ARCHITECTS FIELD REPORT

3 UNIVERSITY PLAZA DRIVE SUITE 600 HACKENSACK, NJ 07601

Project Information

Project Name:	**Dumont Municipal Building**	Project Description:		Observation Date(s):	October 13, 2020
Report No:	October 13, 2020	Construction of New Municipal Building		Clear	Rain
RSC Project No:	105.17.001			Temperature:	54F
Report By:	Alberto P. Abreus, AIA			Time:	9:20 AM

Project Team:

Owner:	Township of Dumont	Owner's Rep.:	Joe Cascio, Cumming	Gen. Contractor:	Bennett Company
	80 Madison Avenue	Architect:	RSC Architects	Structural Eng.:	RVE
	Dumont, NJ	MEP Eng.:	RVE	Civil Eng.:	RVE

Field Observations:

1. Work started on the storm water system along Washington Avenue. There was an issue due to the proximity of the water main to the new inlet and to the proposed 15" RCP. Suez was on site along with RVE and RSC and discussed the work. A meeting will be held with Suez and the other parties at 8:00 am October 5, 2020 to resolve the issue of the existing 4" water main and it's shut off, capping or abandoning. The clay pipe will remain given it proximity to the water main. The new pipe would have to be 2' clear.
2. The Quackenbush side of the site has been quarry processed.
3. Finish coats of painting continue being installed inside the building.
4. Electrical rough-in continues with the installation of devices. The installation of light fixture housings in the suspended drywall ceiling framing at all floors continues with only a minor number of fixtures waiting to be installed.. Suspended light fixtures at the second and third floor lobby need to be adjusted in plumbness.
5. Ceiling grid and ceiling tile installation is progressing at the first floor. There are still areas on all floors requiring installation of grid.
6. Ceramic wall and floor tile installation has progressed further at all floors. Though there was minor areas of tile to install. Terrazzo floor tile is being installed.
7. Porcelain wall panel installation continues at the third and second floors.
8. Carpet and vinyl flooring continue being installed at the second and third floors.

Outstanding Items:

ITEM No.	DESCRIPTION	STATUS

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Photo Survey

A view of the north facade.

Photo No . 1

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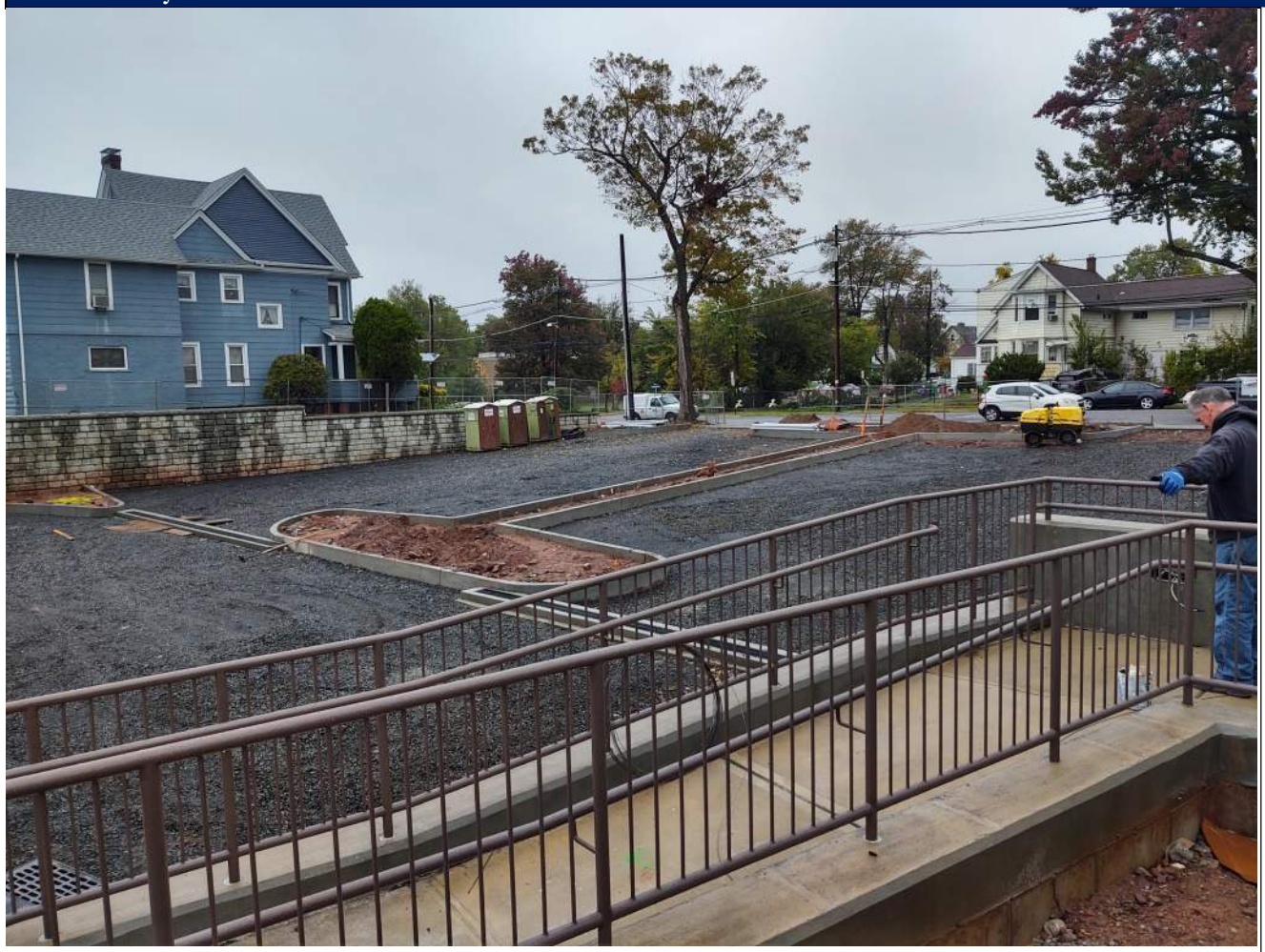
Photo Survey



