

# Architect's Inspection Report

## No. 2

■ **A.E. Rogers**  
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**Project:** Shrine of St. Therese Chapel Renovation **Project No.:** 0302  
**Client:** Catholic Diocese of Juneau **Via:** Web Site  
419 6<sup>th</sup> Street  
Juneau, AK 99801  
**Attn:** Tony Yorba, AIA, Thomas Fitterer  
**Date:** June 5, 2005

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Date:	June 3, 2005	Conformance with Schedule:	N.A.
Time:	9:30 am	Estimated % Completion:	N.A.
Weather:	Clear, 50° F. +/-		
Workers:	Job Site Supervisor, Laborer		

### **OBSERVATIONS:**

I met Pete Abrams (Job Site Supervisor, Silver Bow Construction) on the site.

Alan Rogers was asked to observe the following items:

#### Exterior Rock Sealant:

A portion of the bell tower (lower, left, front) had xylene still on the rock in an attempt to remove previously applied, unspecified sealant. It was very dark in tone and had not been removed yet. (no photo).

I observed the portion of the rock that had the specified sealant applied to it (back of mechanical room) (photos 11, 12). The rock appeared too dark in comparison with the unsealed stone and the mortar joints.

I observed some efflorescence in the stone work on the open water side of the building (no photo). This condition is caused by moisture migrating from the interior side of the stone to the exterior. It is uncertain as to whether this has been caused by the previous application of the unspecified sealant (which may not allow moisture to escape from the stone). The galvanized metal cap was not placed over the concrete parapet cap around the bell tower. This was specified to keep water from migrating through the concrete caps (the concrete is not waterproof) and subsequently behind the stone wall causing moisture to be trapped. I recommend that this or an approved waterproofing method be installed. I could not observe whether the single ply membrane roofing had been applied to the parapet openings to achieve the same waterproofing.

At this juncture, I advised the Site Supervisor to not proceed with any more rock sealant work until this situation was discussed further among the project principals (architects and owner's representative).

#### Interior Concrete Slab Color Stain:

The previous concrete stain was unacceptable because of dark rectilinear shapes transversing portions of the center aisle (green) and pew areas (brown). The sub-contractor had applied another coat of green stain to the center aisle (photos 5, 6). The current concrete slab stain is acceptable pending final

completion. During this inspection, a worker was using a cloth to wipe away foot prints in the newly applied green stain. I recommended that the Site Supervisor put caution tape around the still wet area to avoid further problems. The sub-contractor was to come back to complete the center aisle stain process (washing off the remaining stain residue). Determination for final acceptance should be made after the process is complete.

The rectilinear shapes on the pew area (brown) were acceptable since they would be covered by the pews and not observable from even the balcony. No further action is required on the brown stain areas.

Existing Exterior Door Hinges:

Front Door Hinges (photos 1,2,3)  
Bride Room Door Hinge (photo 4)  
Mech. Room Door Hinge (photo 9,10)

I was forwarded Change Order No. 11 by Tony Yorba, AIA for new period hinges on the front entry doors and the mechanical room door. The Contract Documents (drawings) note on Sheet A10:

*“Remove, refinish and reinstall existing door hardware hinges, latchsets, etc. Refinishing includes cleaning of all paint and rust, galvanizing and repainting.”*

It was the Architect’s intention to only refurbish the hardware if it was salvageable. It is apparent that the hinges on the Front Door and Mech. Room Door were not salvageable. Some pieces are barely being held in place by the fasteners. The hinges on the Bride Room Door should be replaced because the portion of the hinge in contact with the rock and concrete has rusted beyond salvaging.

None of the reinstalled existing hardware was galvanized.

I am not aware of any conversations between the Contractor and the Owner’s Representative concerning the door hardware options (replacement costs being included or not included in the Base Bid) that vary from the Contract Documents.

Other Issues: (Note: The Architect was not instructed to do a full Inspection, but only to observe the above items. The following items are not meant to be an all inclusive Inspection.)

Existing Roofing Nails: I instructed the Site Supervisor to clip the roofing nails that extend beyond the wood decking into the interior space and are “highlighted” by the new indirect cove lighting. These nails were not a result from this Contract, but from the previous shake roof installation.

Truss Cleaning: I instructed the Site Supervisor to clean portions of the existing trusses that are also highlighted by the new indirect cove lighting.

Choir Loft Finishes: The Choir Loft floor and walls needs to be painted and wood base installed per the “Room Finish Schedule” on Sheet A10.

END OF REPORT

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Alan E. Rogers, R.A.

Date