BUILDING EXTERIOR ASSESSMENT

Bethune Elementary School
2400 Meade Street
Hollywood, Florida

GLE Project No.: 06170-00341
SBBC Project No.: 0341-99-01

Prepared for:

Mr. Robert Krickovich, PM II
School Board of Broward County
1700 SW 14th Court
Ft. Lauderdale, Florida 33312

February 12, 2006

Prepared by:

GLE

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Suite 100
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GLE

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February 12, 2006

Mr. Robert Krickovich
School Board of Broward County
1700 SW 14th Court
Ft. Lauderdale, Florida 33312

RE: Building Envelope Assessment
Bethune Elementary School
2400 Meade Street,
Hollywood, Florida

GLE Project No.: 06170-00341

Dear Mr. Krickovich:

GLE Associates, Inc. (GLE) has completed the Building Envelope Assessment of Bethune Elementary School. The fieldwork was performed on January 23, 2006 by Mr. Craig J. Gardei, AIA.

GLE has previously performed an interior moisture intrusion assessment that identified elevated moisture levels and interior building materials which have been damaged by moisture intrusion. This report presents our observations and findings related to the exterior components of the buildings, and presents probable costs of recommended repairs related to defects observed.

GLE appreciates the opportunity to work with you on this project. If you should have any questions please contact the undersigned.

Sincerely,
GLE Associates, Inc.

Craig J. Gardei, AIA
Director of Architecture

John C. Simmons
Director of South Florida Operations

CJG/JCS/kp

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1.0 SITE INFORMATION

1.1 Overview

The assessment of the building exteriors was performed on January 23, 2006 by Mr. Craig J. Gardei, AIA. Per the direction of the School Board of Broward County (SBBC), the scope of the assessment specifically excluded the roofs and HVAC systems. Interviews were conducted with Mr. Rodney Aaron, Head Custodian and Mr. Rufus Jones, Custodian. Mr. Jones accompanied Mr. Gardei during a portion of his site walk.

The subject property is located at 2400 Meade Street, Hollywood Florida. According to the available FISH drawings, the site includes nine permanent structures. Mr. Jones reported that Buildings 1 through 6 were constructed in the early 1960's, and that Buildings 7 through 9 were constructed in 1993. Additionally, Mr. Jones indicated that Buildings 1 through 6 underwent renovations on, or about 1995. The general architectural character and condition of the buildings tends to support those statements. GLE also observed a monument on Building 3 that indicated its construction as having been in 1960. It appears as Buildings 1 through 6 were constructed around 1960. All buildings on the campus are single story buildings.

Both Mr. Aaron and Mr. Jones reported that there were no current areas of moisture intrusion into any of the buildings. Mr. Jones did report that there had been past moisture intrusion into Building 7, the Media Center. This issue is discussed in further detail later in the report. Mr. Jones reported that all exterior building components of all buildings were repainted within the past three months.

Although not assessed as part of this report, Mr. Jones reported that all of the roofs on the campus are original. Given their age, Mr. Jones reported that the roofs on Buildings 1 through 6 have experienced numerous roof leaks in the past. If these roofs are original, they have reached the end of their useful life, and consideration should be given to their replacement.

2.0 OBSERVATIONS / CONCLUSIONS & RECOMMENDATIONS

2.1 Building 1 - Administration Building

Building 1 was reportedly constructed around 1960. The building appears to have been constructed on shallow reinforced concrete foundations, with concrete masonry unit (CMU) exterior bearing walls. The exterior finish of the exterior walls is painted cement plaster.

The window systems in Building 1 were observed to be jalousie windows set in painted metal frames. At many locations, the metal framing system extended the full height of the exterior wall. At these locations solid panels were observed beneath the jalousie windows (Photo 1). Exterior doors were generally observed to be hollow metal doors in painted metal frames. At several locations the door frames were integral to the metal window framing system. Covered walkways around the building provide some weather protection for the exterior walls, doors, and windows.

GLE's IEQ assessment of Building 1 identified no elevated moisture readings or damage to interior building components. Additionally, as part of this investigation, GLE detected no building envelope issues that are currently contributing to any moisture intrusion. GLE did observe that some of the jalousie windows, which are original to the building and reaching the end of their useful life, are damaged and some are not closing properly (Photo 2). The covered walkways surrounding the building are preventing direct moisture intrusion through these windows. However, exterior air infiltration, often at elevated relative humidity levels, is likely occurring. Given the age and condition of the jalousie windows, GLE recommends that the jalousie window systems be replaced. This would require the replacement of exterior doors, which are part of the full-height framing systems.

2.2 Building 2 - Classroom Building

Building 2 was reportedly constructed around 1960. The building appears to have been constructed on shallow reinforced concrete foundations, with concrete masonry unit (CMU) exterior bearing walls. The exterior finish of the exterior walls is painted cement plaster.

The window systems in Building 2 are a combination of aluminum awning windows and fixed panels, set in painted aluminum frames (Photo 3). The windows were reportedly replaced as part of the renovations in 1995. The exterior face of the window sashes and frames were re-painted as part of the re-painting project which was recently completed. Exterior doors were generally observed to be hollow metal doors in painted metal frames. Large soffit and painted metal fascia overhangs around the building provide some weather protection for the exterior walls, doors, and windows (Photo 4).

GLE's IEQ assessment of Building 2 identified elevated moisture readings and damage to interior building components at several locations. Additionally, as part of this investigation, GLE observed several indicators of moisture intrusion associated with the window systems. These included:

- Voids, gaps, and missing areas of glazing sealant material (Photo 5).
- Damaged and water stained finish materials at the heads, jambs, and sill adjacent to the windows (Photo 6).
- Rust on ceiling grids adjacent to the window systems (Photo 7).
- Exterior paint bridging joints at the base of the windows, which likely are serving as weeps.

The window systems are a source of moisture intrusion into the building. GLE recommends a phased approach to eliminating the moisture intrusion. As an initial effort, all sealant material should be removed and replaced. Additionally, any paint that is bridging joints, which may be serving as weeps, should be removed. If submittals and/or shop drawings of the window systems are available, they may confirm the window weep system. This work can be completed as a maintenance effort by SBBC.

GLE believes that these efforts will be effective in eliminating the moisture intrusion. If, however, these efforts do not prevent further moisture intrusion, it may be necessary to conduct a destructive investigation to determine other source(s) of moisture intrusion associated with the moisture intrusion.

2.3 Building 3 - Cafeteria

Building 3 was reportedly constructed around 1960. The building appears to have been constructed on shallow reinforced concrete foundations, with concrete masonry unit (CMU) exterior bearing walls. The exterior finish of the exterior walls is painted cement plaster.

The window systems in Building 3 are a combination of aluminum awning windows and fixed panels, set in painted aluminum frames (Photo 8). The windows were reportedly replaced as part of the renovations in 1995. The exterior face of the window sashes and frames were re-painted as part of the re-painting project which was recently completed. Exterior doors were generally observed to be hollow metal doors in painted metal frames. Covered walkways around the building provide some weather protection for the exterior walls, doors, and windows.

GLE's IEQ assessment of Building 3 identified no elevated moisture readings or damage to interior building components. Additionally, as part of this investigation, GLE detected no building envelope issues that are currently contributing to any moisture intrusion. However, as the windows in Building 3 are the same age, and have received the same maintenance as the windows in Building 2, it is likely that some of the issues associated with the windows in Building 2 are also present at Building 3. The covered walkways surrounding the building are likely preventing direct moisture intrusion through these windows. GLE recommends the same phased treatment for the windows of Building 3 as Building 2.

2.4 Building 4 - Administration

Building 4 was reportedly constructed around 1960. The building appears to have been constructed on shallow reinforced concrete foundations, with concrete masonry unit (CMU) exterior bearing walls. The exterior finish of the exterior walls is painted cement plaster, although painted T-111 plywood was observed on a portion of the exterior wall on the north side of Building 4 (Photo 9).

The window systems in Building 4 were observed to be jalousie windows set in painted metal frames (Photo 10). At some locations, the metal framing system extended the full height of the exterior. At these locations solid panels were observed beneath the jalousie windows (Photo 11). Exterior doors were generally observed to be hollow metal doors in painted metal frames. At some locations the door frames were integral to the metal window framing system. Covered walkways around the building provide some weather protection for the exterior walls, doors, and windows.

