



## Field Observation Report #02

Project Title **Fox Theater Roof Rehabilitation**  
 Project Address **715 Main Street**  
 Architect Project # **23-029**  
 Observed By: **Natalie Lord**

Date of Visit **12/01/2023**  
 Time of Arrival **10:30am**  
 Time of Departure **12:15pm**

<b>SITE CONDITIONS</b> <small>(Shaded and Bold)</small>					
<b>Temperature (F)</b>	Below 32°	<b>32-55°</b>	55-75°	75-100°	100+°
<b>Weather Conditions</b>	Sunny	<b>Clear</b>	Overcast	Foggy	Rainy

<b>STATUS OF COMPLETION (optional)</b>			
Anticipated Completion Date:	A construction schedule was provided by Deeprouts on 11/28/2023 showing project completion will be between January 22 – 26 <sup>th</sup> 2023. Confirmation of schedule will be discussed at the next OAC meeting.		
Status as Compared to Most Recent Schedule ( <b>Bold</b> ):	Ahead of Schedule	On Schedule	Behind Schedule

**WORK OBSERVED:**

Overall view of east elevation from Main Street. Portion of the stucco at the south end of the parapet has been removed from the top and down the face of the façade to review conditions with Architect and History Colorado.



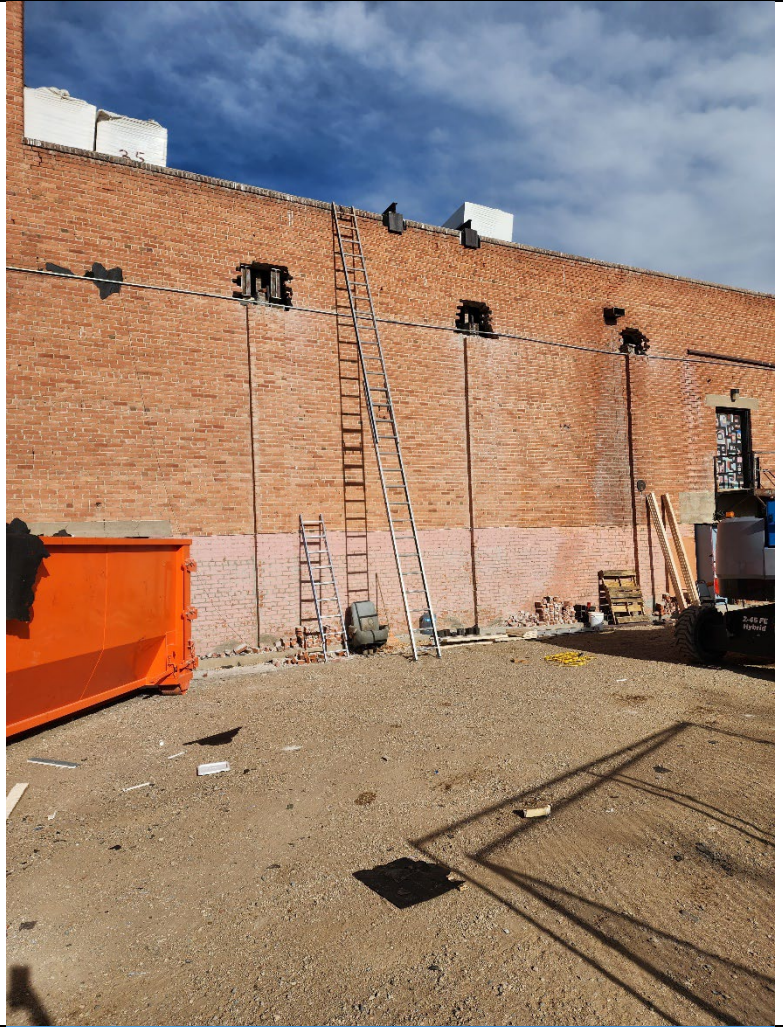
Overall view of south elevation from alley. Roof insulation is staged on the building. Openings are in place in the masonry for new steel beam installation. West truss beams are inside the building.



