

H. Dean Rowe, FAIA
1934 - 1997

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September 13, 2021 **DRAFT**

Brian W. Keith, Associate Dean for Administrative Services and Faculty Affairs
University of Florida
George A. Smathers Libraries

Re: Library East: Updated Scope Summary

Dear Brian,

Rowe Architects Incorporated (RAI) is pleased to provide you with this Executive Summary of the remaining scope of work to repair the exterior building envelope of the Historic Smathers Library East. "Envelope" in the construction context refers to the exterior walls, roofing, doors, and windows, etc. Basically the envelope includes all of the components that are meant to keep outside elements from penetrating into the building. We worked from the scope first identified in the document titled *Exterior Building Enclosure Evaluation* produced by Gale Associates, Inc., and revised on June 28, 2017 (and referred to here as the GA Report.) In describing areas of the building, we refer to the major sections as follows:

- Original Building (O), constructed in 1924
- Southeast Wing (SE), constructed in 1931
- North Wing (N), constructed in 1949
- Stack Building (SB), constructed in 1949
- Stair Towers (ST)

In the years since the major additions, many other modifications have been made the building, including most recently MP04594, which focused primarily on correcting water infiltration problems at the Southeast Wing to protect the Judaica Suite. Rowe Architects Incorporated was the architect for this project and BBI, Inc. provided Construction Management services. MP04594 was declared Substantially Complete on February 10, 2021.

While MP04594 was successful in repairing and preventing future damage to specific areas of the building, due to budget constraints it was only able to address a portion of the deficiencies identified in the GA Report.

To assess the work that remains to be done, we have reviewed the GA Report, correlated its recommendations with the major sections of the building, and assigned relative priority levels (low, medium and high) based on our professional opinion and the ongoing potential for the deficiency to cause further damage. The scope items are separated into three categories: Exterior Masonry Walls and Associated Components, Roofing and Associated Flashings, and Windows and Doors. Work

completed as part of MP04594 (which was limited to the Southeast Wing) is not included in this summary.

Exterior Masonry Walls and Associated Components

| <u>Priority:</u> | <u>Scope Item:</u> | <u>Location(s):</u> |
|------------------|--|---------------------|
| LOW | Repoint brick masonry mortar joints | O, SE, N, SB |
| MEDIUM | Repoint terra cotta mortar joints | N |
| MEDIUM | Replace cracked, spalled, or otherwise deteriorated bricks | O, SE, N, SB, ST |
| MEDIUM | Replace cracked, spalled, or otherwise deteriorated terra cotta | N |
| HIGH | Replace significantly corroded steel lintels | N |
| LOW | Clean and paint steel lintels exhibiting surface rusting | O, SE, N |
| MEDIUM | Clean masonry to remove vegetation, efflorescence and staining | O, SE, N |
| MEDIUM | Replace steel relieving angles; extend full width of the brick piers | ST |

Roofing and Associated Flashings

| <u>Priority:</u> | <u>Scope Item:</u> | <u>Location(s):</u> |
|------------------|---|---------------------|
| HIGH | Replace low slope roofing | SB |
| LOW | Clean steep slope roof and clay wall tiles | O, SE, N |
| MEDIUM | Replace broken, cracked, missing, or loose clay roof tiles | N |
| HIGH | Repair step flashing and counterflashing and install new sealant | SE, N |
| MEDIUM | Replace overflow scuppers incorporating ext. flanges and drip edges | O, N, SB |
| HIGH | Install new flashing at dormer roof-to-wall transitions; seal copper seams | N |
| HIGH | Install copper counterflashing at low-slope roofs in lieu of liquid-applied | N, SB |
| LOW | Install additional overflow scuppers (per current FL building code) | N, SB |
| LOW | Provide new roof hatches at sloped roof and over entry lobby | N |

Windows and Doors

| <u>Priority:</u> | <u>Scope Item:</u> | <u>Location(s):</u> |
|------------------|---|---------------------|
| LOW | Refinish steel windows and replace glazing with insulated glass | SE, N |

| | | |
|--------|---|----------|
| MEDIUM | Replace aluminum windows with wood or steel to match original | N |
| HIGH | Replace perimeter sealants at windows | O, N |
| MEDIUM | Repair and repaint wood windows and wood trim | O |
| LOW | Replace cracked glass units | O, N, SB |
| LOW | Install door sweeps at exterior doors | O, SE, N |

It is important to note that although the GA Report is thorough and comprehensive, it is now well over four years old and any deficiencies that were not addressed as part of the recent MP04594 project may have continued to deteriorate. RAI has not performed a reassessment of the existing conditions as they stand today.

We would recommend retaining a qualified Construction Manager to help determine an estimate of probable construction costs for the scope remaining. Such a CM should have significant historic preservation experience, preferably at the University of Florida, and would be able to help navigate the current construction climate. We are experiencing extremely volatile construction pricing so far in 2021. Many materials which up until recently were readily available now have extended lead times. The projects we are working on have experienced procurement challenges across the spectrum of construction materials, causing significant escalation costs for our clients and/or necessitating redesign to accommodate alternate materials. Depending on the timing of future work at Library East, material availability may impact the design and pricing of the project.

Please feel free to contact us anytime to discuss. RAI is proud to have had the opportunity to improve many of UF's historic structures including Library East and we look forward to our next opportunity to serve the University of Florida.

ROWE ARCHITECTS INCORPORATED



Angela Hendershot, AIA, LEED AP
Principal

Attachments:

EXTERIOR BUILDING ENCLOSURE EVALUATION, Smathers East Library, University of Florida, Gainesville, Florida, Evaluation Report dated May 2, 2017 and revised June 28, 2017