

**Ardmore Elementary
Building Foundation
Summary of Recommendations**

1. Ardmore Elementary is in relatively good condition considering its age and in comparison to the other schools that are part of this assessment. The building addition also appears to be in good condition.
2. The areas of most significant concern are at the corners of the gymnasium. The long vertical cracks observed in the masonry walls at these locations are likely a result of unsuitable soils and drainage issues adjacent to the foundations. As a minimum repair, coarse granular backfill material should be placed adjacent to the foundation along the east wall of the Multi-purpose room and the perimeter drainage system repaired or installed. These actions should reduce the effects of frost heave and minimize movements of the building structure. After correction of the underlying subsurface problems, the walls can be repaired or replaced as discussed in Section 5.1.2.
3. Crack monitors should be installed in 6 locations and inspected on a quarterly basis, with the results recorded. Table 1 lists the locations where cracks should be monitored.
4. Visual monitoring should be performed at 9 locations on a quarterly basis, with the results recorded. Table 1 lists the locations where cracks should be visually monitored.
5. Cracks on the exterior of the building which have not been identified for more extensive repairs should be sealed with an elastomeric sealant or tuck-pointed in order to mitigate future problems.
6. The damaged downspout in the southwest corner of the building should be replaced. Additional backfill materials should be placed and graded to direct water away from the building.

The recommendations contained in this report are based on the information provided by the Owner or by the other consultants hired by the Owner, on the field investigations performed as a part of this project. This report is provided based on facts and opinions and does not provide any warranty, either expressed or implied, for any portion of the existing structure.