

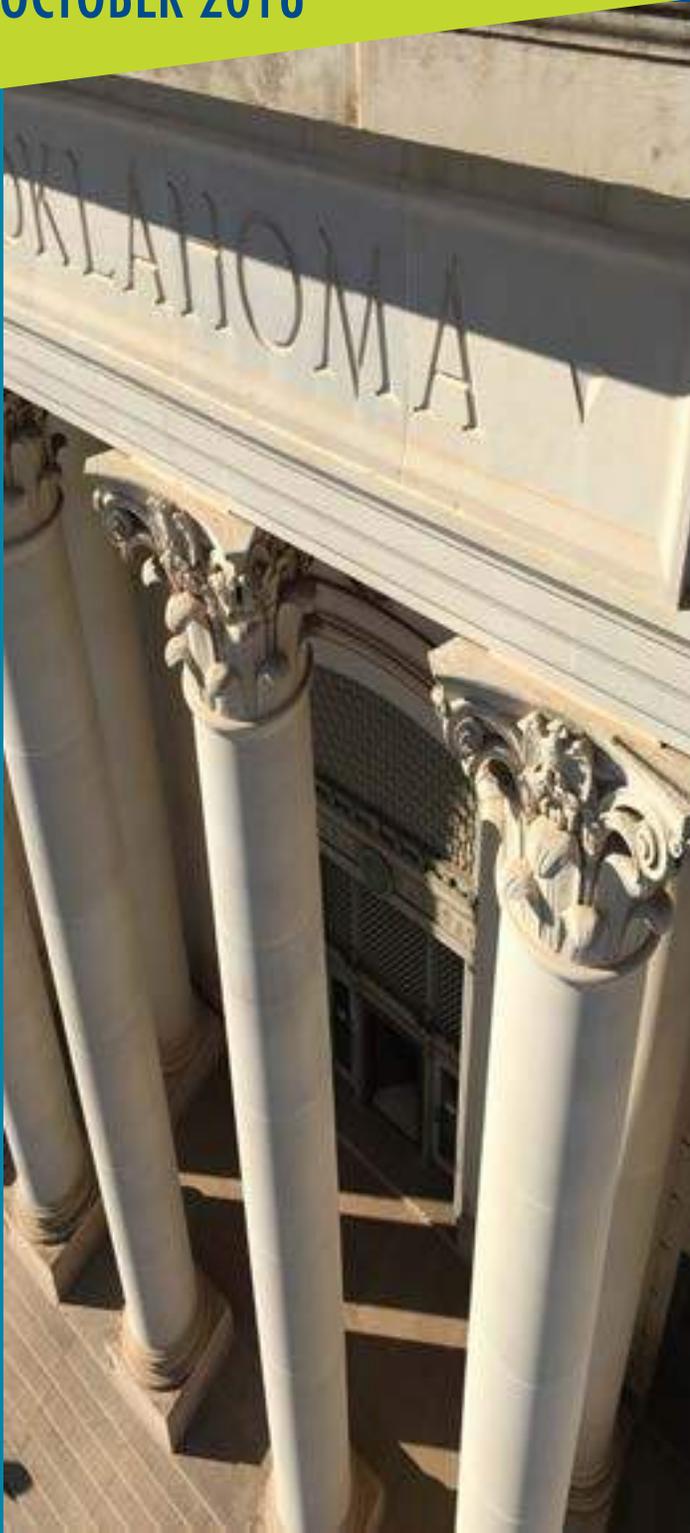


OKLAHOMA STATE CAPITOL RESTORATION
Exterior Rehabilitation

EXTERIOR DESIGN BUILD TEAM | JE DUNN | TREANOR ARCHITECTS | ADG

OCTOBER 2016

15039DB MONTHLY CONSTRUCTION PROGRESS REPORT



Contents

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- 2** Safety
- 3** Progress Photos
- 4** Mock-Ups
- 5** Investigations
- 6** Phasing Plan & Schedule





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Summary:

Our exterior restoration team has made a great deal of progress during the month of October. The moderate temperatures and lack of rain have made for great working conditions. Hazardous window material abatement has continued on the west and north face of the north wing (Alpha and Bravo), along with the abatement and demolition of the built in gutter system on the west face of the north wing (Alpha). Limestone and granite cleaning mock ups continue to be performed to ensure the most effective, and most efficient cleaning methods. The east face of the north wing (Charlie) has been undergoing extensive stone work. The old, weathered mortar has been removed from every stone joint, followed by cleaning the voids and reapplying new structural mortar. This process is referred to as "raking and re-pointing." Refer to our September Monthly Report for an explanation of how this process takes place.

Further, drones have been catching the step-by-step progression of our progress around the State Capitol with state of the art high definition 4K video. This allows a one-of-a-kind view of the State's most iconic building, and the efforts to restore its facade. The exterior scaffolding continues to grow as we are currently working to complete our largest section. Erecting scaffolding on the north side of the east wing (Delta) is an impressive and technical undertaking. Even with escalated difficulty, our scaffold crews are making great progress and staying ahead of schedule.

In addition to the construction progress, our design team has been hard at work designing the new tunnel space that will bring visitors from the east parking lot entrance into the capitol building. Following the completion of tunnel concrete repairs and extensive waterproofing, the tunnel will be transformed into an inviting space with display panels that will depict Oklahoma's history. Additional upgrades include: upgraded flooring, acoustical panels to soften the acoustics of the tunnel, dropped ceilings, and LED lighting. Along with designing new spaces, our design team is continuing to work through the challenges noted in last month's report. The hidden configuration of Type G windows that prevents us from removing components of these windows and restoring them off-site as originally planned, as well as the discovery of steel member on the west face of the north wing (Alpha) that prevents our team from removing the glass as originally planned.





