



Scope of Services

- Condition Survey
- Documentation of As-Built Conditions
- Water Testing - ASTM E1105
- Litigation Support
- Repair Design and Construction
- Administration Services

Program

The Washington Avenue School was built in 1995. The structure is a two-story steel-framed modular constructed building. "Boxes" were built in the factory and shipped to the site where they were erected on site built foundations. The exterior walls are 4" brick on a gypsum sheathed 4" steel stud back-up wall. Some brick was factory installed, some was field installed.

The building experienced a leakage problem soon after it was constructed. Becica Associates was brought in to investigate the brick facade. The investigation included various water tests, removal of wall panels and documentation of as-built conditions. As a result of our investigation, a written report was prepared and was submitted as expert findings during litigation. This report also included cost estimates of repairs.

Becica Associates prepared construction documents, administered bidding and construction for the repair work. Work included replacing all brickwork, moisture barriers, flashings and repairing back-up walls.

Project Cost

Repair Construction Cost: \$314,000

Completion Date

August 1999