South staging area – The steel beams for the middle and east truss are on-site.



South wall exterior – View of masonry openings for new steel beam installation. New steel beam ends visible at the west truss.



Main roof from east parapet looking west. Demo of north and east areas of the main roof are complete. Installation of new insulation is in progress at the east-most section. Sheathing installation in progress at the middle and northwest section.

Parapet masonry rehabilitation is in progress along the north parapet.



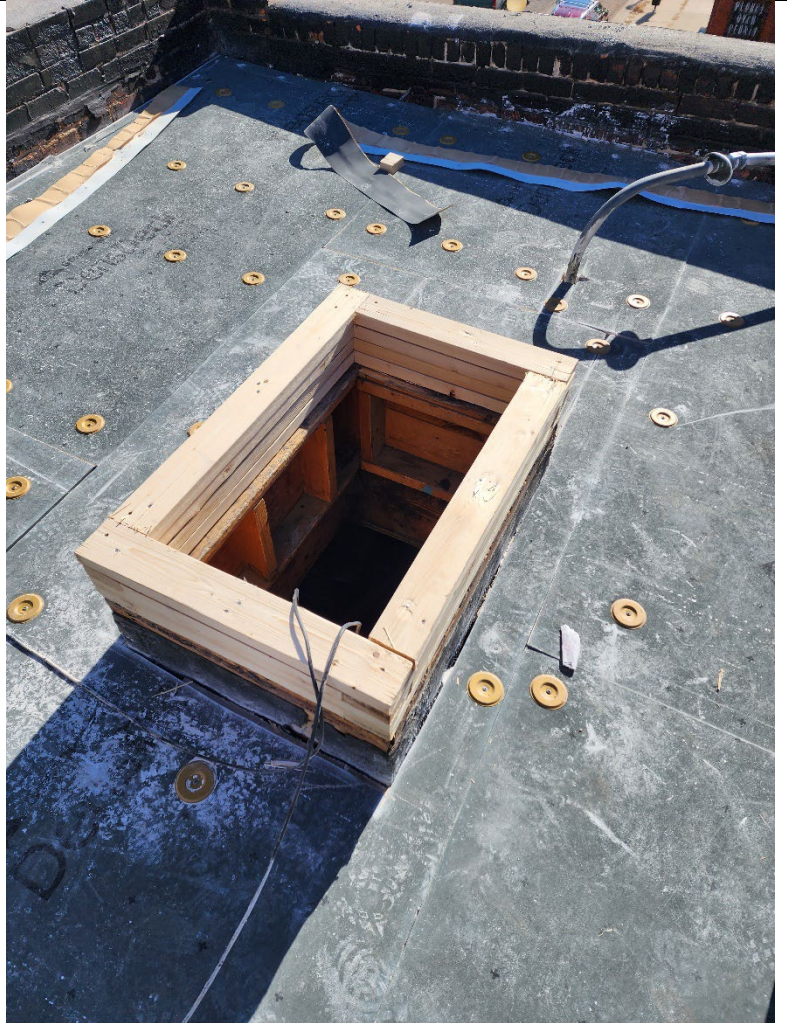
Former roof remains partially in place at the southwest area of the main roof. Material staging has been established in this area.



New wood is in place to build up the existing roof hatch curb (northeast corner).

Densdeck is in place.

Parapets are exposed in preparation for masonry rehabilitation.



Southern portion of east parapet. Edge of marquee visible at left.

Densdeck is in place. Existing pipe penetration remains in place.

Parapets are exposed. Contractor removed the stucco from the top face of the parapet along this section to review conditions with Architect and History Colorado and discuss details at roof to stucco transitions.



View of northeast corner of the main roof.

Masonry rehabilitation of parapets is in progress in this area.



Architect, Contractor and History Colorado discussed options for the termination of roofing and flashing at the existing marquee and parapets where stucco wraps up and over the sky facing areas (east parapet with corners wrapped at north and south). Several options were brainstormed.