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Key Activities:

- Cleaning mock-ups continued
- Removal (Raking) of old joint mortar on Charlie elevation
- Re-application (Re-pointing) of joint mortar on Charlie elevation
- Removal of hazardous material from gutter on Alpha elevation
- Selection of exterior window Statuary Bronze finish color
- Continuation of interior partitions on Charlie elevation
- Documenting required stone repairs on Alpha, Bravo, and Charlie
- Tunnel preliminary design and coordination

15039DB MONTHLY CONSTRUCTION PROGRESS REPORT



Tracking & assessing voids found in the stone joints following raking activities



Heath Glenn (Superintendent) holds a large piece of stone that was found to be loose during the South Portico stone investigation.



Built-in gutter abatement and demolition on the Alpha Elevation. The original Douglas-Fir wood framing was found to be in good condition.





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Safety:

The safety of our workforce and the general public during the course of construction is the most important task that we must deliver. To that end, every craftsmen involved with the project receives a detailed project orientation, and prior to performing any task, the teams develop detailed task specific work plans. These work plans are often called Job Site Analysis (JSA) and assist project teams with analyzing different hazards associated with each work activity prior to beginning work. See page five (5) for an example of a detailed JSA document that we require all trade partners to complete prior to completing any activity.

Safety Data and Metrics	
Orientations Performed through 10.30.16	117
First Aid Incidents	0
OSHA Recordable Incidents	0
Total Man-Hours for the month of October (hrs.)	2023
Total Project Man-Hours (hrs.)	6247



JOB SAFETY ANALYSIS



DATE:	TIME:	
PROJECT:	TASK/ACTIVITY:	LOCATION:

WEATHER IMPACTS:

<input type="checkbox"/> High Winds	<input type="checkbox"/> Heat
<input type="checkbox"/> Lightning	<input type="checkbox"/> Cold
<input type="checkbox"/> Snow/Ice	<input type="checkbox"/> Rain

COMPANY NAME:	TRADE CREW PERFORMING WORK:	FOREMAN OR SUPERVISOR:
---------------	-----------------------------	------------------------

SPECIALIZED PERSONAL PROTECTIVE EQUIPMENT AND/OR PERMITS:

<input type="checkbox"/> Fall Protection	<input type="checkbox"/> Eye/Face Protection	<input type="checkbox"/> Hand Protection	<input type="checkbox"/> Hearing Protection	<input type="checkbox"/> Respirator Protection	<input type="checkbox"/> Reflective Vest
<input type="checkbox"/> Critical Lift Plan	<input type="checkbox"/> Hot Work Permit	<input type="checkbox"/> Excavation Permit	<input type="checkbox"/> Confined Space Permit	<input type="checkbox"/> Lock-out/Tag-out Permit	<input type="checkbox"/> Kevlar Sleeves
<input type="checkbox"/> Eye Wash	<input type="checkbox"/> Barricades	<input type="checkbox"/> Signage	<input type="checkbox"/> MSDS	<input type="checkbox"/> GFCI	

COMPLETED BY:	REVIEWED BY:	APPROVED BY:
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STEPS:	LOCATION(S):	POTENTIAL HAZARDS:	HAZARD CONTROLS:	TOOLS/EQUIPMENT REQUIRED:
			How: Who:	



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Safety Spotlight



JE Dunn Executives, Frank Jakofcich (General Superintendent), Bobby Snyder (Vice President), and Burton Farris (Safety Director), completed a safety walk on 10.06.16 with the Exterior Capitol Restoration team to review current job-site safety.



Weekly safety meetings continue on-site for all workers and trade partners currently working on the project. These safety meetings consist of tool box talks, lessons learned, and recognition of safe behavior.



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Progress Photos

The photos attached in the subsequent pages represent progress photos taken during the month of October for the Exterior Rehabilitation of the State Capitol of Oklahoma.

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OBSERVED BY: Peter Breninger (ADG)

COPIES TO: Heath Glenn (JE Dunn), Josh Martin (JE Dunn), Landon Heaton (JE Dunn), Lindsey Ross (JE Dunn), Lynnsee Boyse (JE Dunn), Mark Maska (JE Dunn), Tony Talerico (JE Dunn), JC Witcher (ADG), Robert Meek (ADG), Julia Manglitz (TreanorHL), Mariah Scott (TreanorHL), Todd Renyer (TreanorHL), Vance Kelley (TreanorHL), Mike Thompson (ZFI), Steve Ford (ZFI), Andy Wiese (Alvine), Ed Kongs (Alvine), Sam Haberman (Alvine), Steve Alvine (Alvine), Gary Noland (Smith Roberts Baldischwiler)



Scaffold installation progressing on east elevation of north wing (Charlie)



Scaffold installation progressing on north elevation of east wing (Delta)



Window abatement progressing on west elevation of north wing (Alpha)



Joint raking progressing on east elevation of north wing (Charlie)



Joint raking progressing on east elevation of north wing (Charlie)



Gutter material removal progressing on west elevation of north wing (Alpha)



Boring started for data line to jobsite trailers near light well at north elevation of east wing (Delta)



Mock-Ups

In construction, a mock-up is a scale or full-size model of a design used for: demonstration, design evaluation, constructability, and other purposes. A mock-up is very similar to a prototype if it provides at least part of the functionality of an assembly or system and enables testing of a design. The completion of mock-ups allows our team to be able to visualize what a completed installation will look like once the scope of work is completed on the actual project. The following report depicts several mock-ups that were completed during the month of September to prepare for the completion of work.



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Additional Indiana Limestone in Silver Buff has been delivered with light, medium and dark labeled. Clarification regarding whether this represents the range or whether we are able to choose based on the stone to be matched was requested. Based on review of gray and buff samples to date, multiple colors may be required for matching specific stones – Mark 1 to discuss with fabricator options for the occasional stone of a different color.

Patching for granite – obtaining samples from the building is not possible. TreanorHL has a small piece of granite obtained from another source that is a close match and could be used if needed. Mark1 to discuss options for sourcing patch material and report whether this sample should be sent to Chicago.