A view to the future West Quackenbush (entrance to the site).

Photo No . 2

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Photo Survey

This is a view of the east and a portion of the north facade.The ramp construction is visible to the left of the photo. Saw cuts were made and concrete was removed to replace settled sections of the ramp.

Photo No . 3

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Photo Survey

A partial view of the concrete ramp. Sections of the concrete have been demolished at the ramp.

Photo No . 4

ARCHITECTS FIELD REPORT

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Photo Survey

A view of the concrete aprons, sidewalks and curbs installed along the north side of the property, West Quackenbush.

Photo No . 5

ARCHITECTS FIELD REPORT

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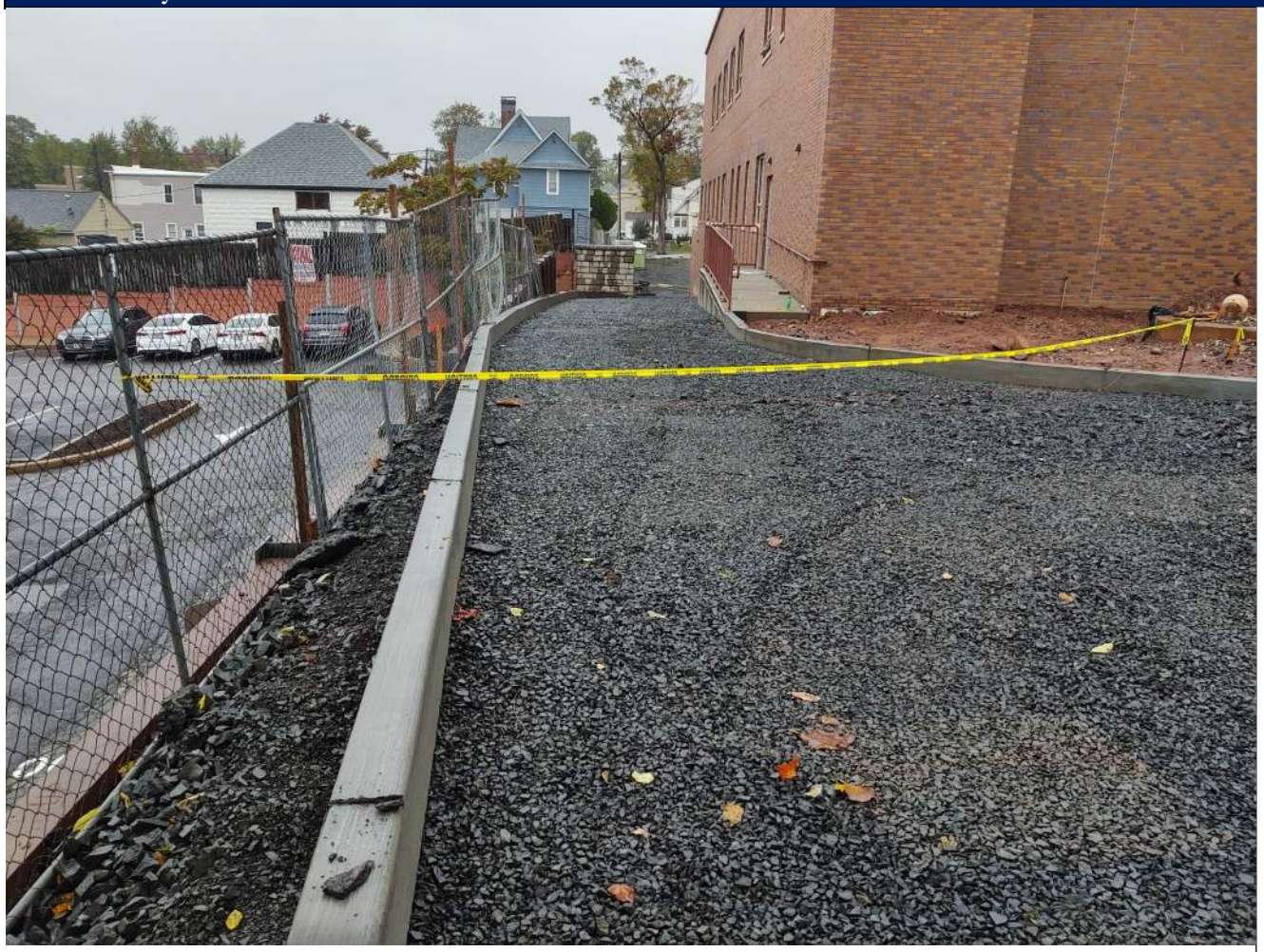
Photo Survey



