Project Scope

DATE: 07/06/2015

SUBJECT: Project Sampson Hall Exterior upgrades

Site Location: Sampson Hall 1599 Gibbs Hall Trail, Tallahassee, FL 32307

Project Description: Sampson Hall is a total of 41,340 GSF

Building Height: 55' to the roof Peak, 47' to the Fascia and 4 stories

Listed below are all the items that make up the scope for this project:

*Vendors must provide their own lifts for the project

Base Scope:

- Tuck and point 100% of the brick bad areas around the entire 41,340 GSF building area. (i.e. broken sills, broken bricks, push in bricks, grout lines, and deep penetration marks in the brick. Match the grout to the existing.

- Remove old bolts and brackets in the brick that’s not attached to anything. Repair/Seal the areas after the above process is complete.

- Seal and patch broken gutter around the perimeter of the building. (All gutters)

- Replace missing downspout in the south that match the other existing, replace missing splash blocks, missing bolts attachments, and missing extensions on all of the downspouts that needed additional connections to the underground drains.

- Paint all windows, window sill precast, East two entrance points, balcony, steeple, north entrance point, and all of the windows frames & slashes all in a off white paint. The exact paint color can be determined at a later date but the standard type of paint should meet the following requirements. An exterior grade paint that can coat and seal pre-cast, have UV protection, and include minimum of two coats of paint. Stain and seal all wood exterior doors. Seal and caulk around all windows, lintels, and all open penetrations around the building see adjacent picture illustrations for clear example of work that is needed.

- Pressure Wash the entire building from top to bottom. Only after you have verified that all open penetrations have been properly seal to prevent water entering the building during this process.
Alternates (1-11):

- Paint top gutter to match roof and bottom gutter to match fascia brick ledge. Paint color selected by owner. (Alternate #1)

- Paint the fascia brick ledge around the building. Paint color selected by owner. (Alternate #2)

- Paint the precast band around the building. Paint color selected by owner. (Alternate #3)

- All conduits, power boxes connected/attach to the building shall be painted in a color that will allow them to be camouflage against the building the exact color can be determined at a later date. (Minimum of two coats of paint) Paint color selected by owner. (Alternate #4)

- Paint all downspouts from top to bottom in the same color used to camouflage the power boxes (Minimum of two coats of paint) Paint color selected by owner. (Alternate #5)

- All exterior louvers, rails, and screen gates paint in the same camouflage color that use for the other above items. Paint color selected by owner. (Alternate #6)

- Repair and Replace all damage window lintels and correct them without compromising the integrity of the historic windows and match as close as possible. 28 windows on North East, 40 on South West, 10 on West, 10 on South, 9 on the North, and 9 on the East. (Alternate #7)

- Seal and repair wood damage to the east balcony above the stairs. (Alternate #8)

- Trim 75% of the large orange tree back off from the building but not to damage the integrity of the tree. Trim and shape the hedges around the east steps in to circles/balls and apply small pea gravel around them on both sides of the steps (Alternate #9)

- Have an official roofer inspect every area of the roof for any clear damage or penetrations and correct it. An allowance may be given for this scope of work at this time. (Alternate #10)

- Weather seal all exterior brick of the entire building. (Alternate #11)
Precast Stone with Missing Mortar
Typical at Window Ledges
MISSING SEALANT

MISSING SEALANT AT WINDOW
MISSING SEALANT AT WINDOW HEADER (TYPICAL)

WATER SEEPING OUT OF WALL ON GROUND FLOOR NEAR OUTSIDE OF ROOM 004

SEE PHOTO 18 NEXT
Interior gutter leaking allowing water to enter building (see previous photo)

Same area as OA moisture penetrating wall.
INTERIOR GUTTER LEAKING STAINING BUILDING EXTERIOR

MISSING MORTAR
RUSTED WINDOW HEADER DUE TO MOISTURE EXITING WALL AT OPENING

INTERIOR GUTTER LEAKING
Rusted Window Header - Exterior Wall Leaking

The top of this stone should be canted (an angle formed on top of it) to shed water.
Ledge needs to be canted

Mortar missing from below internal gutter
Interior Gutter Leaking

Same area as above
See photo 2b
LEAK AT DOWNSPOUT CONNECTOR

DOWNSPOUT HANGARS NEED TO BE SEALED.
DOWNSPOUT HANGAR NEEDS TO BE SEALED

DAMAGED MORTAR
MORTAR MISSING AT STONE

MORTAR MISSING AT STONE
WINDOW HEADER

DOWNSPOUT 2 HANGAR NEEDS SEALANT
NO CAULK AT WINDOW TO PRECAST JOINT

NO SEALANT AT WINDOW HEADER JOINT
DOWNSPOUTS NEED ATTACHED TO DRAINS (TYPICAL)
NEEDS ATTACHED TO DRAINS

LEAD FASTENER NEEDS TO BE REMOVED AND SEALED
CRACKS AT PRECAST STONE (TYPICAL MANY LOCATIONS)
CRACKED PRECAST (TYP)

DAMAGED WOOD - NO SEALANT
NO SEALANT AT ELECTRICAL BOX ATTACHMENT
NO SEALANT AT DOWNSPOUT

MOISTURE LEAKING THROUGH WALL - ENTERING AT INTERIOR GUTTER
NO SEALANT
(TYPICAL)
MISSING COPPER DOWNSPOUT

MISSING MORTAR
HOLES IN BRICK (TYPICAL)