd, 2014 – Final WJE Report Released
- March 17th, 2015 – Notice to Proceed
- March 25th, 2015 – OMES Kick-Off Meeting
- March 26th to May 1st, 2015 – Exchange and Review of Historical Documents from AE1
- April 9th, 2015 – WJE Scope Documents Released
- May 4th to 5th, 2015 – Scope Development Kick-Off Meeting
- May 14th, 2015 – Trial Area Scaffold Delivery and Erection
- May 19th, 2015 – Trailer Mobilization

SCOPE DEVELOPMENT

INITIAL TRIAL AREA LOCATIONS



EXTERIOR FAÇADE

Progress



One-Month Look Ahead

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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.

Scaffolding has been assembled in three locations on the Exterior of the Capitol and raking of the mortar joints have begun. We've located white sand that will be used for mockup tests to match the existing Finish. Masonry Cleaning trials have also begun to find the right method for the variety of exterior staining conditions.

In July 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..

A method of cleaning stone using a Laser machine is another option that we expect to begin in July with the potential of leading into August.

EXTERIOR DOORS AND WINDOWS

Progress

TA has continued to conduct weekly site investigations at trial repair areas and evaluate a solutions for repair of the existing conditions. Research into repair and replacement options with suppliers and fabricators still continues. 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 July 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.

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. Excavating of the light well areas should take place in July.

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.

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 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.

Excavation of the tunnel area for investigation is scheduled to be performed in July.

PLAZA, TERRACES, WALKS AND STAIRS

Progress

One-Month Look Ahead

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ADG is currently performing field verification of existing conditions.

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.

PROGRESS PHOTOS

**Trial Area
Scaffold**



**Masonry Joint
Raking at Mockups**



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Masonry Cleaning Trials



JE Dunn Jobsite Trailers