

**Jefferson School  
Building Foundation  
Summary of Recommendations**

1. Jefferson Middle School is in relatively good condition considering its age and in comparison to the other schools that are part of this assessment. The building additions also appear to be in good condition with a few concerns.
2. The areas of most significant concern are at the interior stair and adjacent wall, and the interior wall of the second floor. Immediate, further assessments are recommended to properly address the distresses that are developing in these areas.
3. In the elevator addition, it is recommended to make repairs by providing a more flexible expansion joint and reconstructing the flashing detail at the roof interface. To track the likelihood of additional settlement, it is recommended to install crack monitors and record propagation of movement on a quarterly basis.
4. Crack monitors should be installed in 10 incidences (multiple in boiler room and wood shop) and inspected on a quarterly basis, with the results recorded. Table 1 lists the locations where cracks should be monitored.
5. Visual monitoring should be performed at 11 locations on a quarterly basis, with the results recorded. Table 1 lists the locations where cracks should be visually monitored.
6. 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.
7. The young pine trees planted in the first addition courtyard should be removed and replanted at a distance of at least 10' beyond the mature drip line of the tree as described in section 6.1.2.

The recommendations contained in this report are based on the information provided by the Owner or by the other consultants hired by the Owner, and 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.