Sealant mock up locations for stone to stone joints on A206 discussed. Two colors for consideration with the granite are to be evaluated in the wall and samples should also be put into channels to allow for a movable color swatch for further comparison.

Conference call to discuss observed conditions and requirements of the work with Baker personnel in Raleigh, NC.

ACTION REQUIRED:

Follow up review of cleaning. (TreanorHL)

Additional mock up for biological cleaning based on Prosoco recommendation for soaking prior to application of biological treatment. Location to be used is on A207, base of the first pilaster (around the corner from locations used on A208) because the soiling is similar. (Mark 1)

Cleaning needs to be completed to allow for review of stone samples for color match. (Mark 1)

Revised mockup diagrams for built in gutter need to be distributed. (TreanorHL)

ITEMS TO VERIFY:

REMARKS:

OBSERVED BY: Julia Manglitz (TreanorHL)

COPIES TO: David Mihm (OMES), Doug Kellogg (OMES), Mike Jones (OMES), Trait Thompson (OMES), Duane Mass (MAI), Elizabeth Williams (MAI), Jason Cady (MAI), Matthew Radcliffe (MAI), Heath Glenn (JE Dunn), Josh Martin (JE Dunn), Landon Heaton (JE Dunn), Lindsey Ross (JE Dunn), Lynnsee Boyse (JE Dunn), Tony Talerico (JE Dunn), JC Witcher (ADG), Robert Meek (ADG), Julia Manglitz (Treanor Architects), Mariah Scott (Treanor Architects), Todd Renyer (Treanor Architects), Vance Kelley (Treanor Architects), Mike Thompson (ZFI), Steve Ford (ZFI), Andy Wiese (Alvine), Ed Kongs (Alvine), Sam Haberman (Alvine), Steve Alvine (Alvine), Gary Noland (Smith Roberts Baldischwiler)

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A206 – southernmost window bay – sealant residue removal trial – before and after second of two 10 minute applications of Prosoco Heavy Duty Paint Stripper and Afterwash



A206 – southernmost window bay – sealant residue removal trial – before trial one (left) and trial two (right) just above the first. Paint included in second trial. Prosoco Heavy Duty Paint Stripper.

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A206 – southernmost window bay – sealant residue removal trial – after photos. Left is first trial. Right is second trial after application of Afterwash and rinsing. Second trial more successful with longer dwell.



A208 – north end – biological spot treatment mockups, round 2. Initial mock ups did not produce the same results as trials had in the summer of 2015. On the left area in the center of the photo treated with ReKlaim for 15 min and then re-applied for 30 min. Prosoco 766 applied to the area in the center of the photo for 1 hr 15 min. Both areas still wet when photos were taken. While both produced results the results are not in keeping with trials performed last year. Another round of mockups is planned based on discussions with Prosoco.

TREANORHL

ACTION REQUIRED:

1. Provide additional color options for paint finish (TreanorHL)
2. Provide 2nd mobile mock-up of additional paint options with application methods matching those specified. (Re-View)
3. Terracon to verify process of testing “area of potential concealed deterioration” regarding continuous vs. spot testing, testing technique necessary at pitted surface and verification of existing sheet metal thickness to be that assumed everywhere as 12 ga. (Re-View/Terracon)
4. Verify and remove all paint/residue/corrosion/sealant in reveals of windows. (Re-View/Environmental Action).
5. Clean out formed metal window frame cavities with potential for removing grout residue where not required.
6. Provide inter-cavity concept; means and methods. (Re-View)
7. Provide cast iron, formed metal seam and joint refinishing concept; means and methods. (Re-View)

ITEMS TO VERIFY:

N/A

REMARKS:

N/A

OBSERVED BY: Todd Renyer (TreanorHL)

COPIES TO: David Mihm (OMES), Doug Kellogg (OMES), Mike Jones (OMES), Trait Thompson (OMES), Duane Mass (MAI), Elizabeth Williams (MAI), Jason Cady (MAI), Matthew Radcliffe (MAI), Heath Glenn (JE Dunn), Josh Martin (JE Dunn), Landon Heaton (JE Dunn), Lindsey Ross (JE Dunn), Lynnsee Boyse (JE Dunn), Tony Talerico (JE Dunn), JC Witcher (ADG), Robert Meek (ADG), Julia Manglitz (Treanor Architects), Mariah Scott (Treanor Architects), Todd Renyer (Treanor Architects), Vance Kelley (Treanor Architects), Mike Thompson (ZFI), Steve Ford (ZFI), Andy Wiese (Alvine), Ed Kongs (Alvine), Sam Haberman (Alvine), Steve Alvine (Alvine), Gary Noland (Smith Roberts Baldischwiler)

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Review of proposed finish colors 5Y2/2 and 2.5Y2/2 with spandrel glazing V901 Dark Gray



Location of window mark 349 pitting and investigation/cut-out verifying existing formed metal thickness is adequate at this location.



Location of window mark 349 north jamb deterioration. Note mortar in sash pocket behind frame.



Location of window mark 349 north jamb deterioration. Note mortar in sash pocket below ,behind frame.



Location of window mark 349 with deteriorated sill front drip edge. Final finishing technique needs to be determined.

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Location of window mark 159 with spaced testing locations within "area of potential concealed deterioration"



Location on window mark 159 with deterioration behind unremoved paint/corrosion/etc. in parting stop reveal.



Location on window mark 159 behind stop reveal deterioration. Note that back side of frame appears continuous with mortar level below line of metal.



Final abatement of finishes on cast iron. Note seams that need additional removal. Confirmation of how to treat these reveals/joint needs to be determined especially at horizontal joint that will come in contact with perimeter masonry/window sealant joint.



Note joint that is filled with what appears to be a bituminous material. Extent of removal of this material shall be verified with paint finish manufacturer.



