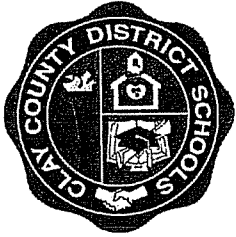


FOR FILE



# SCHOOL DISTRICT OF CLAY COUNTY

BOARD MEMBERS

925 West Center Street  
Green Cove Springs, Florida 32043

### Telephones

904/284-6500 (GCS) - 904/272-8100 (OP)  
1-888-633-2529 (KH)  
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RECEIVED

NOV 9  
MJE

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- Carol Studdard  
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- Charles Van Zant, Jr.  
District 3
- Wayne Bolla  
District 4
- Lisa Graham  
District 5

David L. Owens  
Superintendent of Schools

COPY TO: Nancy Ratin

TO: Michael J. Elliott  
Assistant Superintendent of Support Services

FROM: Larry Swanson  
Director, Code Enforcement Department

DATE: November 9, 2006

RE: Proposal from SCHENKLESHULTZ on the District Office Roof Repairs at  
900 Walnut Street

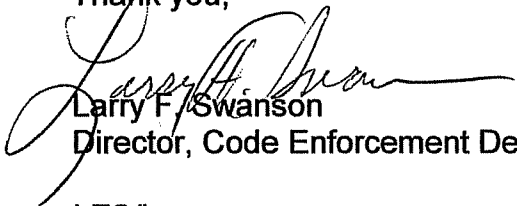
Per your direction, I met with James M. Stege of SCHENKELSHULTZ on the above referenced project.

Please find attached a copy of their proposal/estimate along with a copy of the inspection report from the structural engineers. It is important to recognize the letter from Mr. Gary L. Burton, P.E. (Burton Braswell Middlebrooks Associates Inc. Consulting Structural Engineers) regarding the excessive overloading of the second floor file storage room, and the need to restrict access from the roof area.

I feel the estimate is low in that there are no provisions for staff relocation and any other items that may arise after further investigation.

Upon your review of the SCHENKELSHULTZ proposal and the letter from Burton Braswell Middlebrooks Associates Inc., please advise my Department on how you would like us to proceed.

Thank you,

  
Larry F. Swanson  
Director, Code Enforcement Department

LFS/kpg

Attachment: SCHENKELSHULTZ Proposal

B · B · M



BURTON • BRASWELL • MIDDLEBROOKS  
ASSOCIATES, INC.

CONSULTING STRUCTURAL ENGINEERS  
*Orlando Boca Raton*

November 5, 2006

Mr. Jim Stege  
Schenkel Shultz  
101 E. Town Place, Suite 800  
(World Golf Village)  
St. Augustine, FL 32092

Re: Clay County School Board Administration Building Inspection

Dear Jim:

Per your request, we visited the building noted above to observe what appeared to be, in photos supplied to our office, a failing roof deck system. We were joined by Tom Jennings of your office as well as both Tod Sweatland and Larry Swanson of the Clay County School Board.

Prior to the inspection, we reviewed the original construction documents from the year 1974 which indicated a gypsum "bulb-tee" system; not uncommon for that era. This system was indicated to be supported by 24" steel joists spaced at 48" on center.

When we actually inspected the roof from underneath, it actually consisted of metal decking (approximately 9/16" to 1" profile) with what appeared to be a gypsum product topping. The metal decking was observed to be rusted and / or otherwise deteriorated to a great degree. The deterioration was quite widespread and in various stages from moderate to severe. In some areas, actual support from the decking was non-existent due to excessive deterioration. It had been noted from county personnel that pieces of the roof system had actually broken off and fallen onto the dropped ceiling below. It was obvious in some areas that this could indeed have occurred and would be anticipated to continue as further deterioration occurs.

While we had hoped, prior to the inspection, to be able to provide the School Board with a relatively minor remedial repair or "fix", this is not possible. The level of deterioration makes any partial remedial services impossible. In addition, it is our professional opinion that walking on the roof surface could actually cause a complete deck failure and possible injury to the unfortunate party. We therefore, recommend that the School Board put an immediate blockade to anyone attempting to access the roof area for any reason whatsoever. Access should only be permitted to persons familiar with these types of conditions and knowledge of how to mitigate loading on the existing deck system.

The roof appears to have adequate (approximately 1/8" per foot) slope for free drainage to prevent any water ponding. This is critical as any additional roof loading could cause a localized failure.