The stair ramp along the southwest corner of the building. Crushed stone has be placed for the west side of the site all the way to the north. The curbs along the west side and south side of the property are being placed.

Photo No . 6

ARCHITECTS FIELD REPORT

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Photo Survey

A view along Washington Avenue to the south to were the new ductile iron pipe was installed to replace the existing old clay storm lines to the existing outlet near Sunnyside.

Photo No . 7

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Photo Survey

A view of the curb installed to the north side of the Washington Avenue site entrance.

Photo No . 8

ARCHITECTS FIELD REPORT

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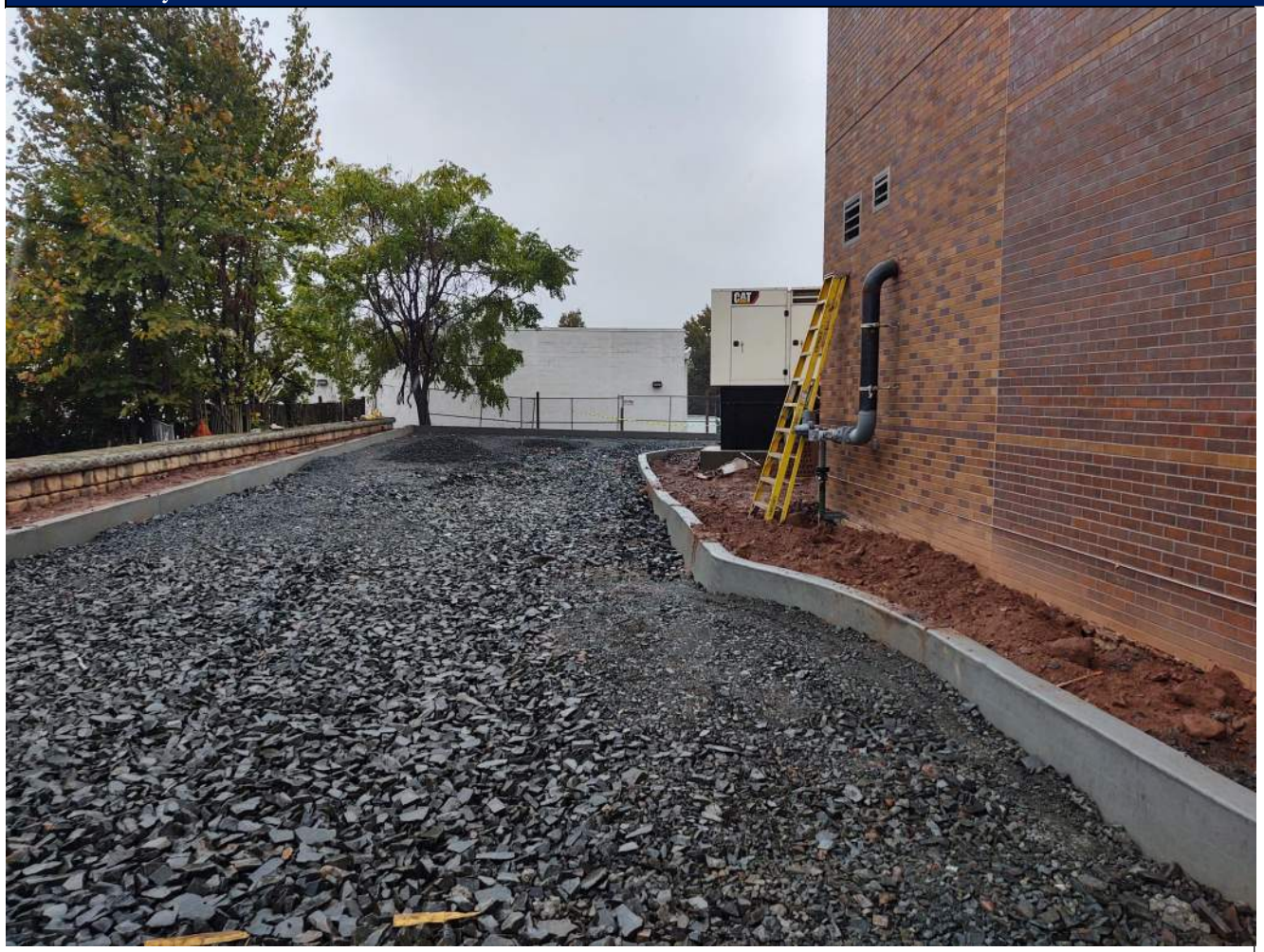
Photo Survey