GLE's IEQ assessment of Building 4, identified only one area of elevated moisture. No damage to interior building components was identified. As part of this investigation, GLE observed that some of the jalousie windows, which are original to the building and reaching the end of their useful life, are damaged and some are not closing properly. The covered walkways surrounding the building are generally preventing direct moisture intrusion through these windows. However, exterior air infiltration, often at elevated relative humidity levels, is likely occurring. Given the age and condition of the jalousie windows, GLE recommends that the jalousie window systems be replaced. This would require the replacement of exterior doors which are part of the full-height framing systems.

2.5 Buildings 5 and 6- Classroom Buildings

Buildings 5 and 6 were reportedly constructed around 1960. The buildings appear to have been constructed on shallow reinforced concrete foundations, with concrete masonry unit (CMU) exterior bearing walls. The exterior finish of the exterior walls is painted cement plaster.

The window systems in Buildings 5 and 6 are metal awning windows set in painted metal frames. Some jalousie windows were observed on Building 6. The windows appear to have been installed as part of the original construction of the building. The exterior face of the window sashes and frames were re-painted as part of the re-painting project which was recently completed. Exterior doors were generally observed to be hollow metal doors in painted metal frames. Large soffit and painted metal fascia overhangs around the buildings provide some weather protection for the exterior walls, doors, and windows.

GLE's interior assessment of Buildings 5 and 6 identified evidence interior water damage. GLE observed that some of the windows, which appear to be original to the buildings, have reached the end of their useful life; are not closing properly and are a source of water intrusion. Given the age and condition of the windows, GLE recommends that the windows be replaced.

GLE observed damage to a portion of the metal fascia of Building 6 (Photo 12). The metal fascia should be repaired to prevent moisture migration into the building.

2.6- Building 7 - Media Center

Building 7 was reportedly constructed around 1993. The building appears to have been constructed on shallow reinforced concrete foundations, with concrete masonry unit (CMU) exterior bearing walls. The exterior finish of the exterior walls is painted cement plaster.

The window systems in Building 7 are primarily fixed glass panels in painted hollow metal frames (Photo 13). The windows were reportedly the windows installed as part of the original construction. The exterior face of the window frames were re-painted as part of the re-painting project which was recently completed. Exterior doors were generally observed to be hollow metal doors in painted metal frames.

Mr. Jones reported that the fixed glass system on the north side of the building has been a source of moisture intrusion in the past. Additionally, he reported that approximately 5 months ago SBBC maintenance officials applied some additional sealant materials, and performed some interior remedial work to eliminate moisture intrusion from the windows (Photos 14 and 15). These remedial efforts reportedly corrected the problem until Hurricane Wilma caused additional water intrusion at one localized location on the north wall. The Media Center staff noticed localized water saturated carpet immediately after Hurricane Wilma on the north wall, beneath the window system (Photo 16).

GLE's IEQ assessment of Building 7 identified elevated moisture readings and some damage to interior building components on the north wall of the building. Additionally, as part of this investigation, GLE conducted additional moisture tests, which detected elevated moisture levels on the interior drywall surfaces of the north wall, beneath the windows. The moisture levels were highest at the sill, and immediately beneath the windows. The levels decreased closer to the floor level. GLE also detected elevated moisture levels within the sealant which had been applied +/- 5 months ago, near the window frame members that were immediately above the carpet saturated from Hurricane Wilma.

Efforts to eliminate the moisture intrusion on the north wall of Building 7, reportedly provided a temporary fix. However, the wind driven rain associated with Hurricane Wilma exposed flaws in the remedial efforts. GLE observed voids in the sealant material that was applied +/- 5 months ago (Photo 17). In addition, Exterior paint has covered over the joints at the base of the windows, which likely are serving as weeps (Photo 18).

GLE recommends that all sealant material applied to the exterior of the window frames should be removed and replaced. Additionally, any paint that is bridging joints which may be serving as weeps, should be removed. If submittals and/or shop drawings of the window systems are available, they may confirm the window weep system. This work can be completed as a maintenance effort by SBBC.

GLE believes that these efforts will be effective in eliminating the moisture intrusion. If, however, these efforts do not prevent further moisture intrusion, it may be necessary to conduct a destructive investigation to determine other source(s) of moisture intrusion associated with the moisture intrusion.

2.7 Building 8 - Arts Building

Building 8 was reportedly constructed around 1993. The building appears to have been constructed on shallow reinforced concrete foundations, with concrete masonry unit (CMU) exterior bearing walls. The exterior finish of the exterior walls is painted cement plaster.

The window systems in Building 8 are primarily fixed glass panels in painted hollow metal frames. The windows were reportedly the windows installed as part of the original construction. The exterior face of the window frames were re-painted as part of the re-painting project which was recently completed. Exterior doors were generally observed to be hollow metal doors in painted metal frames. At each of the exterior doors, a CMU surround, finished with painted CMU, was observed (Photo 19).

GLE's IEQ assessment of Building 8 identified elevated moisture readings adjacent to exterior doors in Rooms 806 and 809. Additionally, as part of this investigation, GLE conducted follow-up moisture tests, which also detected elevated moisture levels on the interior drywall surfaces of the walls adjacent to the exterior doors in these rooms. At Room 809 there is an exterior concrete slab that abuts the base of the exterior wall with the elevated moisture readings (Photo 19). At this joint, SBBC has applied remedial sealants, apparently resulting from past moisture intrusion into the room. At Room 806, the finished sod abuts the wall with the elevated readings (Photo 20).

The exterior condition at the base of both walls is different, and the condition at the base of other exterior walls varies as well. Accordingly, GLE believes that it is not likely that the source of moisture intrusion is located at the base of the exterior walls, adjacent to the doors.

GLE feels that a likely point of intrusion is the vertical joint where the CMU surround meets the face of the walls. That said, from a visual assessment alone, it is not possible to determine with certainty that this detail is the detail that is permitting moisture to intrude into the building.

GLE observed a horizontal stucco reveal approximately 5 feet above the finished grade at these locations, which is also the possible point of moisture intrusion (Photo 21). Additionally, GLE noted that there was no visible flashing at the top of the surround, where the surround died into the face of the exterior wall. Again this is another possible point of entry for moisture.

Given the various possible intrusion locations, which cannot be conclusively confirmed via a visible assessment only, GLE recommends that a combination of water testing, possibly coupled with limited destructive testing be conducted to confirm the source of the moisture intrusion into Rooms 806 and 809. Once this source is determined, specific recommendations for repair/remediation can be developed. It is possible that the recommended repair/remediation may need to occur at all of the exterior surround in Building 8, as well as one surround that was observed at Building 7.

GLE's IEQ assessment detected elevated moisture levels at the West wall of Room 818. As the area of elevated moisture intrusion was observed approximately 5 feet away from an exterior door with a surround, it appears likely that the source of the moisture intrusion at Room 818 is the same as Rooms 806 and 809.

2.8 Building 9 - Classrooms

Building 9 was reportedly constructed around 1993. The building appears to have been constructed on shallow reinforced concrete foundations, with concrete masonry unit (CMU) exterior bearing walls. The exterior finish of the exterior walls is painted cement plaster.

The window systems in Building 9 are similar to those in Building 2; a combination of aluminum awning windows and fixed panels, set in painted aluminum frames. Like the other buildings on the campus, the exterior face of the window sashes and frames were re-painted as part of the re-painting project which was recently completed. Exterior doors were generally observed to be hollow metal doors in painted metal frames. Unlike Building 2, however, the windows are receiving no protection from an overhang.

GLE's IEQ assessment of Building 9 identified elevated moisture readings at numerous classrooms beneath the windows, and damage to interior building components adjacent to the windows (Photos 22 and 23). Additionally, as part of this investigation, GLE observed the same indicators of moisture intrusion associated with the window systems as Building 2 (Photo 24). GLE also noted that some window sealants had been repaired/replaced, an indication of ongoing moisture intrusion problems associated with the window systems (Photo 25).

