

MEMO

To: Paul Dyal

From: Jason Burkett, P.E.

Date: 1-26-23

Subject: City Hall Building Façade and Structure Reassessment

In response to the request of the City of Lake City, Tetra Tech has reviewed the previous reports it provided and conducted a follow-up visual assessment of the City Hall building in Lake City. A very brief summary of the previous reports is provided below for context only. Both previous reports should be referenced for additional information and the history of the building.

The first report was issued on July 2, 2018, after an initial visual assessment. This report outlined several concerns with the brick façade condition and interior bearing walls that were removed and replaced with steel framing in a renovation. Following the recommendation of Tetra Tech, the City hired a contractor to install a net on the exterior of the two walls with exposed brick to provide immediate protection for pedestrians from loose bricks that may potentially fall along the sidewalk or street.

Tetra Tech issued a second report on September 6, 2018, after being requested to perform a detailed structural analysis of the building's lateral force resistance systems. Lake City wanted to know if the building met current wind load requirements in its condition and what would need to be done to strengthen the building if it didn't meet current codes. It was confirmed that the removal of the interior bearing walls had reduced the building's ability to resist current code required wind pressures. Tetra Tech outlined the general recommendations for strengthening the building's lateral resistance systems and gave a verbal recommendation that the building should not be occupied in high wind events (+60 mph) unless the building is retrofitted and strengthened.

For the current request, Jason Burkett met with Dean Smith on January 5, 2023, at the City Hall building to review the present condition and look for any changes. Visual observations were made around the perimeter of the building, on the roof, and inside the building, including above the ceiling. After completing our site visit, these observations were compared with our original assessment that occurred on June 7, 2018. Below is a summary of our new findings and recommendations:

1. Netting has been installed on the South and West faces of the building above the first floor where there is exposed brick. The netting appeared to be in good condition and securely anchored to the roof parapet. The South and West walls appeared to be in the same or similar condition as observed in our original assessment. It should be noted that the netting did obscure visual observations slightly and made it difficult to follow mortar joints and judge their alignment. It is recommended to monitor the integrity of the netting for signs of dry rotting over time and check the manufacturer's literature for life expectancy. The safety net needs to be in place and of sound strength until the brick façade is restored or the hazard is mitigated.
2. Mildew on the north face of the building in select locations below windows and near stucco joints. Our recommendation is to clean the wall to remove the mildew and monitor these locations to see if the mildew returns or if water is wicking from the brick wall that is behind the stucco. If water is in the multi-wythe brick wall, it will lead to deterioration of the wall section and compromise its integrity. If there is a point of water intrusion (i.e. at the parapet or around the window) it needs to be located and sealed to prevent damage.

3. Hairline stucco cracks on the East wall were observed. They appeared to be related to infilled openings in the brick wall and shrinkage. They did not appear to be related to building movement or stability. It is our recommendation to seal any cracks that are visible in the stucco to prevent water intrusion and deterioration of the brick wall behind it.

There were no new findings on the building's interior or above the ceiling. The original report should be referenced for all the previously recorded conditions and findings. Our conclusion is the structural stability and façade conditions of the building generally remain the same as noted in previous reports. All the previous recommendations still stand plus the few minor ones noted in this memo.

Please do not hesitate to call or email with questions or for further assistance.



This item has been digitally signed and sealed by Jason L. Burkett, PE on the date adjacent to the seal.

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Jason Burkett, PE #69879
Senior Structural Engineer

Reference Photos



Photo 1: West Building Face



Photo 2: South Building Face



Photo 3: North Building Face



Photo 4: Net Anchors on Roof Parapet