McCarthy and Associates, Inc.
CONSULTING • ENGINEERS

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October 19, 2012

Mr. Andy Hayes
Hayes/Cumming Architects P.A.
2210 Central Avenue, Suite 100
St. Petersburg, FL 33712

Re: Frederick Douglas Recreation Center
McCarthy Project No. 12302

Dear Andy:

A copy of our field report when Mark Erkkila accompanied you to the site on October 10, 2012 is enclosed. The older section of the building was deemed to be unsafe and you and Mark met with Key West officials on that day to close the facility. Subsequently, at your request, we are finalizing the temporary shoring drawings to allow occupancy of the gymnasium only.

Sincerely,
McCarthy and Associates, Inc.

E. Michael McCarthy, P.E.
President

Enclosure

McCarthy and Associates, Inc.
CONSULTING • ENGINEERS

FIELD REPORT | SITE VISIT #01

Project: Frederick Douglas Recreation Center Temporary Shoring
McCarthy Project No.12302

Location: Key West, Florida

Date: October 10, 2012

Contractor: N/A

Present: Andy Hayes, Hayes/Cumming Architects P.A.
Mark Erkkila

Comments:

1. I arrived on site to further investigation the existing modified structural conditions of the original single story area adjacent to the gymnasium.

2. Workers were removing the existing ceiling to expose the roof system.

3. There are numerous locations where original load bearing masonry walls have been removed that were supporting the concrete roof slab. The only portion of the existing walls that remain is the top of wall tie beams. These beams were obviously not designed as clearspan beams.

4. There were two concrete columns that have been cut and removed.

5. There are three large areas on the bottom of the roof slab that have spalled with heavily rusted exposed rebar. This to be due to long term water intrusion.

6. There are many locations where concrete/tie beam reinforcing is exposed at the bottom of the beams and is also heavily rusted.

7. The worst case of exposed beam reinforcing is over the men's room where what was apparently a 28" deep concrete beam spanning the entire width of the building has had 5" $\pm$ of concrete chipped off for the entire span exposing the bottom reinforcing. This condition has seriously compromised the structural integrity of the beam and possibly transferred stresses/damage into the gymnasium wall concrete beam and column.

8. There is also a piece of concrete roof slab that now cantilevers over the health department building addition within the ceiling space. This slab was presumably part of an exterior covered walkway that was partially removed which was not intended to cantilever.

9. Given the existing conditions observed while on site it is our opinion that the overall structural integrity of the building has created an unsafe condition.

10. See attached photos.

Copy to: Andy Hayes, Hayes/Cumming

By: Mark Erkkila
Mark Erkkila, Construction Admin.

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Frederick Douglas Recreation Center Temporary Shoring Photographs
McCarthy Project No. 12302

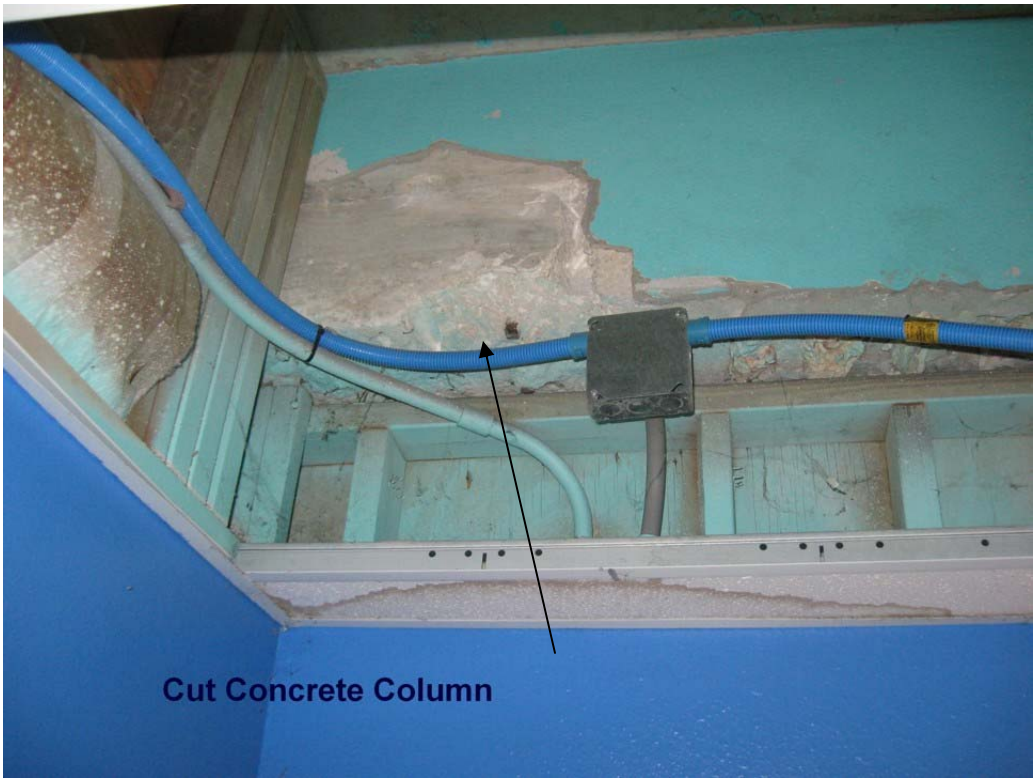

Photo #1

Photo #2

Photo #3

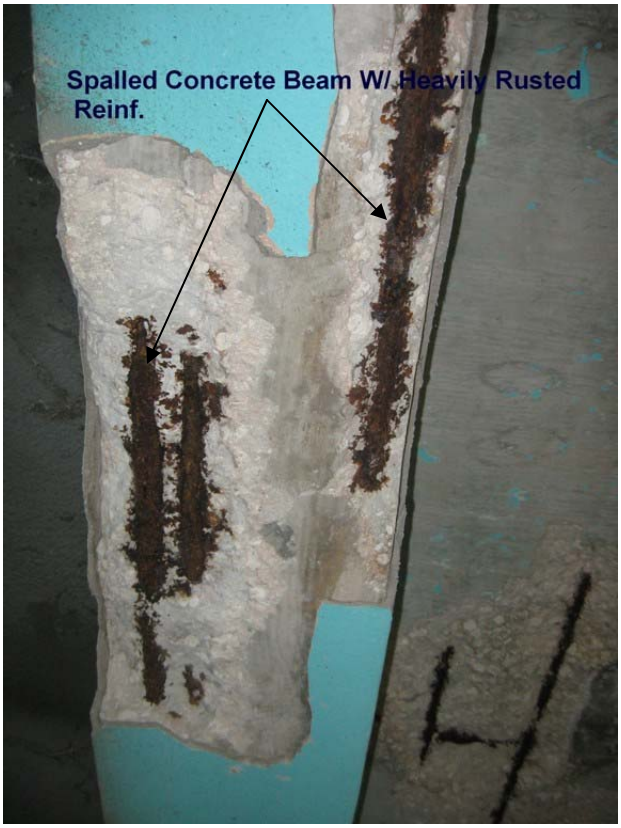

Photo #4

Photo #5

Photo #6

Photo #7

Photo #8

Photo #9

Photo #10

Photo #11

Photo #12