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Investigations

1 An investigation at the South Portico was recently completed to assess the feasibility of potentially protecting the hazardous conditions and reopening the southern plaza to the public. The following report describes what was found during this investigation, which has ultimately led us to recommend keeping the South Portico closed until final restoration repairs can be completed.

2 Investigation of the two northern skylights was recently completed to assess the current state of the glazing, existing framing and material conditions in the shaft space below. These skylights will receive copper roofing as part of the exterior restoration work.

3 Investigations began on the west face of the north wing (Alpha) for the built-in gutter system. Following the abatement of hazardous material, we proceeded with the demolition of the original copper material, original Douglas-Fir 4x4 and 1x6 wood framing. After removing all of the original built-in material, we were able to assess the current state of the brick and stone and begin preliminary discussions on how the build back will occur, as shown in subsequent pages.



October 26, 2016

Mr. Josh Martin, Vice President
JE Dunn Construction
4 E. Sheridan, Suite 200
Oklahoma City, OK 73104

Re: Oklahoma State Capitol Restoration – Exterior Rehabilitation
South Portico Barricade and Overhead Protection Review
TreanorHL Project #HP15.007.00B

CAP Project 15039DB

Dear Mr. Martin,

On October 10 and 11 of 2016 Mike Thompson (ZFI Engineering) and Julia Manglitz (TreanorHL) observed conditions on the south portico of the Oklahoma State Capitol at your request. These observations were made to determine whether the barricades and overhead protection at the south portico should remain until after the façade is renovated in 2018 (per construction schedule dated 8-19-2016).

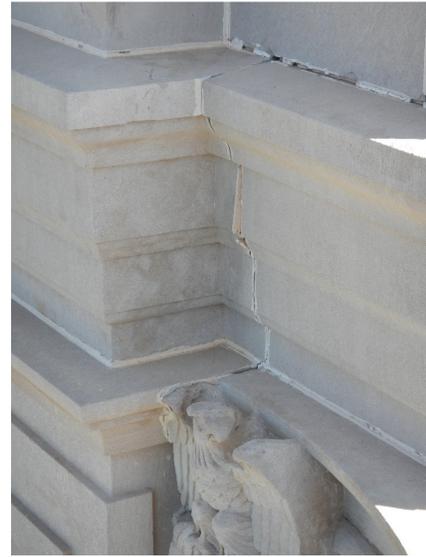
Lift access to this area is difficult due to the horizontal distance from where the lift can be set. The 150-foot lift provided did not allow for all areas of the portico to be touched. Areas along the sides and areas generally below the tympanum were not able to be accessed due to the safety limitations on the lift.

The following conditions were observed from the lift:

1. Mortar joints (horizontal and vertical) are severely deteriorated.
 - a. Mortar exhibits cracks both along and perpendicular to the joint.
 - b. Loose mortar could be removed by hand and in some areas is deteriorated enough to be raked with a tape measure.
 - c. Mortar depths after removal were generally shallow (less than 1 inch), which is consistent with other areas observed throughout the building’s façade.
 - d. Mortar is missing in locations; some joints have been washed out and are open more than 60-inches deep into the wall.
 - e. Sky facing joints in the rake and around the plinths under the griffins are deteriorated.



Open mortar joint, west rake – detail on the left, elevation view on the right (joint under the camera).



Left Photo: Bed joint above the frieze course, west side of the portico. Mortar removed from this joint with an extended tape measure. Right Photo: Dislodged mortar caused by water infiltration at the west portico return in the architrave course; area was out of reach of the lift.



Missing mortar and stone at bed joint of tympanum allowing water into the fascia course below.

2. Stone unit deterioration was noted in several locations.
 - a. Small spalls were removed from the portico.
 - b. Loose stone was noted on the underside of the raking fascia, but could not be removed with hand tools. Piece appears to be wedged.
 - c. Exfoliation that could result in falling material was observed on the frieze and on the underside of the horizontal and raking fascia courses.
 - d. Cracks that could indicate incipient spalls at typical anchor locations were observed in the frieze at four locations. The restricted lift access prevented up-close observations.
 - e. Potentially loose material was noted on the west return, but was not accessible from the lift.
 - f. Spalls have occurred at corroded anchors on the west return of the portico. The anchors and surrounding stone are subject to further weathering and potential loss.

- g. Previous repairs with mortar or patching mortar are typically open around the perimeter. Some patches were easily removed with hand tools; some are missing or partly missing. Where missing these typically create voids that will hold water.



Loose fragment on underside of west rake, below open mortar joint.

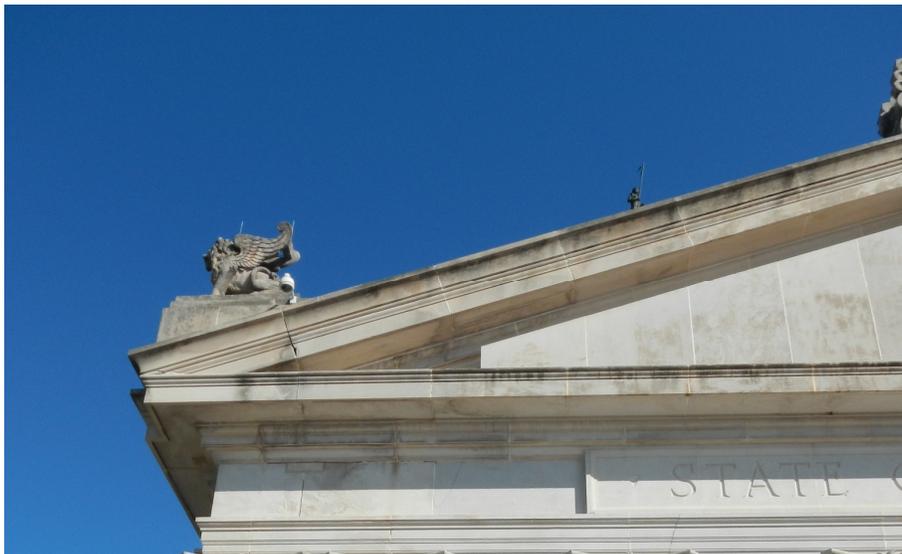


Stone spall and loose mortar removed from east rake end.

