

MEMORANDUM

DATE: April 20, 2020

- TO: Greg Smith AVP Facilities & Operations
- FROM: Christian Reed Senior Campus Architect

SUBJECT: Wilson Hall Exterior Brick Repairs

Earlier this semester, Facilities & Operations was notified that Wilson Hall was experiencing brick veneer problems on the exterior of the building and moisture problems inside the building. After conducted a thorough review of the identified issues, with the assistance of a building envelope consultant, structural engineer and general contractor; we have determined the cause of the issues and developed a preliminary plan to make the required repairs. Unfortunately, the much-needed repairs will not be quick or easy to fix. Currently, we are anticipating a 12-month project schedule from start to completion; however, we are optimistic that we can better this timeframe. Due to the nature of this project, it will require oversight from the UAS Board of Trustees and the State of Alabama Department of Construction Management. We will continue share updates on the project details and schedule as they develop.

Please note, masonry is not actively falling from the exterior of the building. However, to ensure the safety of the building occupants and visitors, we plan to move forward with the installation of temporary safety provisions until the required repairs can be completed. This effort will begin immediately and will include the installation of a safety fence around the perimeter of the building and the installation of temporary protective cover at entrances and exits that do not have existing cover. We are working directly with a contractor to identify the layout and location of these elements and will follow-up with a sketch that identifies their proposed locations. Please contact me directly with any questions or concerns you may have.

END OF MEMORANDUM

Attachment

C: 2006010.100 Justin Thompson

STATEMENT OF BRICK WALL CONDITIONS:	
Facility:	Wilson Hall/ HCI #15232
City / State:	Huntsville, Alabama
Date of Assessment:	
Consultant:	Ben Hixson

#	Location & Description	Condition Photo
1	Aerial overview of Wilson Hall with north to the top in the photo.	At GALL ERIES WARH OF WEGON HA
2	Overview of the North and West Elevations indicating the brick accents topped with metal covered ledges.	
3	Overview of the North Elevation indicating the brick accents topped with metal covered ledges. The top corbels are moving away from the planes of the walls as a result of excessive water entry behind the brick and mortar accents.	

STATEMENT OF BRICK WALL CONDITIONS:		
Facility:	Wilson Hall/ HCI #15232	
City / State:	Huntsville, Alabama	
Date of Assessment:		
Consultant:	Ben Hixson	

#	Location & Description	Condition Photo
4	We noted brick shards on the ground as a result of the destructive movement of the brick accents away from the planes of the walls, and freeze thaw damage.	
5	Overview from the east facing west on the North Elevation with the brighter red mortar indicating repair attempts along mortar joints. Note the Lamb's tongue Emergency Overflow drain piping outlets. Reportedly, only the easternmost Lamb's tongue outlet actively discharges water onto the ledges of the brick accents.	
6	Close up view of cracked and disbonded mortar, and efflorescence along the mortar joint inside the rectangle. HCI did not observe the Architect's specified weeps.	

STATEMENT OF BRICK WALL CONDITIONS:		
Facility:	Wilson Hall/ HCI #15232	
City / State:	Huntsville, Alabama	
Date of Assessment:		
Consultant:	Ben Hixson	

#	Location & Description	Condition Photo
7	Close up view of the cracked and disbonded horizontal mortar joint. HCI did not observe the Architect's specified weeps.	
8	We noted there is a void between the metal cover fascia and wall above the accent; the raised metal cover, missing sealant along the side of the accent and the dislodged brick corbel off the plane of the wall.	
9	We noted the raised cover fascia and wall above the accent; missing sealant along the side of the accent and the dislodged brick corbel off the plane of the wall, and the accent moving off the wall down below the corbel.	

STITLINE (T OF DRIVER WILL CONDITION).	
Facility:	Wilson Hall/ HCI #15232
City / State:	Huntsville, Alabama
Date of Assessment:	
Consultant:	Ben Hixson

#	Location & Description	Condition Photo
10	Close up view of the raised metal cover, raised brick, failed sealant, and efflorescence.	
11	Better overview of the efflorescence and the mortar moving out from the mortar joint.	
12	Another close up view indicating the extent of the top of the accent brick upward movement.	

STATEMENT OF BRICK WALL CONDITIONS:		
Facility:	Wilson Hall/ HCI #15232	
City / State:	Huntsville, Alabama	
Date of Assessment:		
Consultant:	Ben Hixson	

#	Location & Description	Condition Photo
13	Observing conditions further west from the previous photos, we noted cracked and disbonded mortar and dry cracked sealant.	
14	On the North Elevation brick accent furthest west, we noted the irregular metal cover and raised bricks at failed mortar joints.	
15	HCI recommends cleaning the walls, applying a breathable acrylic coated and sealing along the wall penetration perimeters; Typical.	