The window systems are also a source of moisture intrusion into Building 9. As with Building 2, GLE recommends a phased approach to eliminating the moisture intrusion. As an initial effort, all sealant material should be removed and replaced. Additionally, any paint that is bridging joints, which may be serving as weeps, should be removed. If submittals and/or shop drawings of the window systems are available, they may confirm the window weep system. This work can be completed as a maintenance effort by SBBC.

GLE believes that these efforts will be effective in eliminating the moisture intrusion. If, however, these efforts do not prevent further moisture intrusion, it may be necessary to conduct a destructive investigation to determine other source(s) of moisture intrusion associated with the moisture intrusion.

END OF REPORT

APPENDIX A
Probable Cost of Repairs

Bethune Elementary School
PROBABLE COST OF REPAIRS

Prepared by:
GLE ASSOCIATES, INC.

Prepared for:
THE SCHOOL BOARD OF BROWARD COUNTY

1.0 BUILDING 1

ITEM	ITEM QUANTITY	ITEM COST		TOTAL
1. Wdo. System demolition	430 sq. ft.	5		2150
2. Wdo. System replacement	430 sq. ft.	105		45150
4. Interior repair/repaint (See Note 3 below)	4 opgs.	475		1900
5. Exterior repairs (see Note 4 below)	4 opgs.	300		1200
	SUBTOTAL			50,400

2.0 BUILDING 4

ITEM	ITEM QUANTITY	ITEM COST		TOTAL
1. Wdo. System demolition	240 sq. ft.	5		1200
2. Wdo. System replacement	240 sq. ft.	105		25200
4. Interior repair/repaint (See Note 3 below)	3 opgs.	475		1425
5. Exterior repairs (see Note 4 below)	3 opgs.	300		900
	SUBTOTAL			28,725

3.0 BUILDING 8

ITEM	ITEM QUANTITY	ITEM COST		TOTAL
1. Water Testing/ Invasive Investigation	1 allowance	7,500		7500
	SUBTOTAL			7500

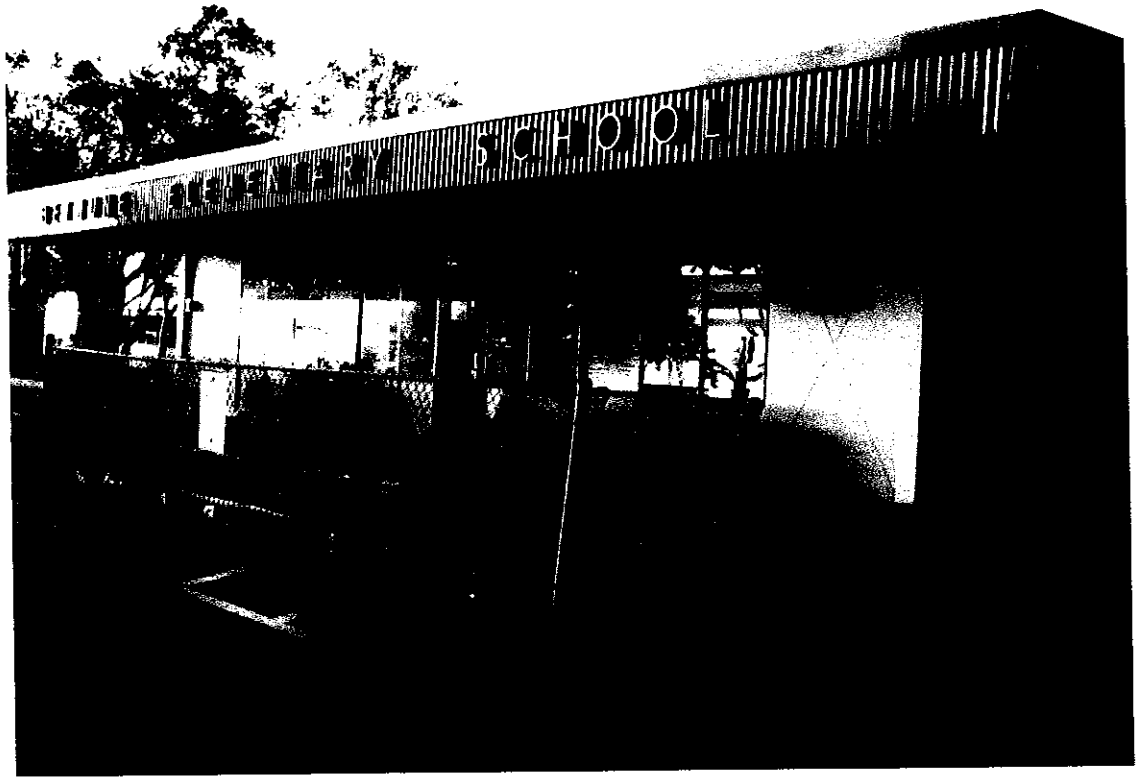
4.0 BUILDING 2,3,7 & 9

ITEM	ITEM QUANTITY	ITEM COST		TOTAL
1. Re-seal windows (see Note 5 below)	6350 lf	18		114300
	SUBTOTAL			114300
	Est. Construction total			200,925
	Gen. Conditions	0.12		24111
				225,036
	Contractor Profit	0.08		18002.88
				243038.9
	Contingency	0.15		36455.83
	EST. REPAIR TOTAL (See Notes 1 and 2)			**279494.7**

NOTES

1. This estimate excludes soft costs, including but not limited to A/E fees, permitting fees or inspection fees.
2. This estimate does not include costs for window replacement for Bldgs. 5 and 6. which are recommended to be replaced in 3 to 5 years.
3. Interior repair / repaint is limited to repairs required for new window installation.
4. Exterior repairs are limited to repairs required for window system replacment
5. Costs shown here if this work is not completed by SBBC Maintenance

APPENDIX B
Photographic Documentation



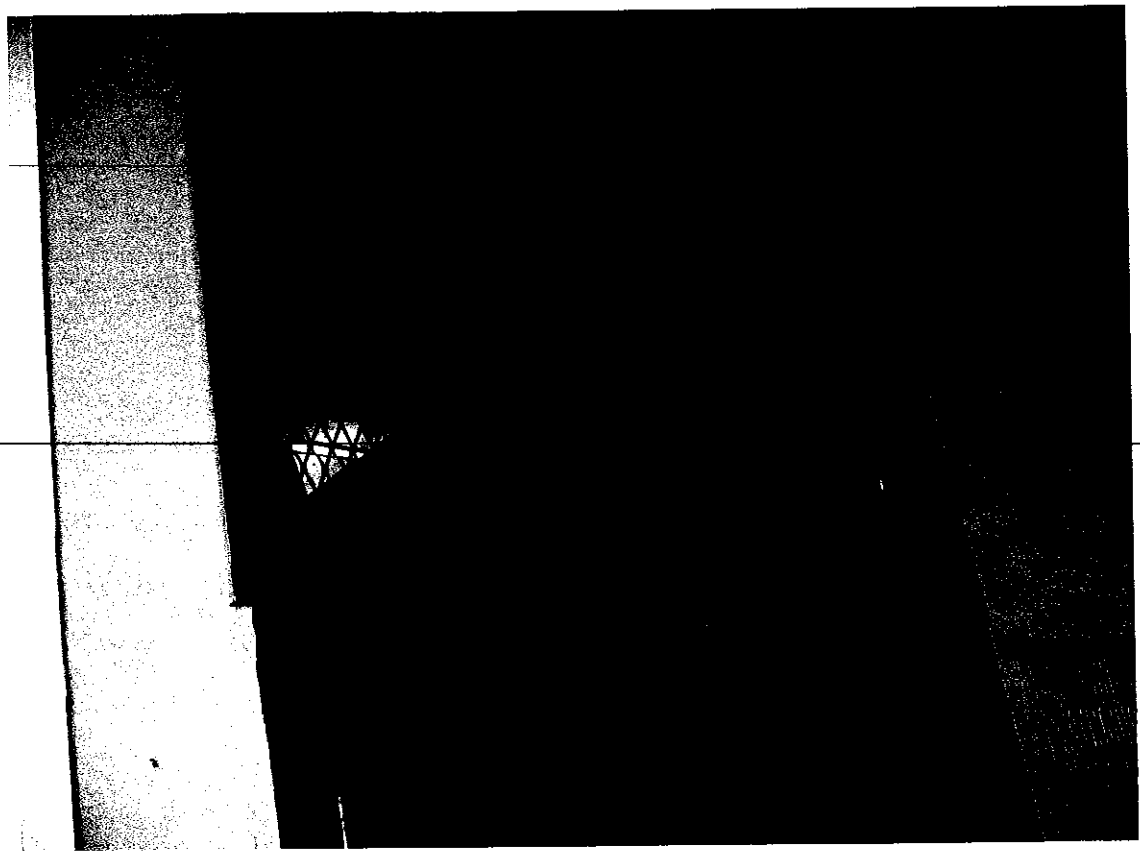


Figure F-1

Photo 1: Full-height Jalousie window system – Building 1

Photo 2: Typical damaged Jalousie window – Building 1

Photograph Date:

Prepared By: GLE Associates, Inc.
3109 W/ Martin Luther King Blvd., Ste. 550
Tampa, Florida 33607 (813) 241-8350

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Drawn: VD	Job No.: 06170-00341
Checked: CJG	Figure: F-1
Date: 2/24/06	

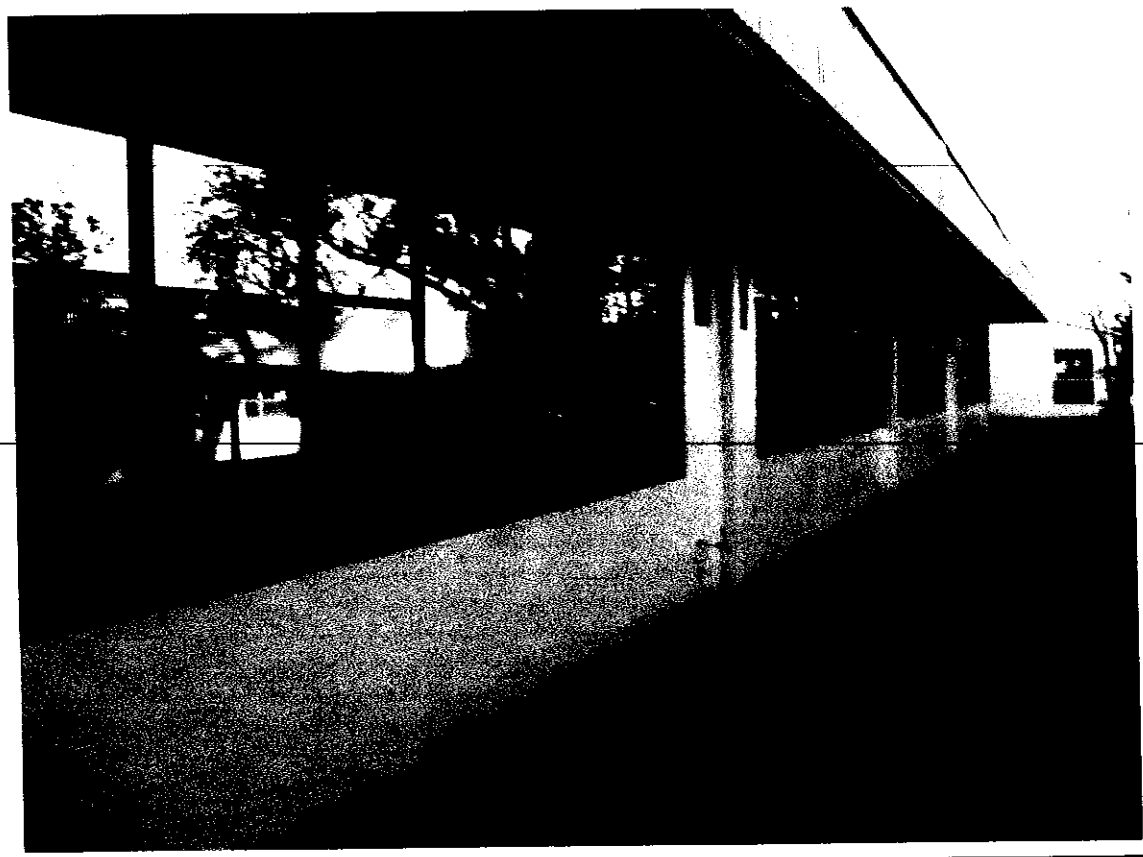

Figure F-2

Photo 3: Aluminum awning windows and fixed panels – Building 2

Photo 4: Overhangs providing protection to window systems – Building 2

Photograph Date:

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Figure F-3

Photo 5: Voids in glazing sealant – Building 2

Photo 6: Water damaged finish materials – Building 2

Photograph Date:

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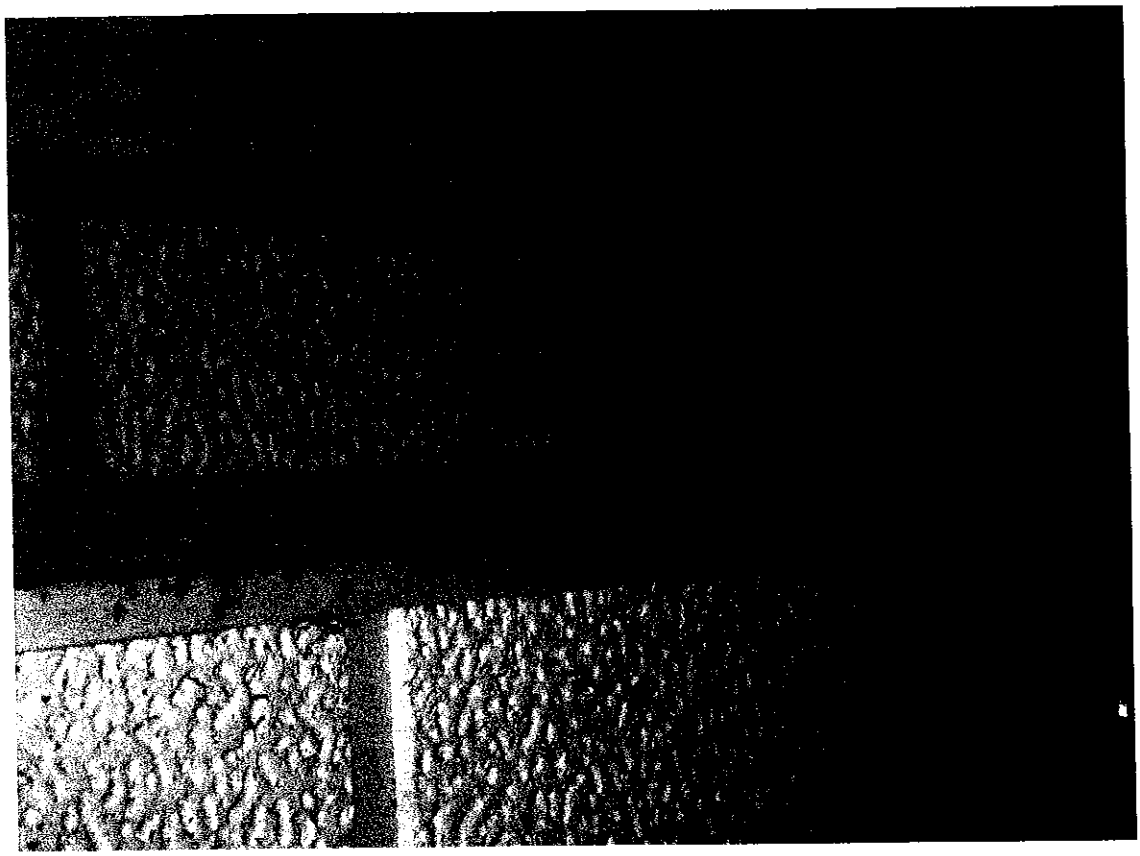