- 3. Evidence of water migration through the assembly was observed.
 - a. The underside of both the raking and horizontal fascia courses exhibit mineral staining consistent with water moving through open joints and saturating stone. Exfoliation of the stone frequently accompanies this condition.



Staining and exfoliation on the bottom of the fascia, face of the corbel and face of the frieze caused by water migrating through open mortar joints. Repair at frieze is from WJE investigation at a deteriorated ferrous anchor.



Staining on the bottom of the fascia and raking fascia resulting from water migration through open mortar joints. Severity increases closer to the corners. West corner shown.

The conditions observed are consistent with observations made by Zahl-Ford, Inc in 2011. Further review of documentation dating from 2011 indicates that many of these condition issues were noted in a 1990 report also by Zahl-Ford. There is no indication that repairs have been taken in response to either the 1990 or 2011 reports. Conditions noted in those reports have continued to deteriorate and have likely increased in quantity and severity.

The State of Oklahoma's reasons for installation and maintenance of barricades and overhead protection in 2011 are still present. Given the apparently long-standing condition issues at this area of the building the rate of deterioration has been relatively slow up to the present. However, deterioration is an ongoing phenomenon and the rate at which it occurs may accelerate. Rate of deterioration is not an exact science and it is dependent on weather, exposure (severity and length of time), and materials within the assembly. Given the loss of stone and mortar to date and the corrosion of anchors it is likely that more loss of masonry materials will occur.



We recommend that the access restrictions and overhead protection remain until the entire façade can be evaluated at close range and repairs made. Improvements to the current arrangement could be implemented:

- Improved way-finding signage starting at the south plaza to direct visitors to the entry. These improvements could allow for the implementation of signage consistent with the renovation project.
- Provide better signage or deterrents along the west side of the south wing to prevent pedestrians from accessing the south plaza or being in the vicinity of the southwest corner of the portico as that area had a high concentration of deterioration.
- Paint or replace existing overhead protection, including replacing plywood and consider replacing the scaffolding members with newer, cleaner members for aesthetics.

Sincerely,



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CC: JC Witcher, ADG



TREANORHL

Report on south portico conditions. (TreanorHL/ZFI)

Mockup diagrams for built up gutter. (TreanorHL)

ITEMS TO VERIFY:

REMARKS:

OBSERVED BY: Julia Manglitz (TreanorHL)

COPIES TO: David Mihm (OMES), Doug Kellogg (OMES), Mike Jones (OMES), Trait Thompson (OMES), Duane Mass (MAI), Elizabeth Williams (MAI), Jason Cady (MAI), Matthew Radcliffe (MAI), Heath Glenn (JE Dunn), Josh Martin (JE Dunn), Landon Heaton (JE Dunn), Lindsey Ross (JE Dunn), Lynnsee Boyse (JE Dunn), Tony Talerico (JE Dunn), JC Witcher (ADG), Robert Meek (ADG), Julia Manglitz (Treanor Architects), Mariah Scott (Treanor Architects), Todd Renyer (Treanor Architects), Vance Kelley (Treanor Architects), Mike Thompson (ZFI), Steve Ford (ZFI), Andy Wiese (Alvine), Ed Kongs (Alvine), Sam Haberman (Alvine), Steve Alvine (Alvine), Gary Noland (Smith Roberts Baldischwiler)



Second day of south portico condition review

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A206 – gutter end wall condition reviewed and discussed on site – mock up required.



Interior corner where A206 and A205 meet – expansion joint to be placed as permanent construction; end of existing gutter to remain until A205 is worked will be temporary and make use of expansion cap cover to terminate.

TREANORHL

Mock up for treatment of gutter joints and reglets (Mark 1)

ITEMS TO VERIFY:

Duct and penetration sizes necessary at north skylights (JE Dunn and ADG to confirm number and sizes/placement).

REMARKS:

Samples and mockups need to continue to be scheduled for review for masonry and for gutter.

OBSERVED BY: Julia Manglitz (TreanorHL)

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Reinstallation of glazing that provided access to shaft under north skylight (west slope). Interior of both east and west was observed – sides appear to be mirrors of one another.

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Gutter substrate conditions revealed by removal of membrane, copper and sub-framing. Brick and mortar are largely in good condition. Open mortar joints were found in stone work. Additional reglets were revealed that secured copper on both the end and side wall (back of corona). Removal at north end of A206.



original Douglas-Fir wood framing was found to be in good condition.

Looking south in gutter along A206.

