

Co-op Coalition Survey: Water Intrusion Contractor Recommendation (12-2022)

9 co-ops responded.

Sent: Tue, Nov 29, 2022 9:32 am

Subject: CO-OP SURVEY - WATER INTRUSION CONTRACTOR RECOMMENDATION (REP) (DUE 12-12-2022)

A coalition member has a water intrusion problem and plans to initiate a project to address the cause and consequences of the damage. Consequently, they are looking to hire a consulting engineer to identify the cause of the water intrusions and appropriate mitigation action(s) and also to manage the project. Moreover, the cooperative anticipates possibly repointing some or all of the historic brickwork. The specific questions concerning recommendations and member experiences follow:

If your cooperative has undertaken a similar project, please provide information about:

1) the name and contact information for a consulting engineer with specialization in water intrusion who you recommend, and

2) the name and contact information for firm(s) that do repointing or tuck pointing of old masonry. which you recommend.

Please provide very helpful additional information:

3) the age and size of the building, (e.g. number of exterior walls and number of floors),

4) scope of the project (e.g. partial or complete repointing; other mitigation actions),

5) year completed,

6) the cost,

7) Its effectiveness in stopping the water intrusion, and

8) any lessons learned.

Thanks for helping one another. Please reply by Monday, December 12, 2022

Best regards,

Janet Sten, Director

Cooperative Housing Coalition

www.CoopsDC.org

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| <p><40 units</p> | <ol style="list-style-type: none">1. the name and contact information for a consulting engineer with specialization in water intrusion who you recommend Bill Grimes at Property Diagnostics, hired through our management company (EJF)2. the name and contact information for firm(s) that do repointing or tuck pointing of old masonry which you recommend. We didn't do tuck pointing. Our water problem was on the ground (water seeped through the foundation) |
| <p><40 units</p> | <ol style="list-style-type: none">1) the name and contact information for a consulting engineer with specialization in water intrusion who you recommend. Over the last several years, our 39 unit building has been discussing this issue and has spoken with a couple of contractors. No recommendations at this point2) the name and contact information for firm(s) that do repointing or tuck pointing of old masonry. which you recommend. No names to recommend. Please provide very helpful additional information:3) the age and size of the building, (e.g. number of exterior walls and number of floors): 39 units; four floors and basement. The two street sides are buff brick with recessed (raked) mortar joints. and the rear two sides are common red brick. In 1984 we had the red brick repointed, with a full repoint of the top (fourth floor) and spot pointing of the rest of these rear areas. It has generally aged well, but we now need some work on the red brick that's just above ground level, up about five feet. On the street sides we need some pointing of the recessed (pretty brick) joints, especially at the roof parapet area (weather aging).4) scope of the project (e.g. partial or complete repointing; other mitigation actions). We are looking at a partial repointing.5) year completed. Much earlier, 1984.6) the cost. Sorry, no cost available for the older repointing.7) Its effectiveness in stopping the water intrusion. The older work was effective. We found also (obviously) that preventing water-leaks around downspouts is important. Along with having proper ground drainage. During the past 20 years we have also had a couple of small areas of the rear brick pointed where there was some water damage8) any lessons learned. Comments: Obviously, one major concern (after effectively sealing the envelope), is appearance. The mortar used must match or be a bit darker than the existing. Claims that a lighter contractor-grade mortar color will age and darken (and later match) are generally bogus (since we not longer have coal-fired boilers in use in the city). For stable load-bearing brick structures, 100% repointing seems excessive ... unless there is a building addition that must be matched, or unless an underlying flaw is discovered regarding the original construction. Focusing on the problem areas seems best. But, IMHO, if a major repointing is needed, then the match must be carefully planned. And a full pointing job may be better than a 70% one. (See the: 11 Dupont Circle building for a poor repoint match job.) |

