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SITE VISIT REPORT No. 1 | May 2, 2022

Ramova Theater

Facade Repairs

REPORT DATE	May 6, 2022
REPORTED BY	Amanda Marshall
OWNER/ CLIENT	Dan O'Riley O'Riley Office 1516 South Wabash Avenue, Unit 1002Chicago, Illinois 60605
PRESENT AT SITE	Amanda Marshall (WJE) Eamonn Connolly (McHugh) Dan O'Riley (O'Riley Office) Vatsal Desai (Baum Revision)

WJE PROJECT NO.	2020.1161.1
WJE PROJECT MGR.	Rachel Will
CONTRACTOR/ PROJECT NO.	James McHugh Construction (McHugh)
DISTRIBUTION	Rachel Will (WJE) Nicole Declet (WJE) Amanda Marshall (WJE) Jennifer Gee (McHugh) Eamonn Connolly (McHugh) Dan O'Riley (O'Riley Office) Vatsal Desai (Baum Revision)

Site Visit Summary

Date	Description
May 2, 2022	Amanda Marshall of WJE reviewed the condition of brick masonry at the interior walls of the Ramova Theater.

Note: The information included below has generally been conveyed to McHugh and the project team via email and during the regularly scheduled progress meetings throughout the course of the project. This site visit report was compiled as a record of items discussed, decisions made, and additional action required.

Item No.	Description	Action Required by
1	**Embedded Steel:** WJE reviewed the condition of the brick masonry at areas adjacent to embedded steel elements, such as girders, conduit, and drain leaders. WJE observed deteriorated mortar joints, cracked and displaced brick masonry adjacent to embedded steel (Figure 1). *Action: MBB to sound areas of brick masonry adjacent to existing embedded steel. MBB will remove and replace unsound masonry. MBB to notify WJE if large repair areas or multi-wythe repairs are required.*	MBB

Item No.	Description	Action Required by
2	**Interior Masonry at Southwest Corner:** WJE reviewed the masonry at the interior side of the exterior wall at the southwest corner of the building. WJE observed a stepped crack of approximately 1/16 inch wide extending vertically from the roof deck to the head of the new door opening at the ground floor (Figure 2). *Action: McHugh will verify if the existing roof drain leader will be used after roof repairs take place. MBB to sound the full height of the corner. MBB will remove and replace unsound masonry. MBB to notify WJE if large repair areas or multi-wythe repairs are needed.*	McHugh/ MBB
3	**Center Pier at West Wall:** WJE reviewed the center pier at the interior side of the west exterior wall. WJE observed vertical cracks of approximately 1/8 inch wide, deteriorated mortar joints, efflorescence, and outward displacement of the brick masonry, as well as corrosion of the steel column (Figure 3). Cracked and displaced brick masonry was concentrated at the lower 5 feet of the pier, and deteriorated mortar joints and isolated efflorescence the full height of the pier (Figure 4). *Action: McHugh or MBB will remove the lower 5 feet of brick masonry that surrounds the column and remove corrosion scale from the surface of the column, and paint. MBB to notify WJE and McHugh of loss of cross-sectional area of the steel. MBB and McHugh to notify WJE when brick has been removed and steel cleaned and painted for review or if additional brick masonry needs to be removed.*	McHugh/ MBB
4	**South Pier at West Wall:** WJE reviewed the southernmost pier at the interior side of the west exterior wall. WJE observed that a narrow (1/32 inch wide) gap was present at the wall to pier interface (Figure 5). WJE determined that no repairs are necessary at the pier.	N/A
5	**North and South Facade Repointing:** WJE reviewed the repointing work in progress being completed by MBB. Areas on the north and south facade are being repointed per WJE's drawings and field inspections (Figure 6).	N/A
6	**New Steel Lintels:** MBB reported that three new steel lintels were ordered for new door openings on the south facade of the building. MBB noted that the new steel lintels are not Hot-Dip Galvanized lintels, as specified in WJE's project bid documents. *Action: In addition to the shop primer, MBB to apply two coats of Tnemec Series 135 coating to all new steel lintels that are not Hot-Dip Galvanized.*	MBB

