Radcliff Elementary

**Project Closeout Update**

July 7, 2017

**Exterior**

Sherman Carter Barnhart met with John Stith, Morel Construction, and Bailey’s Masonry on site on Wednesday, June 28th. The corrective plan of action was reviewed and agreed to by all parties. A summary of the corrective work is described below. Bailey’s Masonry was given the name of a wire cut brick for possible use for the corrective work. Bailey’s Masonry is to review the availability and provide a sample for Owner/Architect review. Per phone conversation with Rick Clauson on July 7th, a sample brick has been provided to John Stith. Upon determining the availability of the brick, the schedule will be finalized. One section of window infill will be removed first and review by all, prior to proceeding with all areas.

**Corrective Work Summary**

**Morel**

Per Wall Type “B” on Sheet A0.1 of the Radcliff MS Renovation – Phase One contract documents, the exterior side of CMU in exterior walls was to receive specified bituminous dampproofing.  Additionally, General Partition Note P21 states “Concrete Masonry Units Installed at Exterior Walls Shall Receive Application of Specified Dampproofing On Cavity Face.”  This bituminous dampproofing was omitted by the mason.  This omission has allowed the concrete masonry units (light weight units) that were used during Phase One construction to absorb moisture from the masonry wall cavity and become saturated resulting in failed paint systems on the exterior walls at Classrooms 147, 148, 213, and 214.  SCB makes the following recommendation at those locations:

Clasrooms 147, 148, 213, and 214

1. Remove existing brick at Type “B” walls (window infill)
2. Fill any gaps and or voids in CMU (once exposed) and install bituminous dampproofing as required by the contract documents.
3. Re-install brick at Type “B” walls (window infill) at Classrooms 147, 148, 213, and 214.
4. Re-stain new brick infill to match rear elevation
5. Remove and replace the perimeter sealant around the existing Type “C” Windows.
6. Remove existing paint at interior side of Type “B” walls and repaint to match adjacent finishes

Testing conducted by S&ME on behalf of Hardin County Schools has confirmed that other areas of window infill did not receive the specified application of dampproofing.  However, presently there are no signs of water absorption at other areas of window infill (Type “B” walls) nor have failing paint systems been observed outside of the Classrooms identified above.  It is SCB’s opinion that Morel failed to meet their contractual obligation to Hardin County Schools.  Other corrective work between the areas of infill at these Classrooms will be reviewed once exposed and repaired accordingly.