Contractor and his roofing subcontractor will review the options discussed and come back to the Team with a proposed detail.



Backside of marquee. Roofing has been removed. Substrate is visible.



North portion of roof near scupper roof drain.

Existing substrate is exposed and new sheathing installation is in progress.





North scupper roof drain – Contractor has enlarged the roof scupper opening at the interior wythes of the brick wall for review (former scupper opening is visible in outer wythe). The opening will allow for better drainage, since clogging and flooding at the former drains has occurred several times at the building.

Architect and History Colorado approved new opening.

**Note: collector box sizing and downspout sizing will need to be confirmed by manufacturer based on new scupper size.**

Tapered insulation mock-up is in place for drainage to the scupper.

South scupper will match.



View standing near north scupper looking east – Roof sheathing installation in progress in foreground, new insulation installation in progress beyond, and densdeck in place at eastern portion of main roof. Crew is working north and westward.

Masonry rehabilitation of north parapet is in progress.



View standing near north scupper looking southeast - Roof sheathing visible, new insulation in place beyond, densdeck in place at eastern portion of main roof. Crew is working north and westward.



Architect, Contractor and History Colorado discussed potential location of new roof hatch. Contractor is proposing to locate the new roof hatch roughly in the red outlined area. This location appears to work with the former ductwork layout in the attic below.

Note: new mechanical design is not included in this project and will be part of a future building project. Therefore, coordination with future mechanical design is not achievable.

**Owner to review and confirm location.**



East wall of Fly – Former roofing has been demolished. Existing wood boards formerly covered up are now visible.

Architect, Contractor and History Colorado discussed roof detailing at this location. If the existing boards are required to remain in place (Contractor to investigate at interior of Fly), new flashing shall extend down and cover the boards. If lowest board can be removed, the flashing can run in line with the lower stepped edge at the parapets to the north and south of the bump up. Contractor will investigate and report back on function of existing boards inside of the Fly.



East wall of Fly – New edge blocking in place. Densdeck in place above.



Fly roof looking north – New sheathing at backside and top of parapets is in place at the north parapet. Densdeck is in place. New TPO is staged for installation.



Fly roof looking south – Sheathing in progress, but not yet complete at south parapet. Densdeck is in place up to the parapet wall.



Existing wood at east Fly wall visible. New blocking in place at edge. New sheathing and Densdeck in place.



Plywood sheathing in progress at the northwest corner of the main roof. Parapets are exposed for masonry rehabilitation.



Interior – standing on balcony looking west – Scaffolding in place for attic access.

Plaster has been removed to expose the east truss and install the new steel beam.

New wood supports / bracing have been installed at the trusses



Interior – standing on balcony looking northwest.



North end of east truss. Split in bottom cord visible following plaster removal.



South end of east truss. Split bottom cord visible following plaster removal.



West truss – Steel beams and trolley system visible. Contractor explained to Architect and History Colorado the process of getting the beams into the attic space.



East side of middle truss looking south. New wood bracing / supports are in place. Openings are in place for bringing the new steel beams into the building.

Once the Contractor attaches the west beams, he will move the trolley system and bring in the next set of beams.



West side of middle truss looking south.  
New wood bracing / supports are in  
place at peak of truss.





West side of east truss looking southeast - New wood bracing / supports are in place at peak of truss.



View from balcony scaffolding down into main theatre space. Temporary shoring is in place



Disclaimer: Inspections performed by the Architect/CM under this contract have been conducted under the limited conditions as described by site observations in the AIA Documents A201, General Conditions of the Contract for Construction, as referenced in the Owner-Architect Agreement.

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Information contained in this Field Observation Report by Form+Works has been prepared to the best of our knowledge according to observable conditions at the site. This information will be approved record unless written notice to the contrary is received within seven (7) calendar days of the issue date of this document. Written corrections shall be reported to Natalie Lord at Form+Works. Oral rebuttals will not be accepted.