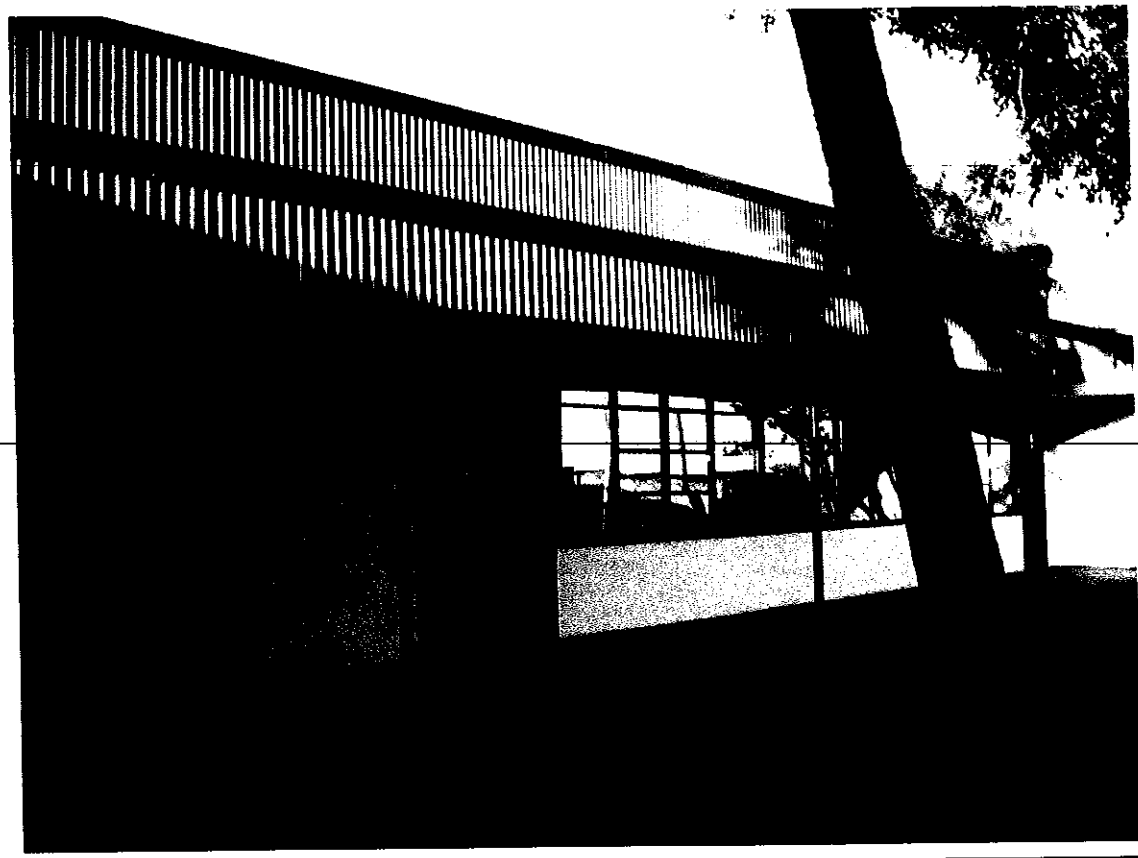

Figure F-4

Photo 7: Surface rust on ceiling grid adjacent to window – Building 2

Photo 8: Fixed and operable windows – Building 2

Photograph Date:

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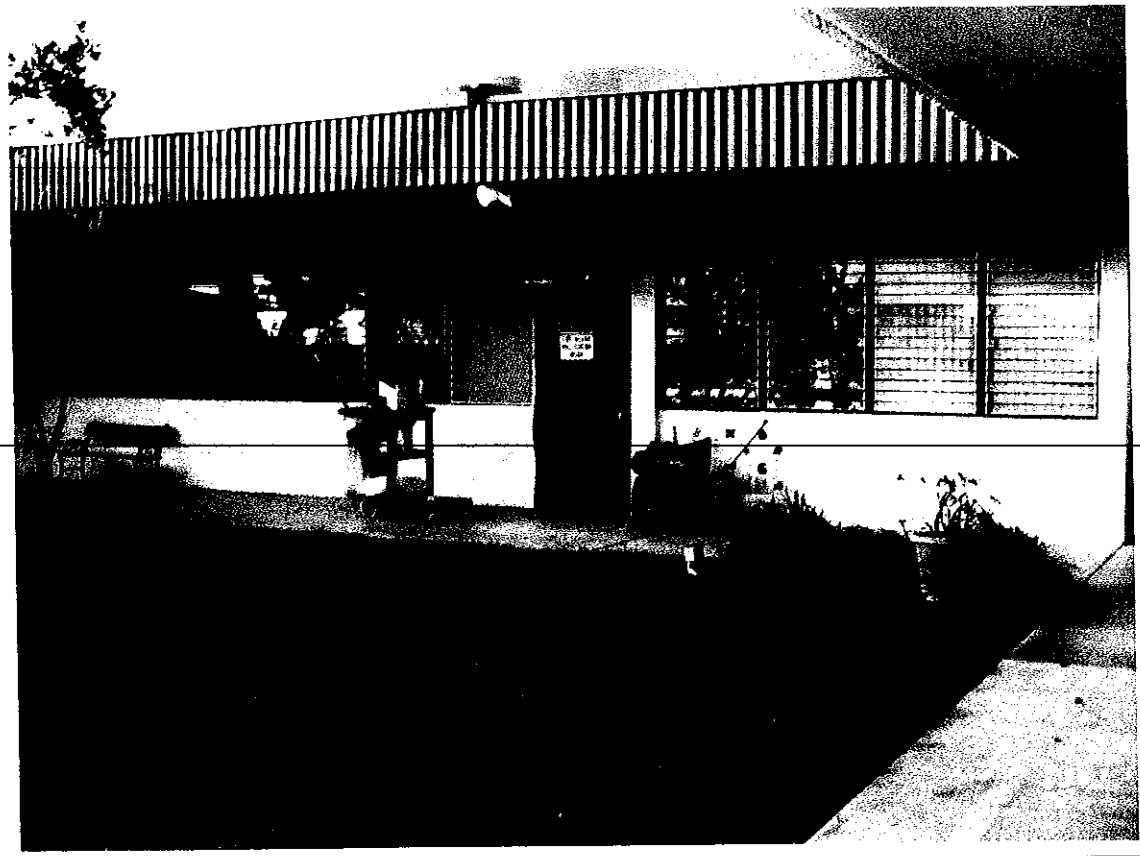

Figure F-5

Photo 9: T-111 exterior finish - Building 4

Photo 10: Jalousie windows – Building 4

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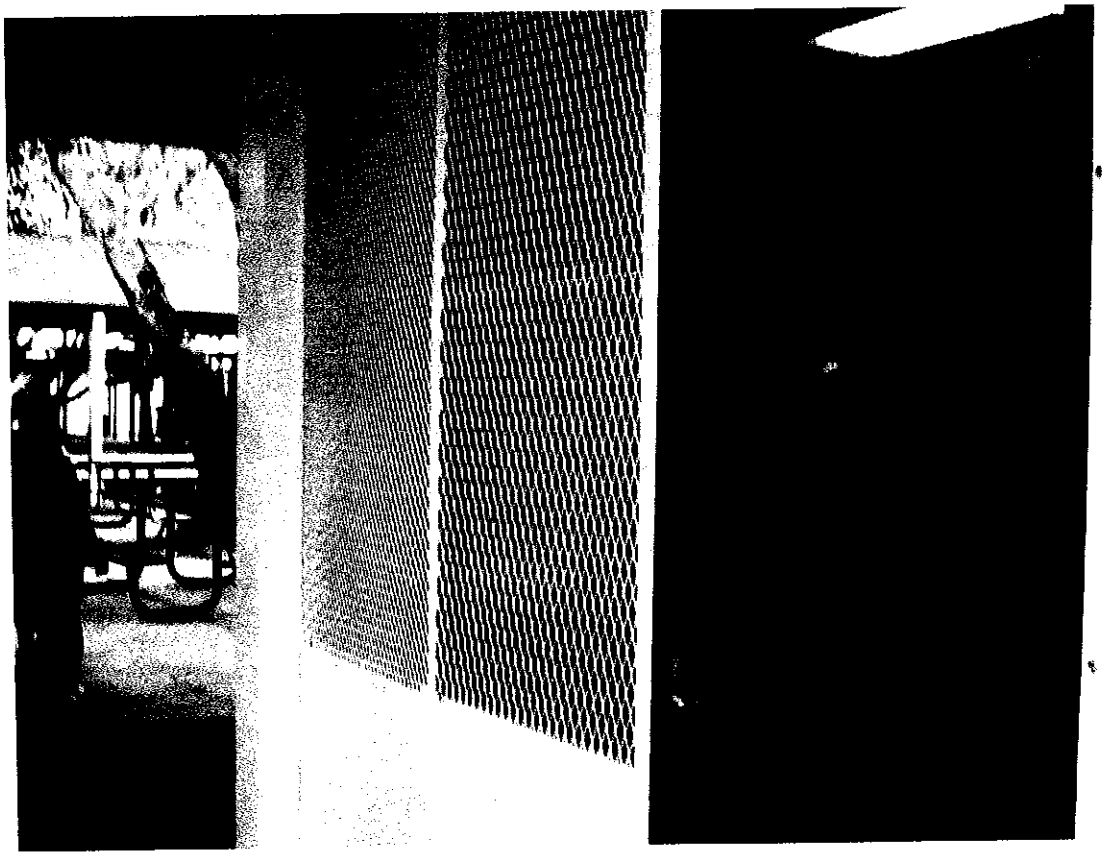