Curbing installed at the south side of the site.
Quarry process has also been placed.

Photo No . 9

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Photo Survey

A view east along the north side of the building to the overhead entrance doors.

Photo No . 10

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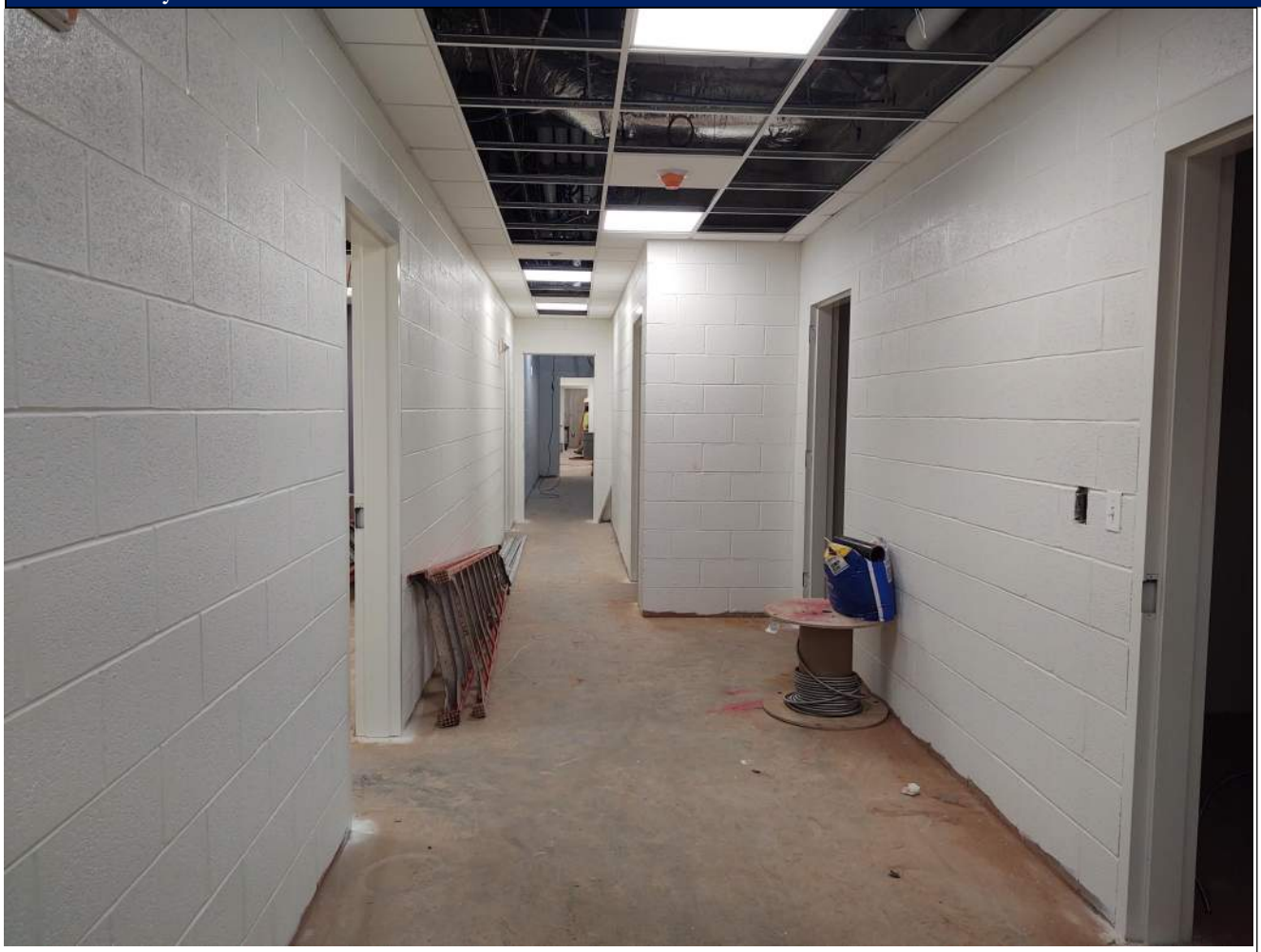
Photo Survey



