

Project Name: Verdugo Woodlands Elementary School
Project Address: 1751 N. Verdugo Road, Glendale, CA
Project Number: 90-18-04

Report Number: 01
Date: 10/26/2018

Persons Present: Armond Mailon, Glendale Unified School District
Jeffery Bohn, Glendale Unified School District
Mark Gelsinger, Architecture 9
Mark Ballou, Sr. Project Manager, T&B Engineering, Inc.
Bryan Merchant, Project Manager, T&B Engineering, Inc.

Observations: This observation is performed in accordance with section 1704 of the 2016 California Building Code. Our observation of the site has been performed by a personal site visitation.

We reviewed the cracking/damage under the large window on the ground floor. Some minor surface demo work was performed during the visit to help show the extent of the damage. There appears to be no immediate life safety threat.

The damage appeared to be isolated to directly under the window. It looked as if water has been seeping through the window and down through the mullions to saturate the concrete and rebar for an extended period of time. The rebar in the concrete from the 1954 retrofit was severely rusted and deteriorated. The expansion of the rust on the rebar has caused the concrete to split and break away. The damage does not appear to be due to the recent construction adjacent to the building.

Our recommendations for repairing would involve removing and replacing a portion of the damage concrete and rebar. Replacing the window above the repairs is also recommended to prevent the damage from reoccurring.

Our office can provide appropriate details and plans to repair the damaged concrete wall.

Bryan Merchant

Bryan Merchant, PE, Project Engineer
T & B Engineering Inc.

Distribution List:
Mark Gelsinger, Architecture 9



Photo #1 – Part of affected area with surface panels removed.



Photo #2 – Damage under window mullion with rusted rebar



ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
4344 LATHAM ST., SUITE 210, RIVERSIDE, CA. 92501-1773
P: (951) 684-6200 F: (951) 684-6226



Photo #3 – Damage at bottom corner of window



Photo #4 – Rusted rebar at window mullion



ENGINEERING, INC.
CONSULTING STRUCTURAL ENGINEERS
4344 LATHAM ST., SUITE 210, RIVERSIDE, CA. 92501-1773
P: (951) 684-6200 F: (951) 684-6226



Photo #5 – Light rust at window