Figure F-6

Photo 11: Full height jalousie window - Building 4

Photo 12: Damaged fascia panel - Building 6

Photograph Date:

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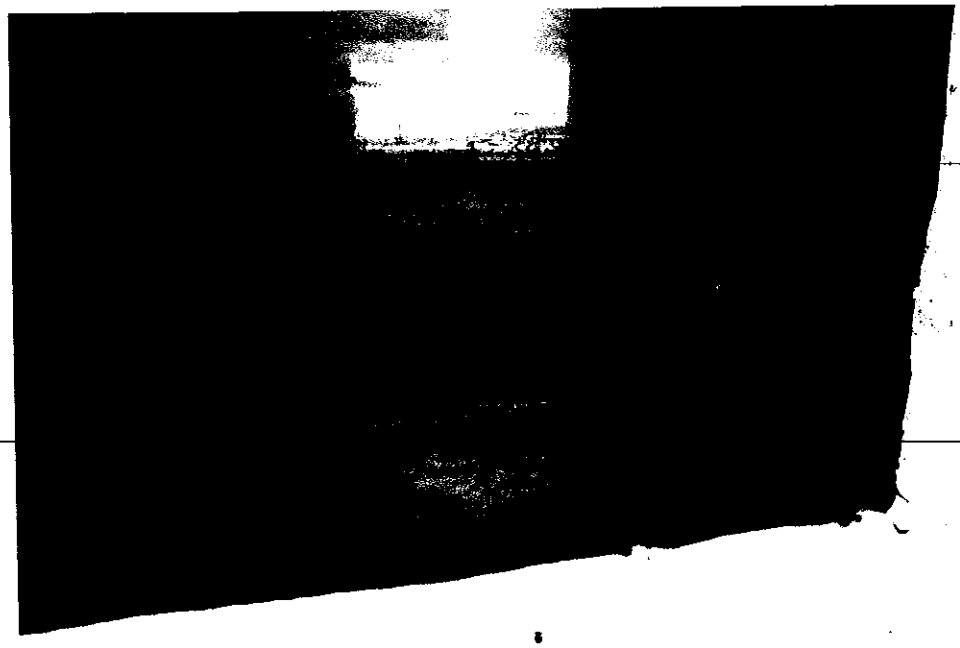

Figure F-7

Photo 13: Fixed glass window panels at the north wall – Building 7

Photo 14: Sealant applied to exterior frame to prevent moisture intrusion – Building 7

Photograph Date:

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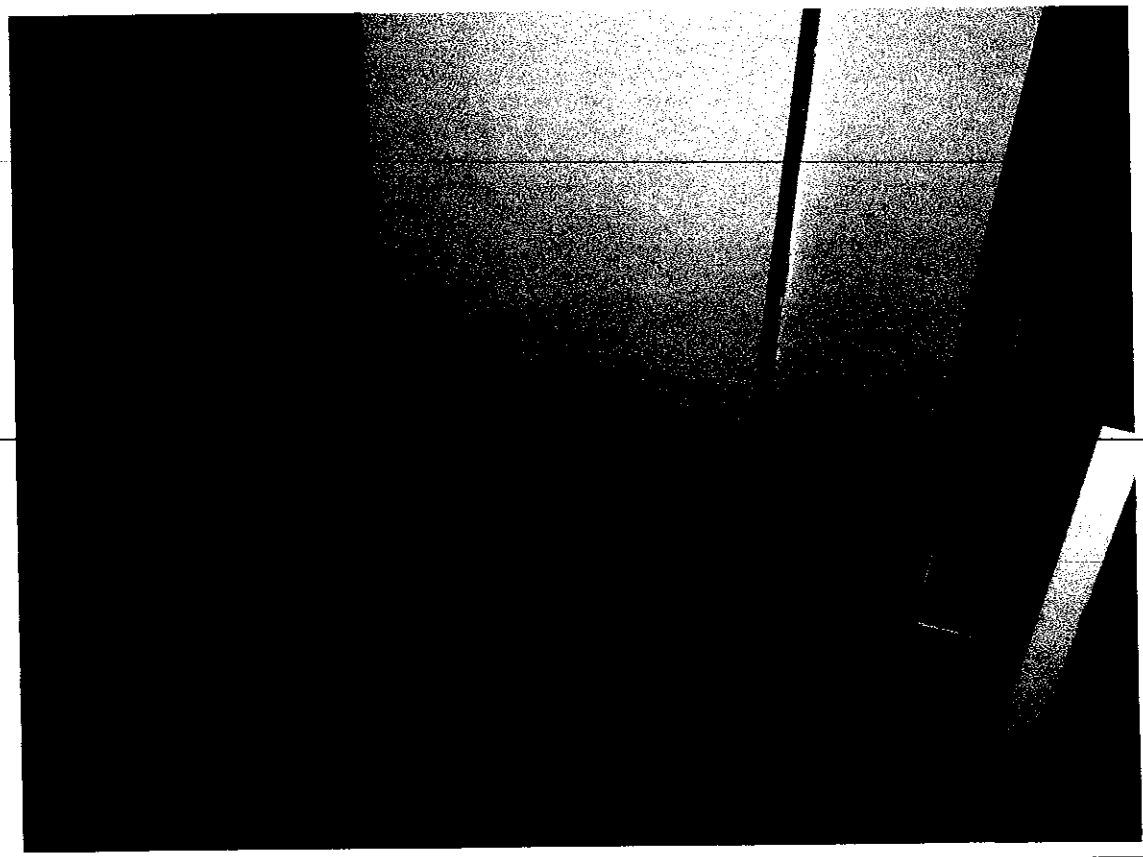

Figure F-8

Photo 15: Caulk applied to interior frame to prevent moisture intrusion – Building 7

Photo 16: Areas of water accumulation after Hurricane Wilma

Photograph Date:

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Tampa, Florida 33607 (813) 241-8350

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Figure F-9

Photo 17: Void in window frame sealant – Building 7

Photo 18: Recently applied paint covering over window frame weeps

Photograph Date:

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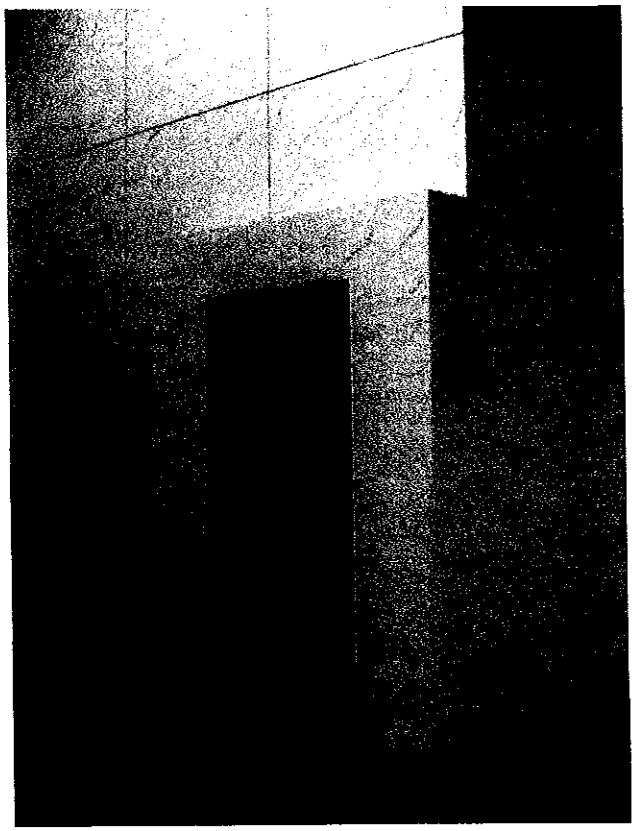