Ceiling grid and select ceiling tile installed at the west corridor 100G. Paint on walls as well.

Photo No . 11

ARCHITECTS FIELD REPORT

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Photo Survey

First floor bathroom.

Photo No . 12

ARCHITECTS FIELD REPORT

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Photo Survey

The two showers at the first floor men's shower room 118A. Plumbing fixtures have been installed.

Photo No . 13

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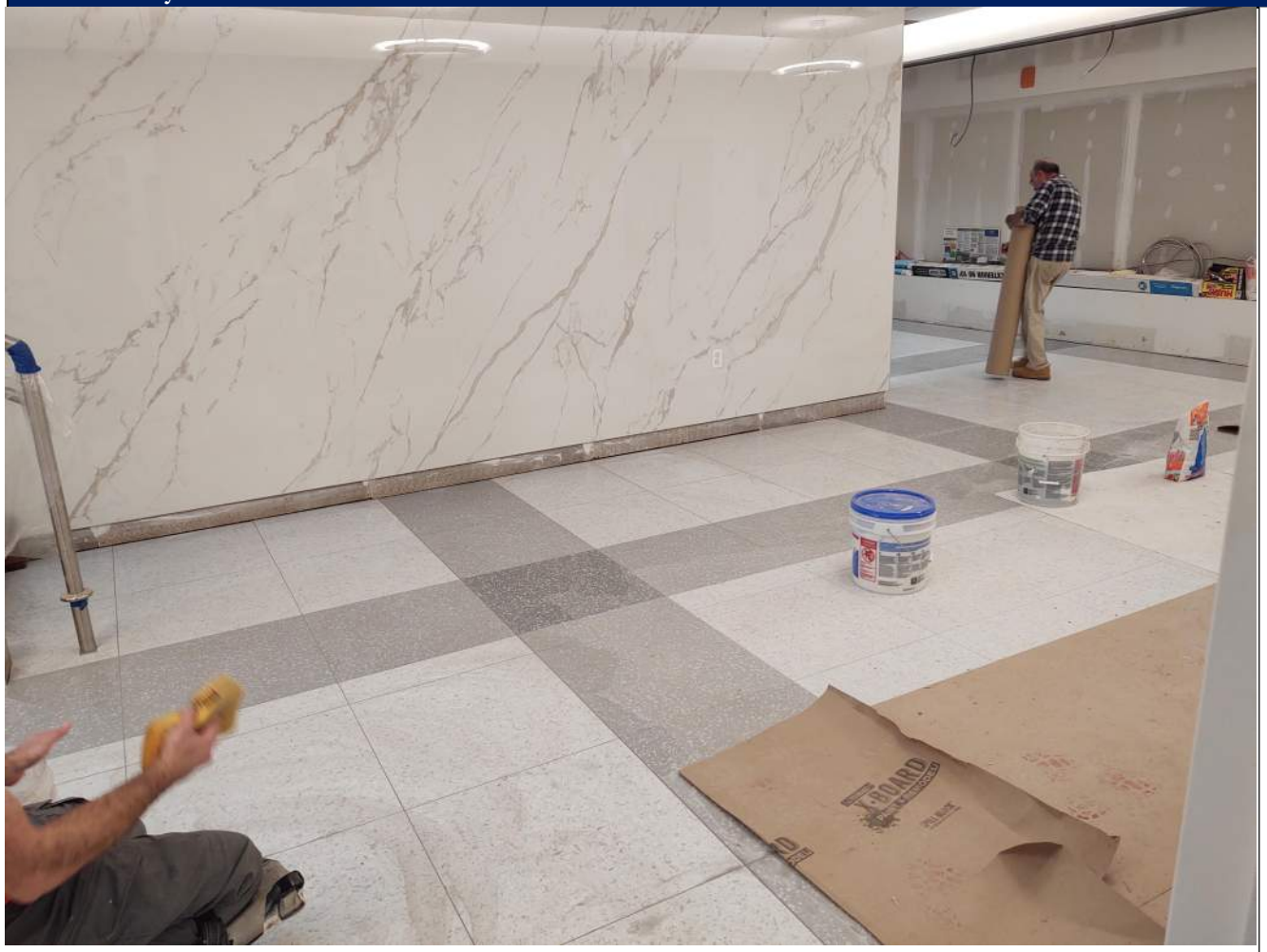
Photo Survey