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| | <p>Often the "header" vertical joints are a recurring problem issue, since those joints are not sitting in a bed of mortar, and were dependent on worker expertise when they were being built.</p> |
| <p>40-60 units</p> | <p>1) the name and contact information for a consulting engineer with specialization in water intrusion who you recommend, and <i>Property Site Inspection Report, supervision, and inspection by MSKM (Malesardi, Steiner, Keyes, McCommons) Architects (Michael Steiner, 202-337-4466, msteiner@mskmarchitects.com)</i></p> <p>2) the name and contact information for firm(s) that do repointing or tuck pointing of old masonry which you recommend. <i>Worcester Eisenbrandt, Inc.</i></p> <p>3) the age and size of the building, (e.g. number of exterior walls and number of floors), <i>Built in 1916, 49 units, 8 exterior sides, 7 floors</i></p> <p>4) scope of the project (e.g. partial or complete repointing; other mitigation actions), <i>The initial inspection by MSKM addressed four principal elements, including the exterior masonry walls, steel lintels over the window and door openings, the windows, and the roof. The contract with Eisenbrandt included complete repointing, window repairs, and painting.</i></p> <p>5) year completed, <i>2002</i></p> <p>6) the cost, <i>Project Management: \$150,000 Repointing, window repairs and painting: \$820,000</i></p> <p>7) Its effectiveness in stopping the water intrusion, and <i>Very effective with the exception of part of one exterior wall</i></p> <p>8) any lessons learned. <i>Pay particular attention to the extent to which the project management team inspects the repointing work. Ten years after the initial work was completed, persistent moisture issues inside one apartment revealed that an area of repointing work was missed and a new contract (to a different firm) was let to remediate the area.</i></p> |
| <p>40-60 units</p> | <p>1. We recently completed a facade restoration at our cooperative to address profound water infiltration in the building envelope of our 1926 structure.</p> <p>We did an extensive survey of water infiltration in the building as we built a response plan. We started the whole process around 2008 or 2009.</p> <p>We worked with our architect, Cesar Ramos, to complete the analysis. The recommendation was to completely restore the facade -- all elevations.</p> <p>Given the extensive nature of the proposed fix, we retained a building envelope engineer to validate the architect's recommendations. We hired Paul Totten of Halsall for that. He in fact recommended that we follow all of the architect's recommendations and he also recommended a couple tweaks be added to the plan.</p> <p>2. The general contractor on the project was Kinsley and the masonry subcontractor was Titan. Titan did a good job.</p> <p>3. To get a feel for size and age, the building was built in 1926. It contains 55 apartments on 6 floors.</p> |

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| | <p>4. The restoration included: (i) full re-tuck; (ii) replacement of all 935 windows; (iii) installation of a modern flashing system in the window openings.</p> <p>5 and 6. We started actual work on the project in March of 2019 and completed it about two years later. The whole project cost \$20MM, but that included much more than just the facade restoration -- we also took out the old steam heat and installed new HVAC, amongst other things. The way the contract was bid, it is difficult to isolate the cost of the facade restoration alone.</p> <p>7.The water infiltration problem was solved by the restoration. Apartments that used to have profound water infiltration, with the attendant plaster spilling and peeling paint, are now dry.</p> <p>8. The big lesson learned on this project is to go big or don't go at all.</p> <p>Depending on the vintage of the building, the problems with the facade have probably gone totally unaddressed for decades. Half-measures will probably not fix problems caused by decades of neglect. Anything short of a full restoration will be expensive nonetheless and not fully successful. Also, it's cheaper to do the big job all at once rather than do part now and have to pay to re-stage another project 5 or 10 years later. I've seen other communities make that mistake.</p> <p>Happy to discuss details with anyone.</p> |
| <p>100-200 units</p> | <p>1) the name and contact information for a consulting engineer with specialization in water intrusion who you recommend, and EV-AIR-TIGHT, HYATTSVILLE, MD</p> <p>2) the name and contact information for firm(s) that do repointing or tuck pointing of old masonry. which you recommend. DON'T KNOW WHO WE DEALT WITH. 301-209-9320 [INFO@EVAIRTIGHT.COM]</p> <p>Please provide very helpful additional information:</p> <p>3) the age and size of the building, (e.g. number of exterior walls and number of floors), 6 FLOORS,, 108 units, ALL BRICK EXTERIOR WALLS, MORE THAN 6 WALLS</p> <p>4) scope of the project (e.g. partial or complete repointing; other mitigation actions), SPOT REPAIRS</p> <p>5) year competed, MULTIPLE YEARS, 2021</p> <p>6) the cost, FIGURES NOT AT HAND, GUESSING AT LEAST \$20,000</p> <p>7) Its effectiveness in stopping the water intrusion, YES</p> <p>8) any lessons learned. VERY IMPORTANT TO USE THE CORRECT MATERIALS WHEN RESTORING/WATERPROOFING BRICK JOINTS.</p> |
| <p>100-200 units</p> | <p>1.the name and contact information for a consulting engineer with specialization in water intrusion who you recommend, Kipp Gaynor, SRG (Structral Rehabilitation Group) 301-300-8700</p> <p>2) the name and contact information for firm(s) that do repointing or tuck pointing of old masonry. which you recommend. C.A. Lindman, 301-470-4700</p> <p>Please provide very helpful additional information:</p> |

