



KOMATSU
ARCHITECTURE

Meeting Minutes No:
01

Date: May 13, 2024

Meeting Date: May 8, 2024

Project Number: N/A

Meeting Time: 1:30 pm

Project Title: Courthouse-Site Evaluation
of Material Damages

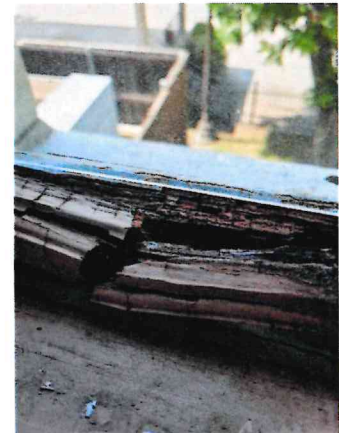
Meeting Location: Lampasas Co. Judge’s
Office/ Walk Thru

Project Location: Lampasas County
Courthouse Building

Participants: Judge Randy Hoyer, Co Judge Lampasas County
Rick Sacy, Komatsu Architecture
Alaina Gunter, Komatsu Architecture

Meeting Minutes: Upon request from the Lampasas County judge, Randy Hoyer, Komatsu conducted a site visit to review conditions of major concern to the Owner in regards to water intrusion through the windows and wall cracking within the building. Once on site, Komatsu team walked the site with Judge Hoyer with the Judge pointing out other areas of his concern.

Prior to meeting with Judge Hoyer, the Komatsu team walked the exterior of the building to locate any visible signs or detections of possible water infiltration and review the damages of the wood windows and front doors.



Several of the windows (as shown on the attached photos) had severe water damage at primarily the sill locations. Some of the lower portions of each jamb was also noted. This was observed at 50% of lower level

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windows and approx. the same at the upper level window at various degrees of damage. A review of the wood species will need to be analyzed to ensure the proper wood was installed during the 2001 construction phase. According to the project documentation, Poderosa Pine was scheduled for installation.

Upon continued review of the window deterioration, it was noted that most damages were on the north side of the building. This area is highly shaded from sunlight which would evaporate most, if not all, residual water remaining on the wood members. This shading is speculated to be due to the large overhanging trees and HVAC system enclosure. Also noted by visible observation, is each window reviewed did not seem to have a water protective coating applied prior to finished application of paint which would allow for damages sooner. This will need to be confirmed.

Determinations for excessive water on the windows and door was presumed as:

1. Overuse of in-ground water sprinklers against the building
2. Possible malfunctioning of sprinkler head directional devices
3. North side of building was noted to have a large degree of mossy growth, indications of excessive moisture and lack of evaporation.
4. Use of movable sprinkler too close to the building allowing continuous use against windows and doors.



Photos above show the exterior damage to lower sections of the door panels.

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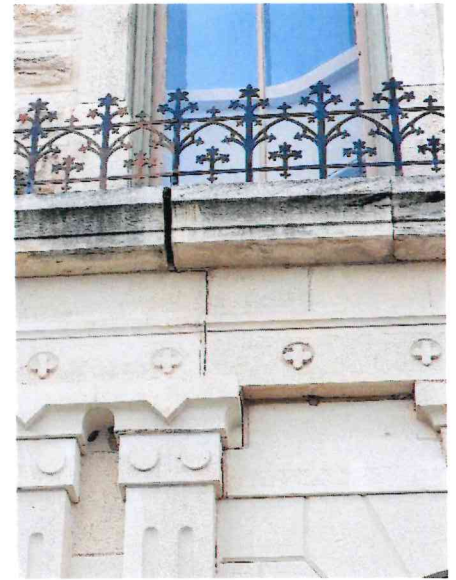
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The openings shown at door and window deterioration samples are a few points of sure water and air infiltration into the building space. Recommendations are to remove all rotted wood pieces and replace with solid materials. Some areas of the window sashes and frames may just require a consolidate injection to stabilize the wood, while other locations could just have a "dutchman" installation. This would be a decision point by a restoration window and door contractor.

Another exterior water infiltration point noted by the building walk around, were the numerous missing mortar joints. The photos shown below are just a couple of existing conditions found primarily at the exterior masonry facades from the five (5) foot level down to the ground level. Water migrating through the missing mortar joints would most likely go through a freeze-thaw action over a few years thus expelling more and more of the mortar materials until large gaps are left. This would also account to large pieces of spalled limestone located around the building.



(Missing mortar joints throughout allowing water infiltration)

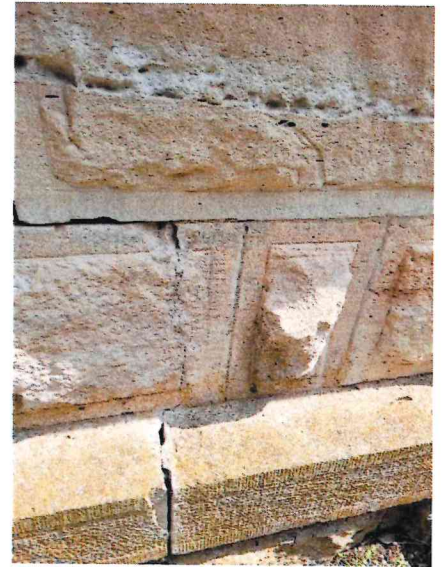
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(Additional locations of missing mortar in joints)

Recommendations are for a more thorough examination of all areas of missing mortar and then a cutting out of all effected joints of all loose and unsound materials, then replacing mortar. All existing mortar should be tested for materials and strength prior to a re-pointing exercise.