The Porcelain wall panels and terrazzo floor tiles have been installed at Lobby 200B.

Photo No . 14

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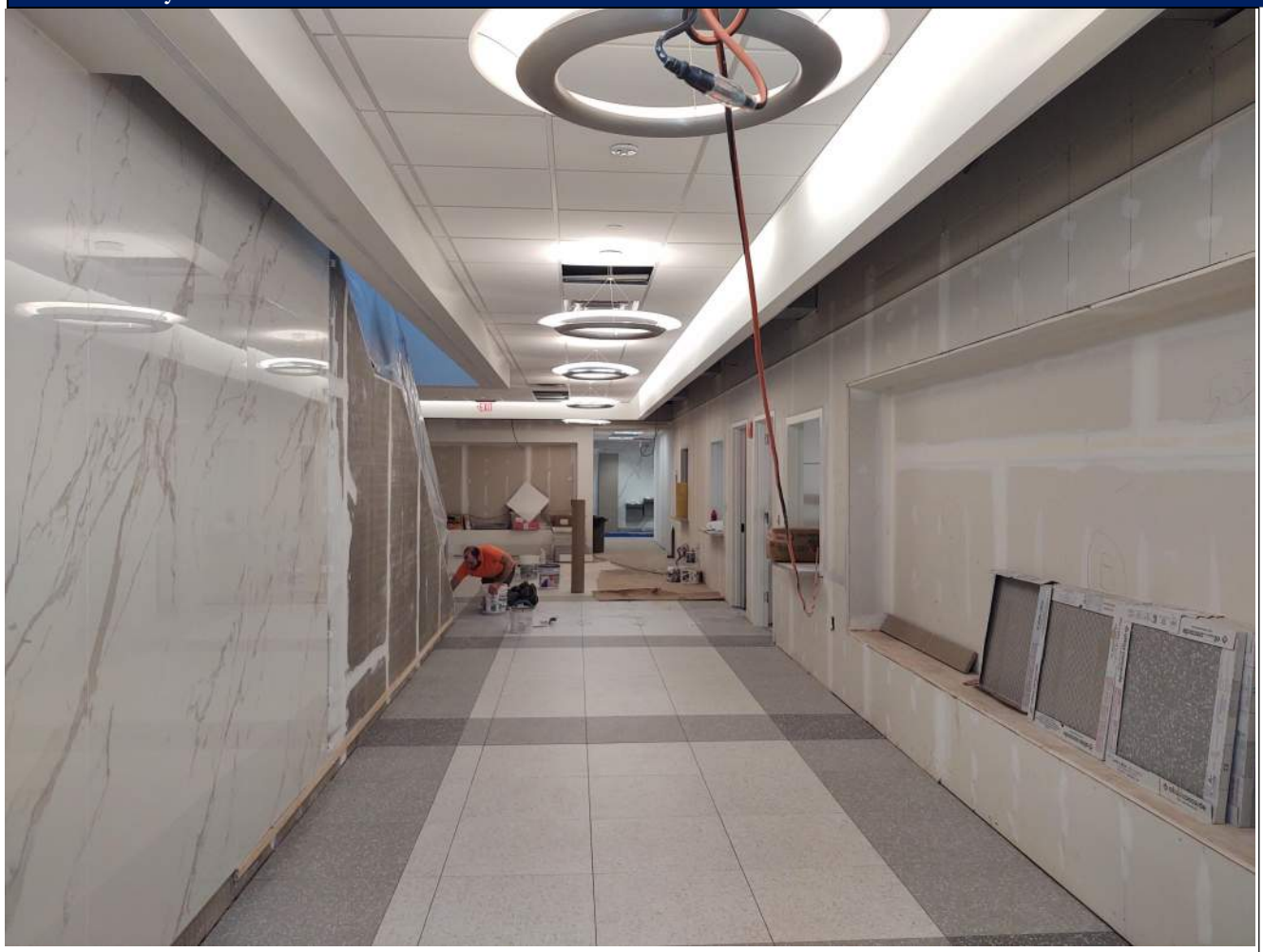
Photo Survey



