

BFW Report | Kaleidoscope / French

June 28 + June 29 DPS update:

- "At this time, DPS Administrators are working to secure the 10 additional modular classrooms."
- On June 20, BFW provided final findings to dps. The District received these documents and took a few days to review them, as well as allow Board of Education members to review them. Documents now posted in timeline

Key:

- "Rec" means recommendation
- "Repair" means a past repair attempt
- "Past" means something that *might* have been knowable in the past
- "Damage" details damage
- "Layman" means (*I think*) a layman would be likely to notice
- "Danger" means (*I think*) danger is present. (Ex: Water leak is Damage, not Danger. An area of the building being closed off due to structural issues is Danger.)
- "Finding" means a conclusion or other information not regarding structure itself.

Noteable Findings

- Finding: BFW Project No. 23418
- Finding: Inspection was May 30th. Interior inspection "not as revealing" due to plaster covering structural components. Inspection done from exterior and from roof.
- Finding: Some floor framing not accessible.
- Finding: Accessed portion of attic.
- Finding/Layman?: "due to concerns of visible horizontal deflection, bowing and leaning of the parapet"
- Damage: "visible bowing outward of the parapet on the east end"
- Finding: Decorative stone, weighing "a few hundred pounds per foot" is "applying an eccentric load" and causing bowing/leaning.
- Finding/Past: "This same picture does however provide some evidence that this east wall was bowing and leaning outward to some extent at the time of the last re-roofing project because it is evident that the purple roof insulation was cut to the contour of the wall and extends over the adjacent truss"
- Damage/Layman?: "The perimeter walls are also connected at the corner to help brace the parapets but the bricks at these corners are separating and deep cracks are visible."
- Damage: "moderate sizes cracks stepping along the wall likely" along the north side of east wall, below the parapet
- Damage: cracks at joints & hairline cracks along portions of decorative stone.
- Finding: "All of these cracks allow moisture infiltration into the perimeter wall which will cause deterioration of mortar and brick."
- Finding: West parapet not bowing as much. "One theory of this difference could be that over the hundred-plus year lifespan of the building there are usually more prominent westerly winds than easterly winds"
- Danger: "It is our expert opinion that the east parapet, the wall below, and the walls that the east parapet connects into are unstable and susceptible to a sudden collapse."
- Rec: "A minimum likely remediation would be to demo the parapets around the entire structure down as low as at least the truss bearing elevation and properly rebuild the parapets while bracing them to the roof."
- Rec: "Any remediation would be a very costly endeavor and the structure below the replacement would still be approximately 110 years old. The more cost-effective long-term solution will likely be to carefully demo the original building and re-build a new structure."
- Damage: "BFW did note deflections of the handrails and tilting of the primary stairwell at the top level"
- Rec: "BFW recommends reinforcement or replacement of the existing structural elements to be scheduled."
- Rec: Perform 3d scans of building to further assess (BFW can provide)

Other, non-urgent structural issues:

Several damages listed were not noted here.

- Damage/Layman: Retaining wall "no longer adequately retaining soil" and is deflecting and has visible cracking.
- Rec: Replace retaining wall.
- Damage: "Engineers also observed grout missing from the few courses of brick at the Southwest corner of the original building"
- Rec: re-point (tuckpoint?) the area.
- Rec: Regarding walls with cracking, seal cracks and "We recommend inspecting the monitors and these walls every 3 months for 1 year to see how they behave through the seasons." Further, "We feel that these walls should be reassessed after the 1-year timeframe to determine if any more drastic action needs to be taken. One eventual option might be to replace these masonry screen walls with a lighter weight prefabricated option that will not deteriorate like masonry or be as affected by thermal changes."