An interior walk through was conducted with Judge Hoyer in areas he pointed out as problematic. A search through the basement level was conducted to see if there was any water coming into the building through the basement walls. No water or moisture was detected. The 2001 Restoration drawings did not indicate an exterior waterproofing membrane applied to the building perimeter. The building in general seemed stable with minor indications of movement along the far east portion of the floors. Minor stress cracks were observed on the first floor in the Men's and Women's Restrooms, Jury Conference Room and Elevator Lobby. Cracks were not noted in the same eastern portions of the building on the Basement Level however.

Second and Third levels showed the same cracking in the NE corner offices.

All cracking seemed isolated to this portion of the building only but should have a more thorough investigation in case of more building shifts.

One very noticeable location was the east concrete beam that crossed the corridor. This was only noticed on the First Level.

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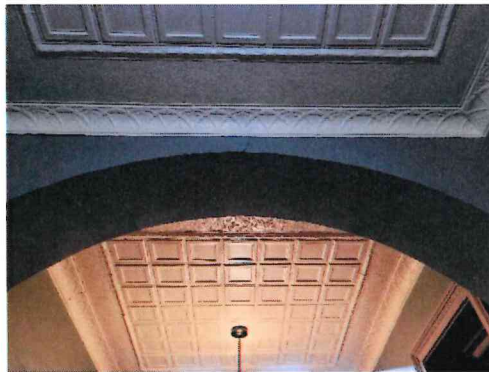
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Men's Restroom cracking on east wall



Arch across corridor-First Level



Cracking at Corner connections

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Other items of concern to the Owner:

1. Refinish several wood floor areas where heavy traffic has caused fading of the wood finish.
2. Replacement of carpet in the County Courtroom
3. Repairs and refinishing of wood flooring in the District Courtroom
4. Restore finish to several of the main stairs' treads.
5. Refinishing of the historic wood stair rail cap

Items noted above are a secondary concern to the water issues they are currently experiencing. Priority should be given to the window and door repairs and infills/repointing of all missing mortar joints.

Recommend a more thorough investigation of interior cracking locations and causes. At this time there is no indication there is a structural problem, however a structural analysis may be required for a more detailed assessment.

This evaluation was strictly a visual and non-evasive investigation.

Recommendations therefore for repairs based on immediate and secondary needs of the County are the following:

1. Eliminate water infiltration into the building through the gaps in the stone mortar joints. The concentrated areas for re-pointing are from the grade level upward to approx. 60". Above the 60" level showed little to no compromises to the mortar joints but will need further review from a contractor. Estimated linear feet of mortar repairs and replacement are:
 - a) North Façade – 40% coverage
 - b) East Façade – 40% coverage
 - c) South Façade – 35% coverage
 - d) West Façade – 75% coverage
2. Repairs of spalled stone located on the South and West facades with special attention to damaged stone on NW corner.
3. Repairs and or partial material replacement of lower panels of entry doors at the South, East and West entries. Portions of the lower area of these doors are damaged due to water and have rotted panels and bases (see photos on sheet 2 for examples). Recommend adjacent side panels be repaired. Remove and replace all damaged and/or missing sealant at door frames and re-paint doors and frames.
4. All wood windows have been compromised in some form. Most damage is to the exterior sides with concentration to all sills and approx. 18" high at each jamb condition where the wood has rotted, and sealants have been damaged or missing. The

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following windows will require a "dutchman" repair, consolidant injections or full replacement if the damages are too great:

- a) North Façade has a total of 18 windows with 13 showing need for extensive repairs. One window will require a sash replacement. (See photos on sheet 1, interior side).
- b) East Façade has a total of 14 windows with repairs to all the sills and re-caulking of the jambs.
- c) South Façade has a total of 18 windows with extensive repairs needed to at least two (2) window sills. The rest require sill repairs and re-caulking of the jambs.
- d) West Façade has a total of 14 windows with damage to all the exterior sills. Two (2) showed the need for extensive repairs or replacement. All will require re-caulking. One (1) window has extensive damages to the interior lower sash.
- e) All windows will need to be repainted and resealed to eliminate all areas of air and water infiltration. The noted areas of damage to all the windows will require closer examination.

The above points are noted for repairs as the County's immediate focus. The County would like to have several interior repairs made as a secondary focus and they are the following:

1. Plaster cracks repaired. These cracks are approx. .125" wide to hairline in width.
 - a) First Floor- approx. 14 locations at 5 l.f. each
 - b) Second Floor-approx. 4 locations at 5 l.f. each. A large crack was noted in the storage room north of the elevator lobby. This crack is between the exterior wall and backside of the elevator shaft and will be difficult to reach.
 - c) Third Floor-approx. 3 locations at 4 l.f. each
2. Wood flooring and stair treads are worn and will need re-finishing. Risers at these stairs will need to be re-painted once a refinishing of the treads is completed. Areas of concern are the following:
 - a) First Floor-all treads at East and West entry stairs leading to the second floor. These stairs show the heaviest usage. Landings at each stair set will need attention by sanding and refinishing each landing surface.
 - b) Second Floor – All stair treads leading from the first floor to the second floor are to be refinished. This includes all landings leading into the District Courtroom. Extend into the East elevator lobby. No other flooring areas are

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- required for refinishing
- c) Third Floor - Recommend light sanding and finishing of all the stair treads and landings leading to the third floor only.
 - d) From First to Third Floors, all wood handrailing will be refinished and a protective clear coat applied.
 - e) From First to Third Floors. All secondary metal stair rails shall be repainted.

The flooring and stair tread and railing will require stain refinishing. The stain color will need to be approved prior to application. A clear coat seal would be recommended as well for the high traffic areas.

The Bandstand located north of the Courthouse in the parking area has loose and/or otherwise unsound mortar joints throughout the stone perimeter. All unsound mortar shall be removed and replaced with compatible mortar materials. Consider 40%-50% replacement.

Meeting concluded at approximately 4:00pm

Richard Sacy
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