The drywall ceiling framing installed along the second floor main ceremonial stair corridor. Pendant lights installed better, but still out of plumb. Terrazzo floor tile installed and Porcelain wall panels installed, but not completed.

Photo No . 15

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Report By:	Alberto P. Abreus, AIA			Time:	11:15 AM

Photo Survey

Kitchen cabinets and LVT-3 Flooring being installed in Staff Break Room 203.

Photo No . 16

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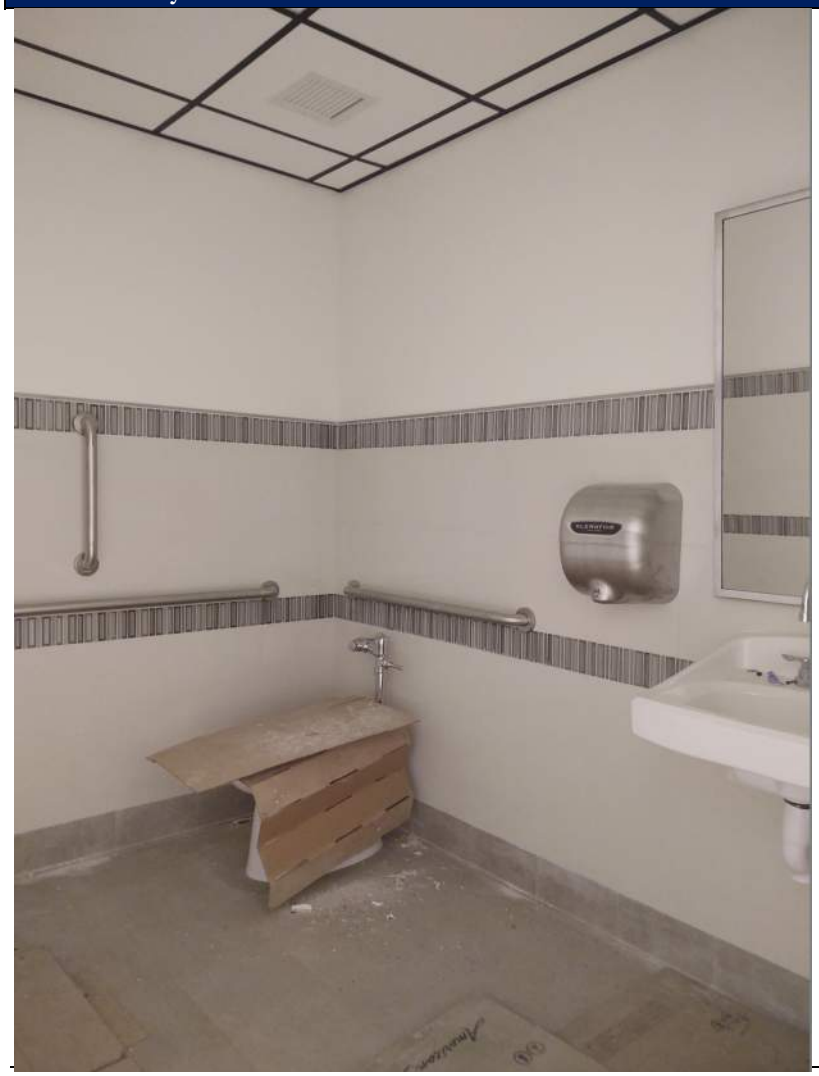
Photo Survey



A view of ceramic wall and floor tile installation at the second floor. Toilet accessories and ceiling tile have been installed.