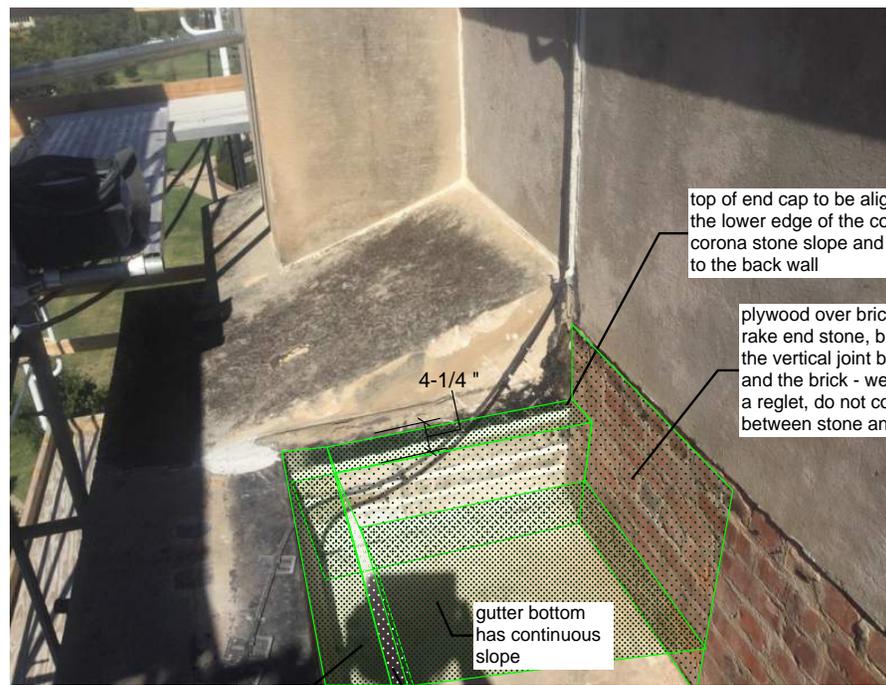
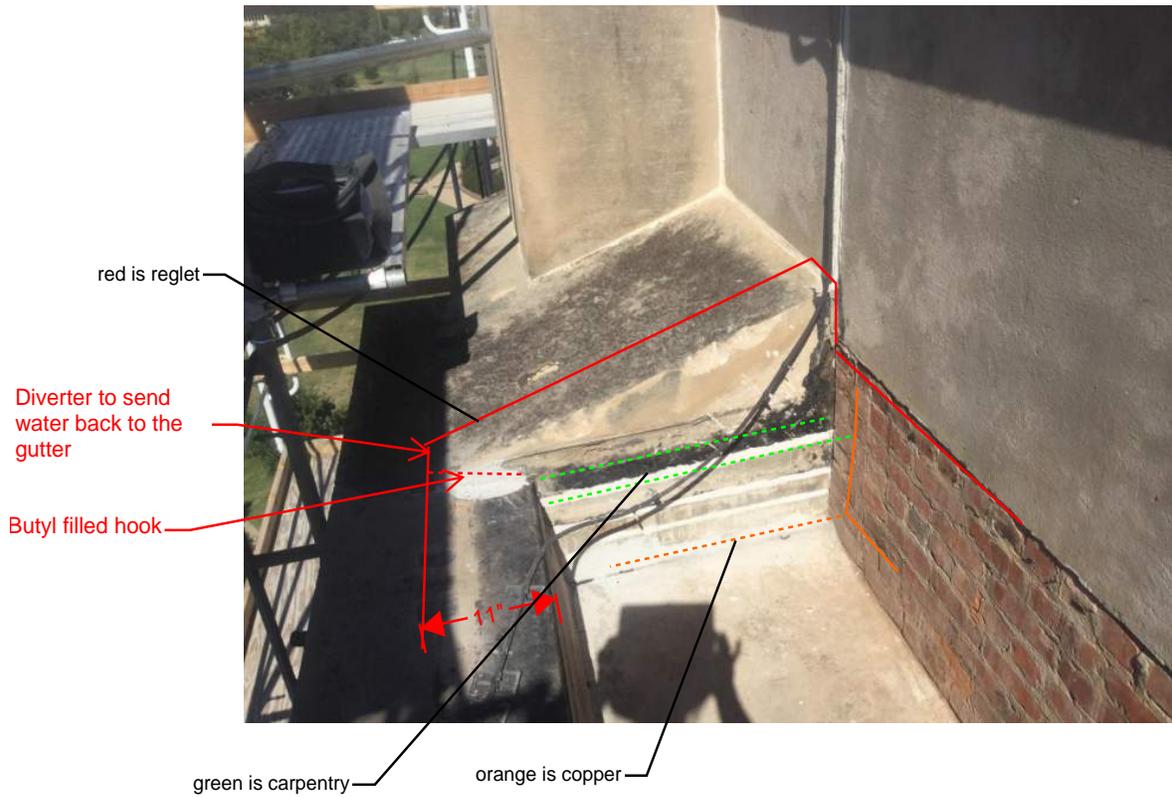


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sloped side of gutter framing