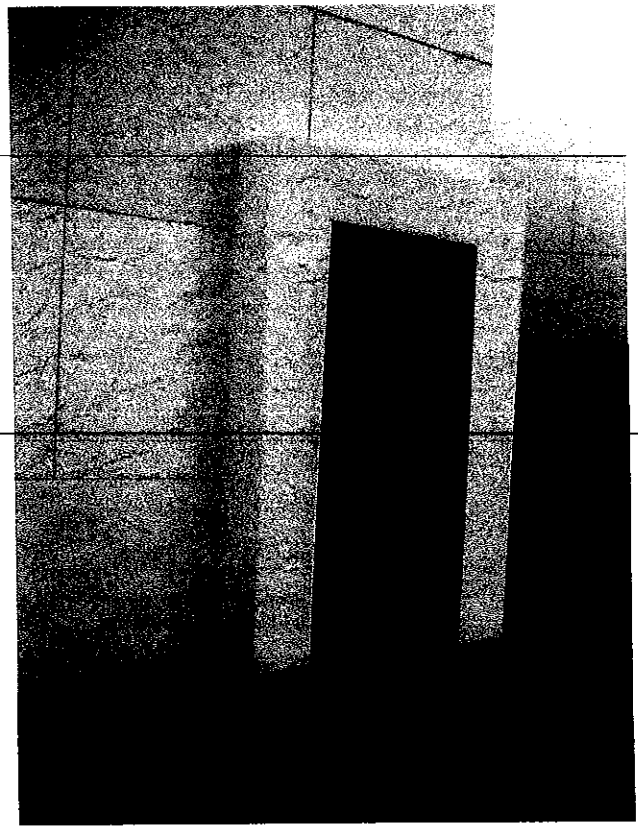

Figure F-10

Photo 19: Typical stucco finished surround at exterior door – Building 8

Photo 20: CMU surround adjacent to grade, Room 806 – Building 8

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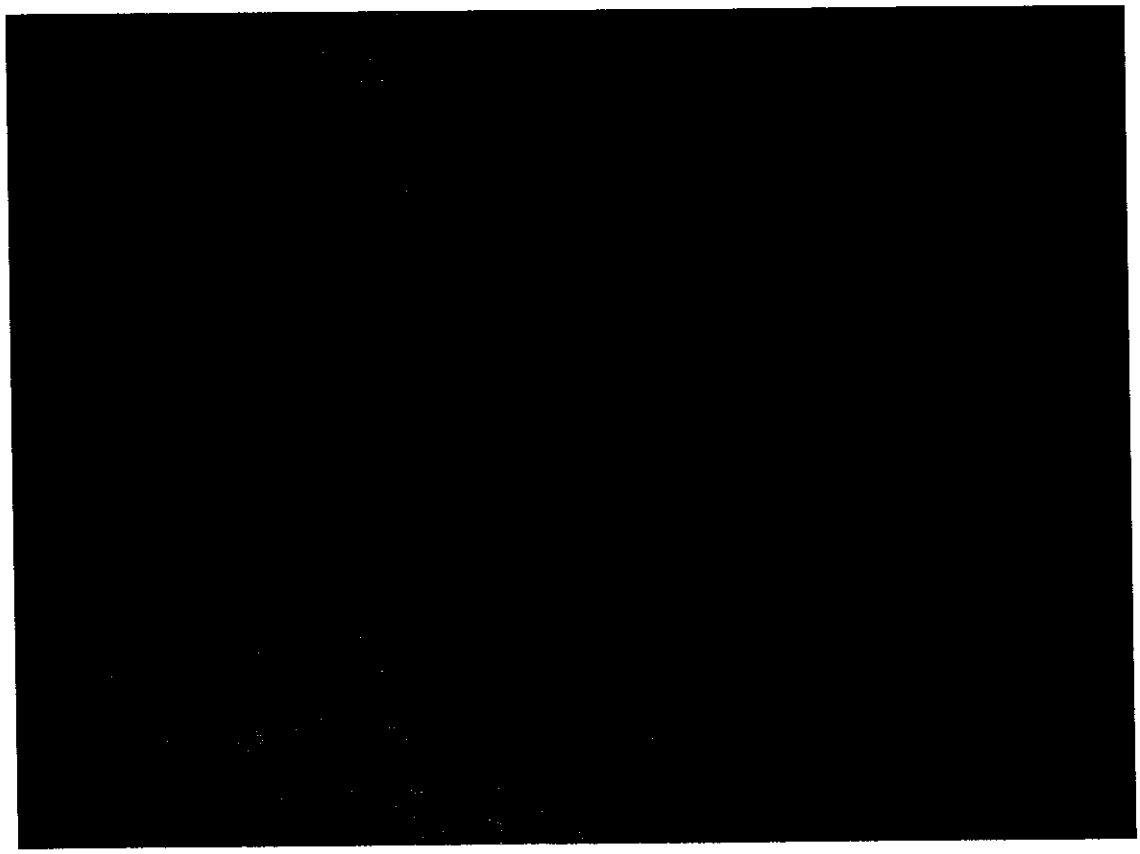
2/24/06	



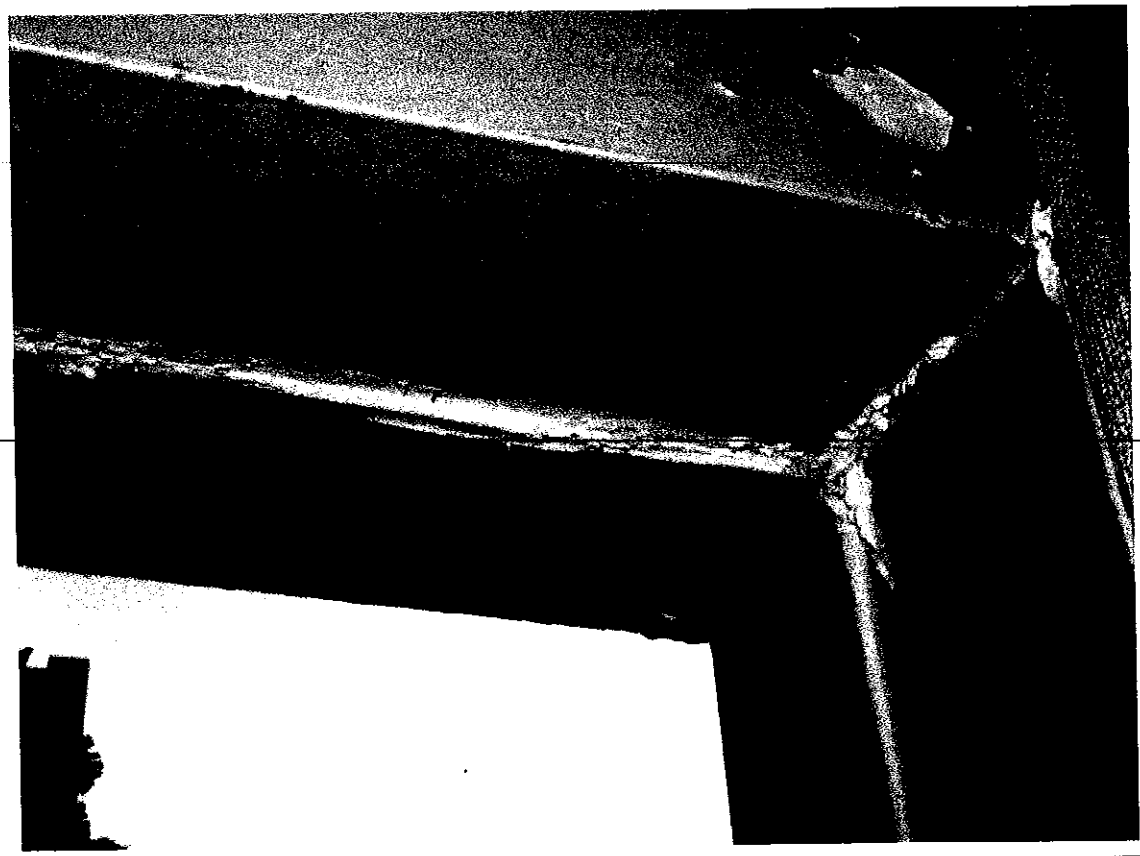


Figure F-11

Photo 21: Horizontal reveal joints in stucco walls – Building 8

Photo 22: Damaged interior finish material at window jamb – Building 9

Photograph Date:

Prepared By: GLE Associates, Inc.
3109 W/ Martin Luther King Blvd., Ste. 550
Tampa, Florida 33607 (813) 241-8350

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Checked: CJG	Figure: F-11
Date: 2/24/06	

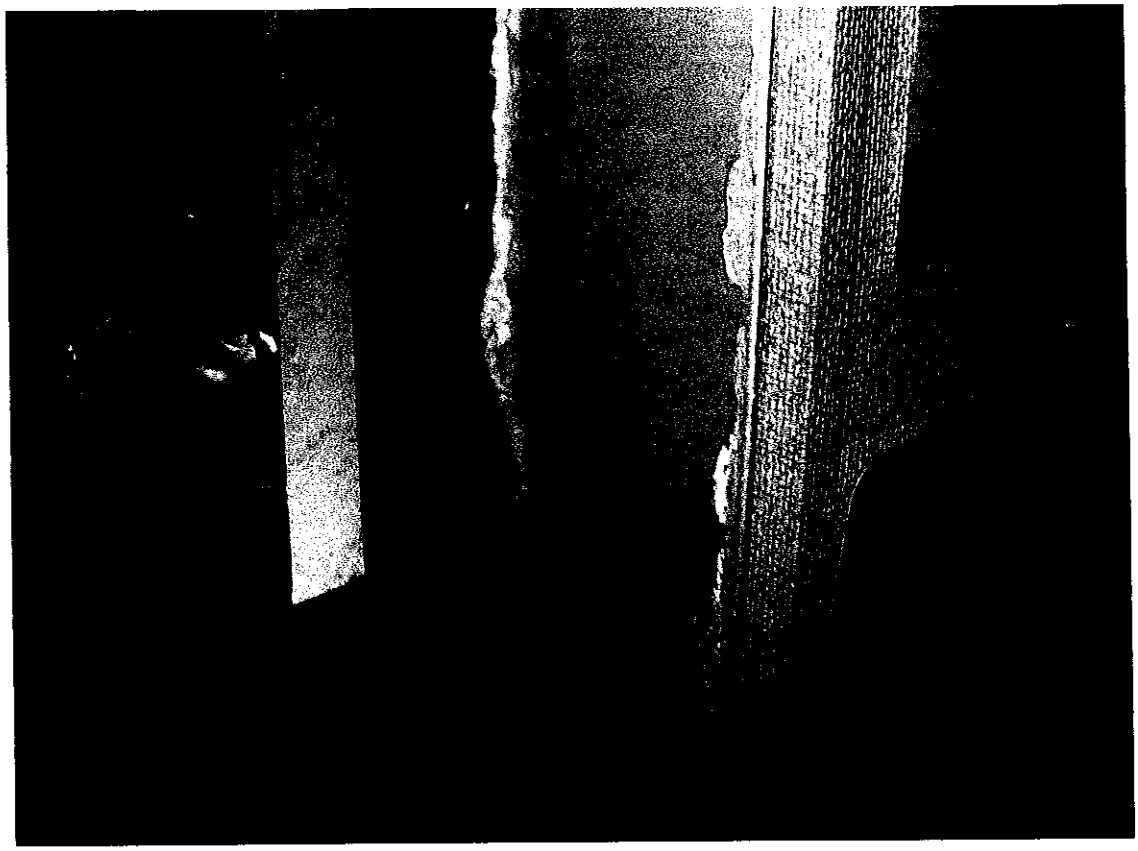

Figure F-12

Photo 23: Damaged interior finish material at window jamb – Building 9

Photo 24: Recently applied paint covering over window frame weeps – Building 9

Photograph Date:

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Drawn: VD	Job No.: 06170-00341
Checked: CJG	Figure: F-12
Date: 2/24/06	

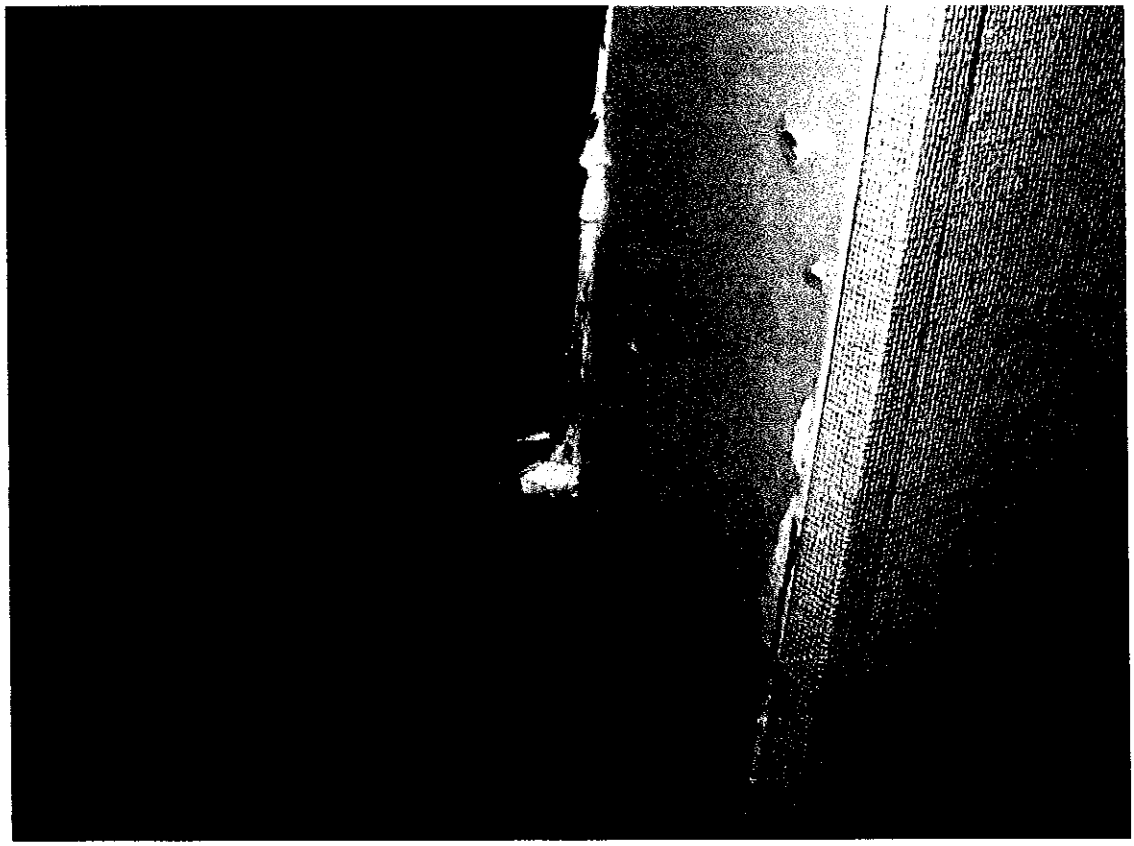

Figure F-13

Photo 23: Remedial caulk applied at window sill – Building 9

Photo 24: None

Photograph Date:

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Checked	Figure
CJG	F-13
Date	
2/24/06	

Appendix C – F.I.S.H. Plan

Due to security reasons, the F.I.S.H. Plan (school map) provided by GLE has been omitted from this report.