

**Lakeview High School  
Building Foundation  
Summary of Recommendations**

1. Lakeview High School was found to be in fair condition, with most areas in adequate condition, and with a few areas in poor condition.
2. The areas of most significant concern are as follows:
  - o Boiler room and chimney. Immediate repairs are required. However, further evaluation is necessary to develop construction documents for this work.
  - o Principal/secretaries office and vault closet has undergone fairly large settlements. It is unclear at present whether settlement is an ongoing issue. If progressive movement is recorded, a repair would likely include underpinning or reconstruction of the foundations to bear at a minimum depth of about 8 feet below existing grade.
  - o Cracks observed at the second floor classroom lintels may need repair. Further structural assessments to determine magnitude of potential repair.
  - o The concession/storage area is in poor condition. We recommend monitoring cracks and the overall condition at the present time. However, significant repairs may be necessary in the future. Given current usage of this space, it is likely cost-prohibitive to reconstruct foundations in this area.
  - o Areas where water is ponding on the roof should be repaired to improve drainage.
3. Crack monitors should be installed in more than 30 locations and inspected on a quarterly basis, with the results recorded. Table 1 lists the location where the crack should be monitored or as indicated in Section 5.1.
4. Visual monitoring should be performed at 33 locations on a quarterly basis, with the results recorded. Table 1 lists the locations where cracks should be visually monitored or as indicated in Section 5.1.
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. Trees should be planted a distance of at least 10 feet beyond the mature drip line of the tree, away from any portion of the foundation system. The mature drip line of the tree is equal to the radius of the tree at full growth.

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.