

BFW Report

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

What is newsworthy?

- Whether kids & staff were in danger, affected areas
- Whether the school can be repaired and kept in use
- Whether the district was neglectful, whether due to incompetence or intent
- Whether the district was dishonest
- Whether the district was incompetent
- cost of repairs & recommended action

What do I need to know?

- Damages from 2013 that are also found in BFW report
- Maintenance requests for damage that are also in BFW report
- Damages that were obvious to a layman
- Damages that were significantly dangerous

Questions

- Given past repairs & knowledge of issues:
 - Was the district adequately monitoring those problems pre & post-repair?
 - Was the district honest & transparent with regard to that past knowledge?
 - When were the damages discovered & past repairs completed?

Mosaic Report, notable findings:

- Maintenance crew drilled exploratory holes in basement slab. Needs jack-a-slab or similar fix.
- Previous Repair: "it was evident that some previous sistering of stair framing had been done in the past, but the sistering did not extend to the bearing point (Pic 19)."
- Previous Repair: "We were also told while on site that some other stair joists have had to be reinforced in the past"
- Damage: "This report does not address the lower-level bathrooms currently closed due to mold issues."
- Repairs: Remove or block off south stair & handicap lift due to cracking. Fix handrail crack with flexible sealant
- Layman: 6x6 wood posts "were leaning about 2 ½" along their height toward the south"
- Layman: The two stairs and walkways on the third floor that extend for access to Toilet Room 304 & Reading Room 306 are sloping/tilting in two directions (Pic 15) and the railings are leaning outward (background of Pic 17).
- Layman?: Wood cladding is cracking at these two locations as well.
- Danger: main north stairwell to be closed off
- Danger: "The restroom and Reading room at the third floor above the stairwell should also be closed as they are supported by the members of concern"
- Repairs: "If repairs are desired, then BFW recommends ceiling and cladding demo to visibly access all structural framing and members to aid in analysis for repairs/reinforcement to be designed."
- Repairs: "If replacement is desired, then we recommend exploratory demo to aid in temporary shoring plans and design documents."
- Repairs: replace west retaining wall. leaning too much
- Damage: Roof/ceiling "We noticed multiple locations where the wood posts bear on 4x beams at locations in between ceiling joists and there is visible deflection of the beams. BFW recommends the roof and ceiling framing be analyzed to see if adequate for roof loading and if reinforcement needs to be required."
- Findings: relatively good shape. Inspection limited to accessible portions of building. Possibility of other structural issues that are not visible. Do minor repairs to prevent further structural damage. Repair or replace north stairwell. These are our minimum recommendations.
- Damage/Repairs: Several cases of minor cracking or drainage issues that should be remediated with sealant and/or drainage improvements. Some cases of corrosion.

- Further inspection required of awning on east side, to determine if corrosion present.

Mosaic Report

- Dated 6/20/2023
- BFW Project No. 23418
- "On May 30th, BFW performed a thorough visual inspection of the exterior of the school from the ground level and the roof tops."
- Inspections were limited because of plaster coverings. Structural components to very visible. Cracks in plaster "clue is into possible deteriorations" or structural movements
- "This report does not address the lower-level bathrooms currently closed due to mold issues."
- Monitor "minor cracking" on exterior of SE corner of room 133 for "worsening conditions"
- Rope off or remove south exterior stairs & handicap lift due to cracking, despite not being in use. Fix handrail crack with flexible sealant
- "water drainage is undermining the grout in the structural brick" - related to a water drainage pipe sticking out of room 141. Add extension. Replace grout.
- west retaining wall not adequately retaining soil. lean greater than allowable, visible cracking. Replace retaining wall.
- Brick nee wall, west entrance, missing mortar. Replace mortar.
- Cracking & split bricks near SW corner of stage foundation. Likely due to interior water leak. Seal with flexible sealant & monitor.
- awning on east side: Remove loose paint, inspect for corrosion, reapply finish or consult structural engineer for corrosion inhibitor if corrosion present.
- roof in good condition overall. not enough slope to provide drainage. ponding present. monitor carefully. Apply corrosion inhibitor to corroded steel on the "frame supporting the large roof top unit", apply new finish. Add drainage extension