cap over gutter framing, continues the slope of the corona stone



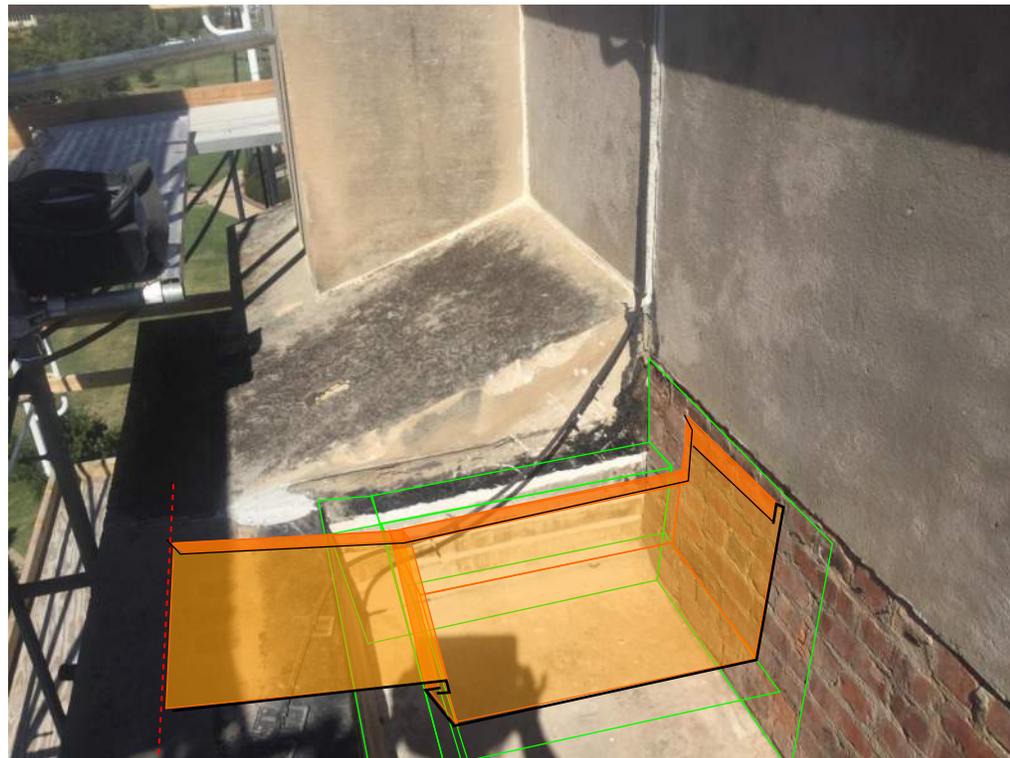


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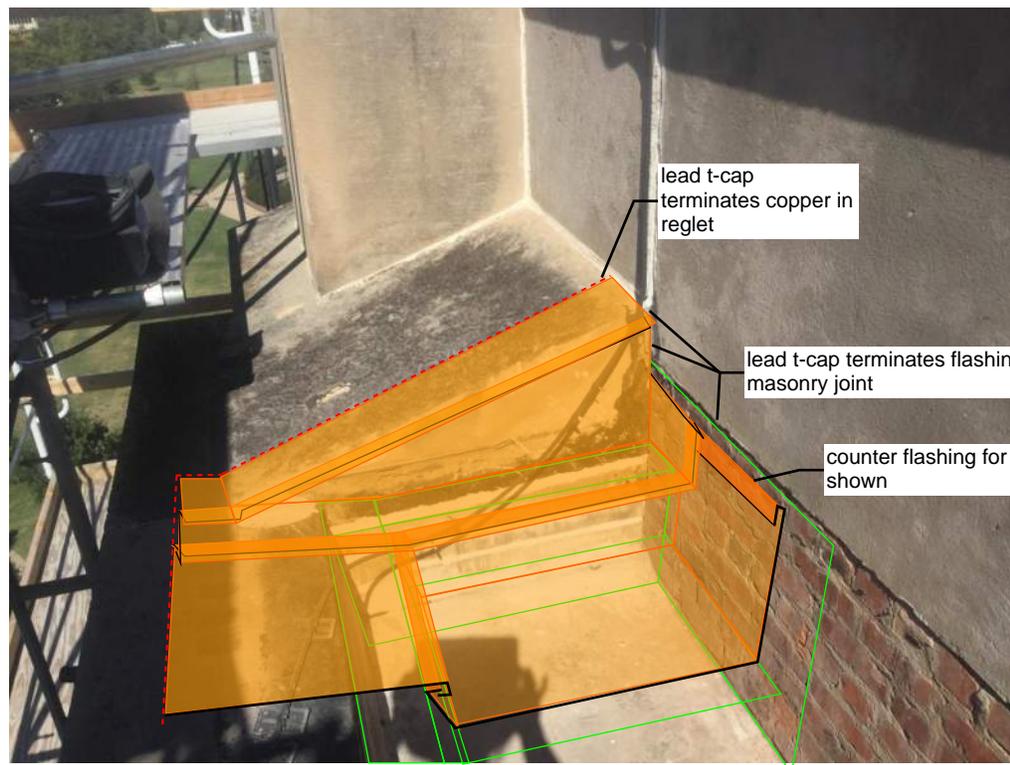


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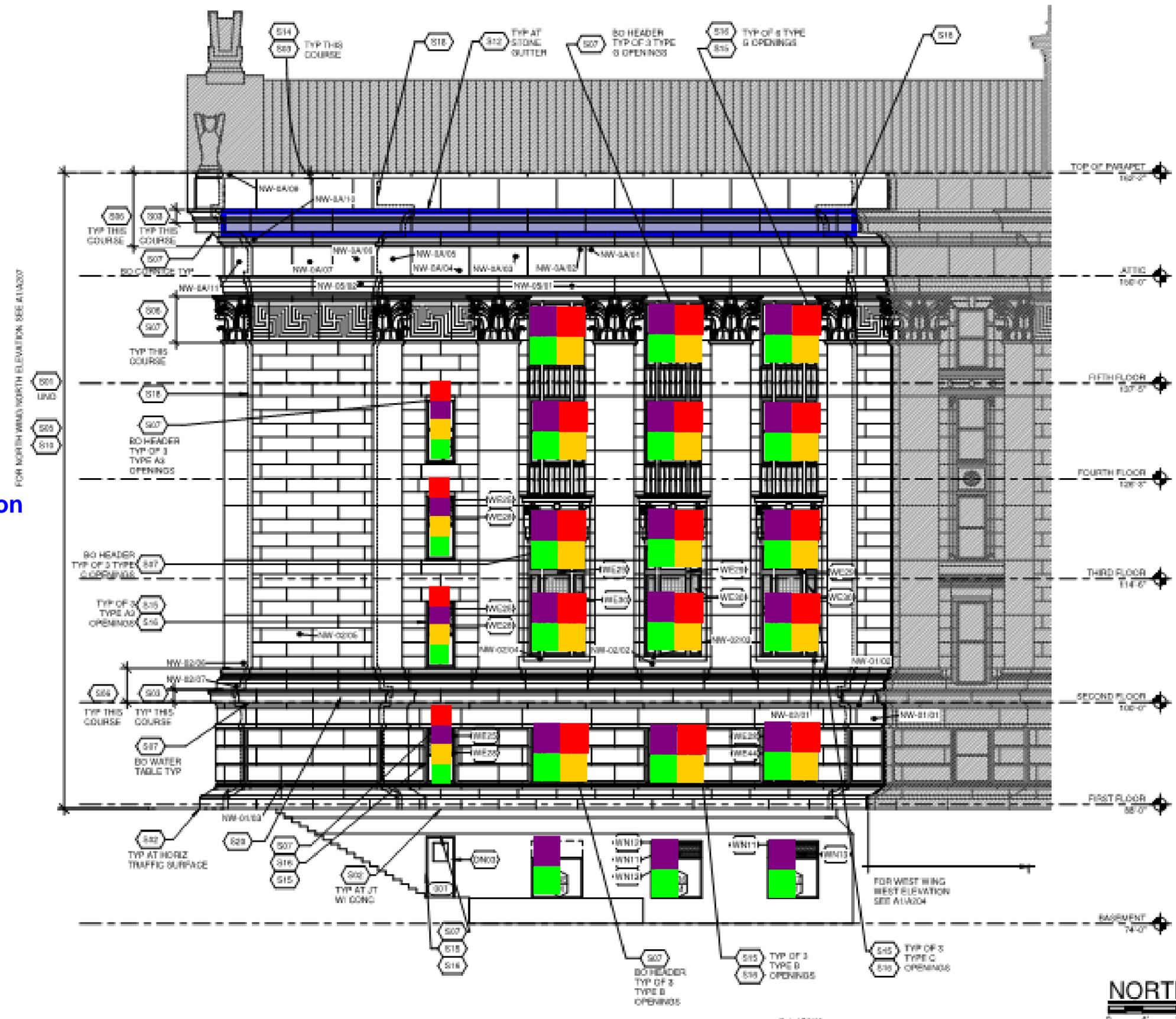
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Window Abatement Tracking Plan:

Our team is currently performing hazardous material abatement, glass removal, and historic preservation and restoration. The following document shows the progress we have made thus far.

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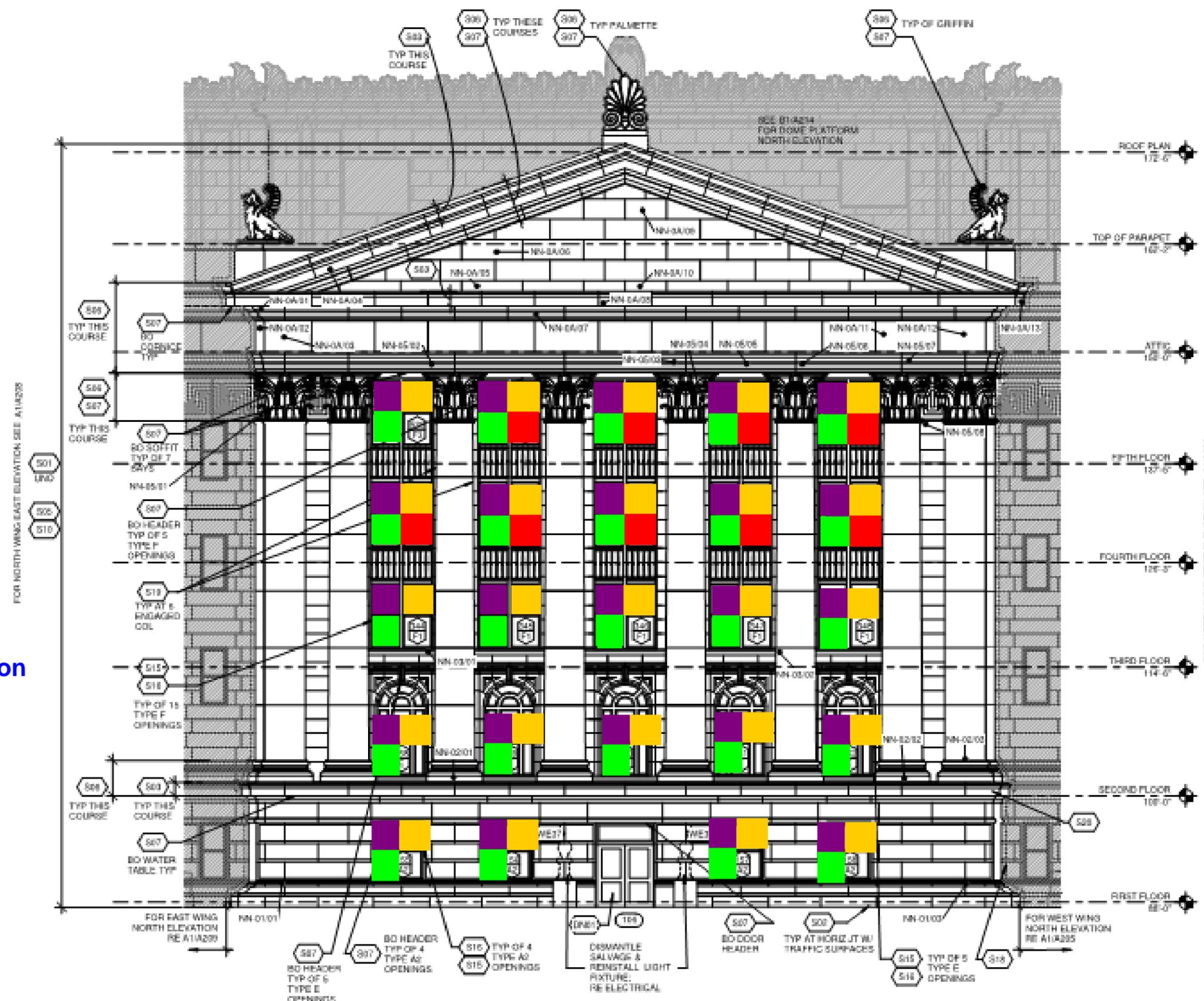




09/29/2016

Historic Window Restoration Progress Legend

- Lead Paint Removed From Screw Heads
- Storm Window Removed
- Historic Glass Removed
- Lead Paint Removed From Window Frame
- Asbestos Removed



09/29/2016

Historic Window Restoration Progress Legend

- Lead Paint Removed From Screw Heads

- Storm Window Removed

- Historic Glass Removed

- Lead Paint Removed From Window Frame

NORTH WING NORTH ELEVATION