Item No.	Description	Action Required by
7	**New Masonry Infill at North Theater Facade:** WJE reviewed the wall opening at the north facade of the theater (Figure 7), where Alpine had removed the projecting bay. WJE, McHugh, Baum, and O'Riley discussed options for infilling the opening at the masonry wall. Baum noted that fragments of concrete and rebar from the demolished theater projecting bay remained above the opening. *Action: Alpine to remove the remaining concrete roof slab and rebar from the previous projection. WJE, McHugh, Baum, and O'Riley will discuss repair options at the next on-site meeting. It is anticipated the infill will consist of multi-wythe masonry (four wythe header bonded brick masonry or brick and CMU toothed into the surrounding existing brick masonry.*	WJE/ Baum/ McHugh/ O'Riley/ Alpine
8	**Bridgeport News Building Corbeled Chimney:** WJE reviewed the corbeled masonry chimney at the west end of the Bridgeport News Building. The outer 8 to 10 inches of the chimney is supporting an existing steel beam to remain (Figure 8). WJE, McHugh, Baum, and O'Riley discussed in-situ repair options for the beam and the chimney. *Action: McHugh will review and document the bearing condition of the beam and the masonry to confirm that the corbeled masonry is a chimney. WJE, McHugh, Baum, and O'Riley will discuss repair options at the next on-site meeting following completion of McHugh's initial assessment.*	WJE/ Baum/ McHugh/ O'Riley
9	**New Limestone Knee Wall at Bridgeport News Building:** WJE reviewed the area at the east facade of the Bridgeport News Building where an existing storefront door system had been removed to accommodate a new limestone knee wall with a concrete block backup and a new storefront window system (Figure 9). McHugh noted that the existing tile floor will be removed prior to installation of the new limestone wall system. McHugh reported that the new wall would not be flashed or waterproofed. WJE has prepared the proposed detail for the construction of the limestone clad knee wall including the installation of flashing and waterproofing membrane, as well as anchors and interface detailing for the new wall with the existing wall (Figure 10).	WJE

Figure 1. View of distressed masonry adjacent to embedded steel (arrows)

Figure 2. View of cracking at southwest corner (arrows)

Figure 3. View of distress at the lower 5 feet of the center pier

Figure 4. View of upper portion of the center pier

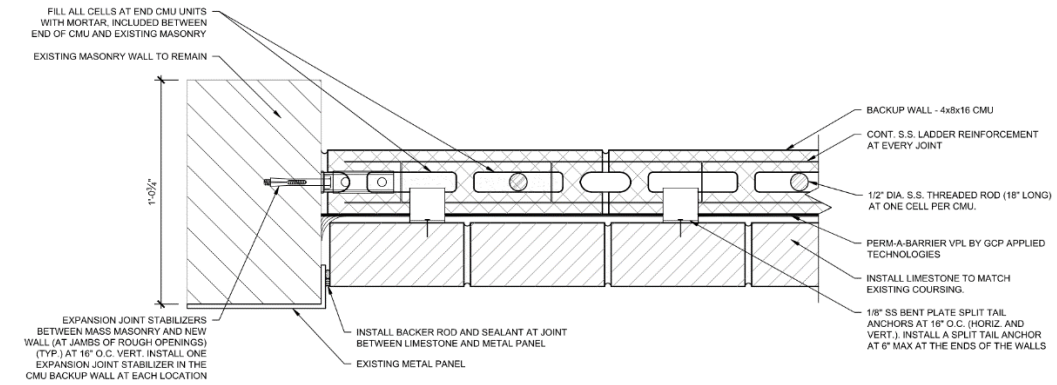
Figure 5. View of gap at pier to wall interface at south pier (arrow)

Figure 6. View of south facade

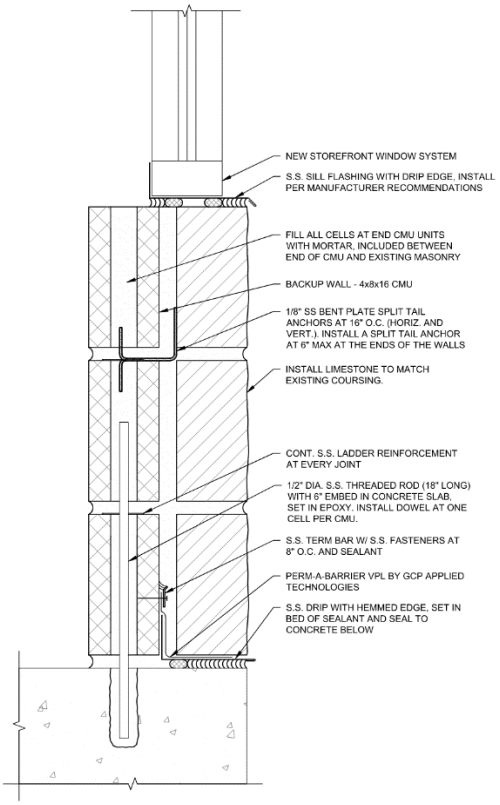
Figure 7. View of openings at north facade of theater

Figure 8. View of steel beam bearing on corbeled masonry chimney (arrow)

Figure 9. View of opening for new limestone knee wall



1 New Limestone Wall - Plan Detail
SCALE: 3" = 1'-0"



2 New Limestone Wall - Detail
SCALE: 3" = 1'-0"

Figure 10. New limestone knee wall details