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| | <p>3) the age and size of the building, (e.g. number of exterior walls and number of floors), built in 1962, 12 stories, built in to a hill.</p> <p>4) scope of the project (e.g. partial or complete repointing; other mitigation actions), replacement of waterproof membrane, adding drainage, waterproofing of garages, staircase, retaining wall</p> <p>5) year completed, 2020</p> <p>6) the cost, 2.5 million</p> <p>7) Its effectiveness in stopping the water intrusion almost 100%; one tiny spot where water occasionally comes through concrete wall</p> <p>8) any lessons learned. Communication to the residents weekly. Arrange for alternative parking, if possible.</p> |
| <p>100-200 units</p> | <p>1) the name and contact information for a consulting engineer with specialization in water intrusion who you recommend, and Thomas Downey Ltd. http://www.tdlengineers.com/</p> <p>2) the name and contact information for firm(s) that do repointing or tuck pointing of old masonry. which you recommend. I would not necessarily recommend the firm who we engaged to do the actual work. A project such as this should go through a proper bidding process.</p> <p>Please provide very helpful additional information:</p> <p>3) the age and size of the building, (e.g. number of exterior walls and number of floors), Four buildings, 170 units, many drops. Buildings are from the late 1920s.</p> <p>4) scope of the project (e.g. partial or complete repointing; other mitigation actions), We had a complete facade project, also and separately major water penetration project involving below ground level work.</p> <p>5) year completed, 2017</p> <p>6) the cost, Multimillions</p> <p>7) Its effectiveness in stopping the water intrusion We were very happy with the results and the quality of results management and oversight provided by TDL.</p> <p>8) any lessons learned. The project must involve definite measures of quality control. One effective way is water testing of the elevations where work was done. Simply visual QC is not sufficient.</p> |

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| 100-200 units | <p>1) the name and contact information for a consulting engineer with specialization in water intrusion who you recommend, and</p> <p>Our co-op generally uses SKA for structural issues. Broadmoor's contact is Rony Paredes.</p> <p>2) the name and contact information for firm(s) that do repointing or tuck pointing of old masonry. which you recommend.</p> <p>Our co-op has used several repointing/masonry firms throughout the years. Some are better than others. What is most important is the project management offered by the structural engineer.</p> <p>Please provide very helpful additional information:</p> <p>3) the age and size of the building, (e.g. number of exterior walls and number of floors),</p> <p>Built in 1929, this masonry building has 9 floors and a partial basement. The way this building is designed, there are multiple wall faces.</p> <p>4) scope of the project (e.g. partial or complete repointing; other mitigation actions),</p> <p>We have not had water problems from the masonry to mitigate. We do however, do repointing on a routine basis as part of the maintenance of the building.</p> <p>5) year completed,</p> <p>ongoing</p> <p>6) the cost,</p> <p>varies on year, and on size of project</p> <p>7) Its effectiveness in stopping the water intrusion, and</p> <p>not an issue</p> <p>8) any lessons learned.</p> |
| 400+ units | <p>1) the name and contact information for a consulting engineer with specialization in water intrusion who you recommend.</p> <p>We used WJE as the consulting engineer for water intrusion. They may be reached at:</p> <p>Wiss, Janney, Elstner Associates 847-272-7400</p> <p>We used Kelsey Sheridan as she has been involved with previous projects here at Harbour Square.</p> <p>2) the name and contact information for firm(s) that do repointing or tuck pointing of old masonry. which you recommend.</p> <p>CA Lindman 301-470-4700</p> <p>Please provide very helpful additional information:</p> <p>3) the age and size of the building, (e.g. number of exterior walls and number of floors)</p> |

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| | <p>1965/66 with 447 units. Mid/high rise – 5, 6 and 9 floors</p> <p>4) scope of the project (e.g. partial or complete repointing; other mitigation actions), We have a major leak under the Gatehouse which has been there for years. The runoff water from the rains – a downward slope – have taken its toll on the concrete in the ceiling of the garage which is just below the Gatehouse.</p> <p>5) year completed This work will be completed in 2023. WJE is finalizing the proposals. The tuckpointing work is an on-going effort.</p> <p>6) the cost Infiltration work cost is unknown at this time as we are waiting for proposals, but the estimated cost is in the \$150,000 range. Most of the tuckpointing work we do on a T&M basis.</p> <p>7) Its effectiveness in stopping the water intrusion, and Cannot comment on the effectiveness as the work has not been completed</p> <p>8) any lessons learned. Keep up with the minor work before it becomes a problem!</p> |
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