Rectifying the conditions we observed can only be accomplished by removing and replacing the entire roofing system down to the supporting bar joists. It is possible that a few areas that were not directly observed might be able to be salvaged, but this would be unwise in our opinion. Nothing less than a complete removal and replacement of the metal decking would mitigate the problems we encountered. The joists appeared to be in good condition, however, this would need to be verified at the time the roof system was removed so that a complete inspection could take place.

While we have limited our discussion until now only to the vertical, or gravity, loading of the roof system, be advised that the observed conditions also greatly compromise both the uplift and lateral (diaphragm) capacities of the roof as well.

Mr. Jim Stege  
Schenkel Shultz  
November 5, 2006  
Page 2

While outside the scope of this report, should the School Board desire our office to advise them on a suitable replacement system(s), we would be glad to do so; there are a few systems which would suffice for the needs of this structure.

In addition to our roof observations, which were done from the building's second floor, we noticed a specific loading condition that concerned us. In one file room, we observed a number of filing racks which were stacked quite completely with paper files. The loading, while not specifically metered and checked via calculations, appeared to be very excessive for the original design conditions of 50 pounds per square foot (psf). Further, it was observed that this room had a distinct deflection of the supporting floor system. We would advise immediate removal of a significant number of the files to another location to lighten the loading condition to one more in line with the original design intent.

We would ask that the information contained in this report be forwarded to the correct person(s) within the Clay County School Board for their review as soon as possible so that they may take the next steps to remediate the conditions contained herein.

Please contact our office should you have any questions regarding this report or require any additional information.

Sincerely,  
**BURTON BRASWELL MIDDLEBROOKS ASSOCIATES INC.**

Gary L. Burton, P.E.  
President



David L. Owens  
Superintendent of Schools

**School District of Clay County**  
**Department of Maintenance &  
Operations**

905 W. Center Street  
Green Cove Springs, FL 32043

**Telephones**

904/284-6522 (GCS) 904/272-8141 (OP)  
1-888-663-2529 (KH)  
FAX 904/284-6582 TDD 904/284-6584

**BOARD MEMBERS**

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Wayne Bolla  
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Lisa Graham  
District 5

TO: Michael J. Elliott  
Asst. Superintendent of Support Services

FROM: Thomas L. Smith *TL Smith*  
Director of Maintenance & Operations

DATE: 12/6/2006

RE: **Construction Manager for the County Office Project  
M-18-06/07**

I am requesting emergency Board approval for a Construction Manager to do the County Office re-roofing and remodeling. Time being of the essence, there are not enough days available between the December Board approval and the time Mr. Ira Strickland, Assistant Superintendent of Human Resources, has stated he needs to have his department back in operation to do this project by conventional means.

The Maintenance Department does not have the ability to do a project of this magnitude by conventional means. A Construction Manager would expedite the work and ensure that it be completed on time.

I am available to discuss this further should you desire.

TLS\tk



David L. Owens  
Superintendent of Schools

November 27, 2006

Mike Elliott  
Assistant Superintendent for Support Services

Dear Mike:

This letter is to identify the issues regarding renovating the Human Resources Building and timelines for completing this project. We understand that the roof is being replaced, and that perhaps the floor will be reinforced to provide adequate support for the files in Human Resources to be returned to their prior location upstairs. It has also been determined that this would be the most practical time to replace the carpet, update electrical wiring, and paint the offices, hallway and stairway.

As requested, we will be packed and ready to vacate the building by Friday, December 22<sup>nd</sup>. The urgency in completing this project by February, is due to the critical projects that begin in March for Human Resources. At that time, all reappointments, employee evaluations, etc., must be completed in order to reemploy our current employees, prior to the hiring for the next school year. We will, if at all possible, need to be relocated back in our original areas at that time in order to begin these projects. We will continue to hold current preemployments in the room downstairs during this relocation time. Our staff will travel back to Green Cove to conduct these meetings.

Carpeting is needed in all of the offices and hallway. All but 4 offices need to be painted, and depending upon the extent of damage from the demolition/remodeling, it may be more practical to repaint the entire floor one uniform color. Please let me know if we have a choice on carpet and paint color.

If I can be of any assistance in expediting this matter, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Ira W. Strickland".

Ira W. Strickland  
Assistant Superintendent for Human Resources

## SCHOOL DISTRICT OF CLAY COUNTY

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