



Radcliff Elementary

Project Closeout Update

September 11, 2017

Exterior

Bailey's Masonry has completed the new brick infill. While the existing CMU was exposed, gaps and voids were filled and bituminous dampproofing was installed. Morel is currently scheduling the remaining work to be completed. This includes sealing around existing windows, sealing the vertical joint adjacent to new masonry infill work, re-staining the exterior to match the rear elevation, and removing the existing paint on the interior and repainting.

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:

Classrooms 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.

Observations



Image 1

Existing brick infill has been removed and replaced at Classrooms 147, 148, 213, and 214



Image 2

Caulk around existing windows needs to be replaced.



Image 3

Cleanup needs to occur around the construction area impacted by scaffolding and masonry work. This includes cleaning the existing fence at the mechanical equipment enclosure and removing excess mortar from behind the existing downspouts.



Image 4

Existing sealant joint at exterior needs to be removed and replaced adjacent to new masonry infill.