Photo No . 17

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Photo Survey

Cabinets and countertops installed in Mail 208A.

Photo No . 18

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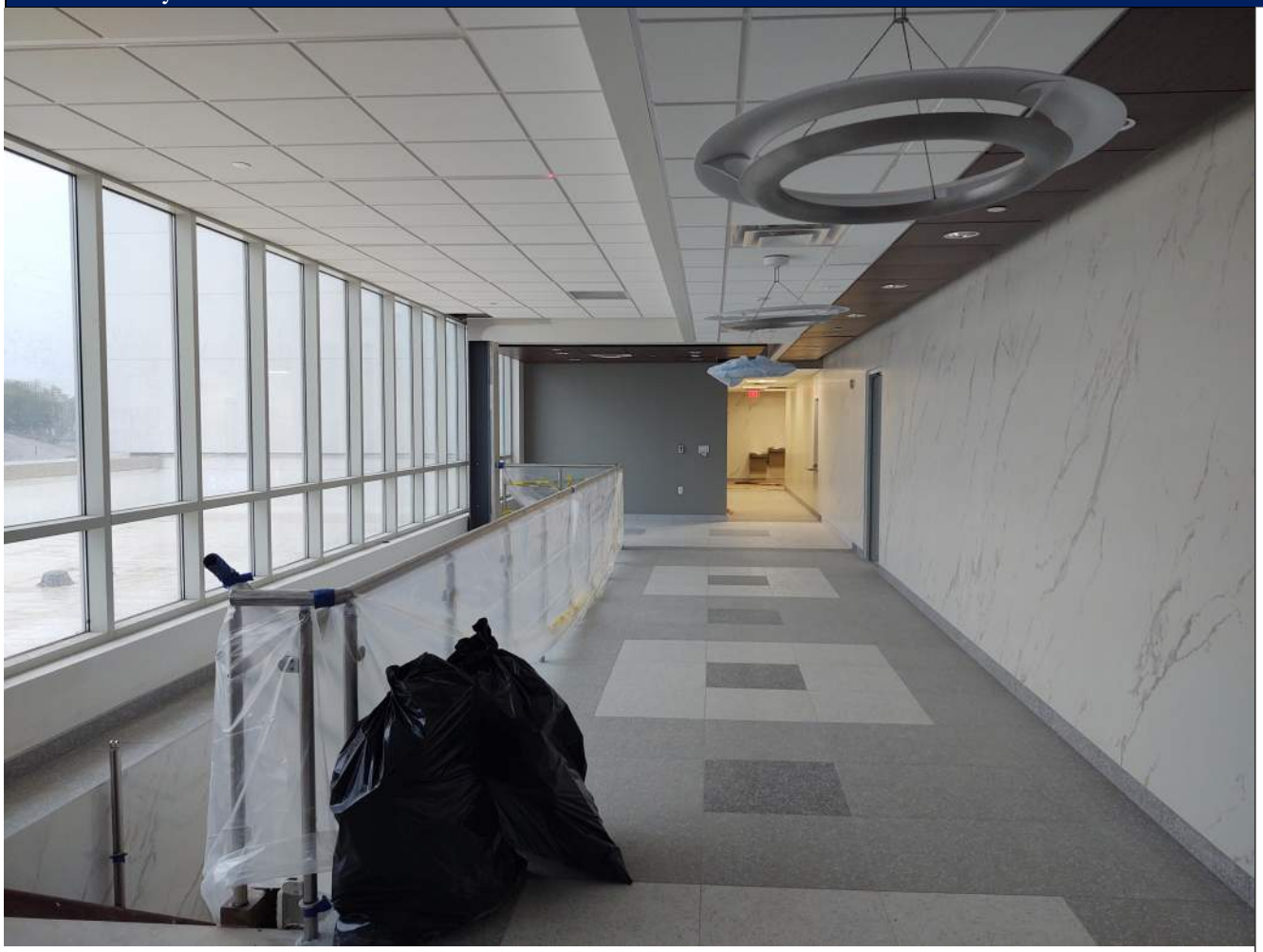

Lobby 300 on the third floor. Porcelain panels have been installed. Pendant lights still need to be plumbed and terrazzo tile has been installed.

Photo No . 19

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Photo Survey

The elevator under construction.

Photo No . 20