



Field Report

Date: February 24, 2021 **THP #:** 20035.00
Project: NKU Woodcrest Apartments **Field Report No.:** 19
Monitoring Program

Prepared by: THP Limited

Location: Woodcrest Apartment Complex

Contractor: N.A. **Owner:** Northern Kentucky University (NKU)
Weather: Sunny **Temp:** 55 °at 9:00 **AM**
°at **PM**

To: NKU Team **Present at Site:** Zach Wolcott, THP

Cc: Bill Judd, THP

The following was noted:

1. THP completed a visual review of the Oak, Sycamore, and Willow stair and balcony structures and the crawl spaces beneath each building. NKU plans to demolish the buildings following an environmental survey of the building. NKU did not remove any overhead material (i.e., Insulation) and conditions hidden or indeterminable are not included in the scope of work.
2. NKU has closed/secured the stairs to the public and the area is considered an active construction site. Additional consultants who plan to access the building shall be notified of deficient areas and where possible use the front stairs (courtyard side) that are still open to access the upper floors. Where the only way to access an upper level is through a deficient area, NKU may install wood 2x4 as a temporary railing to span the deficient area. **Refer to the below itemized deficiencies and attached building plans for approximate repair locations and quantities.**

3. Oak Building: Joist hangers were noted to be deteriorated at a total of 8 location in the crawl space.



4. Oak Building: The railing along the back middle stair (south side) is corroded and needs supplemental reinforcement at 3 rail bases and at the bottom return.



5. Oak Building: A railing along the back west stair (south side) is corroded and needs supplemental reinforcement.



6. Oak Building: A railing along the back east stair (south side) is corroded and needs supplemental reinforcement.



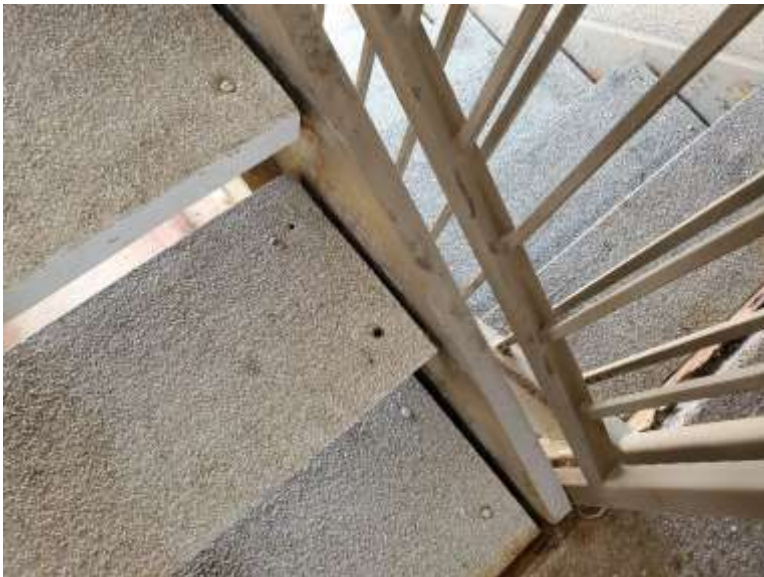
7. Oak Building: The railing along the front middle stair (north side) is corroded and needs supplemental reinforcement.



8. Oak Building: The remaining metal pan landings have further progressed in deterioration. No additional concrete spalls or missing pieces of concrete were noted. Photo is from the back (south side) east stair.



9. Sycamore Building: The railing along the south back stair (west side) has deteriorated at the rail base and along the top rail, railing should be reinforced, and there are 2 loose steps that need to be re-anchored down.



10. Sycamore Building: The railing along the back middle stair (west side) has deteriorated at the rail bases and along the top rail, railing should be reinforced, and there is 1 loose step that need to be re-anchored down.



11. Sycamore Building: The railing along the front middle stair (east side) has deteriorated severely along the first run of stairs with the rail returns broken off, multiple holes in the top and bottom railing, and deteriorated rail bases. Railing should be reinforced.



12. Sycamore Building: The front middle stair (east side) channel connecting the balcony walkway to the column is severely deteriorated with a 3Lf hole in the column. The connection to the previously installed reinforcing column is deteriorated and should be reinforced.



13. Sycamore Building: The railing along the north back stair (west side) has deteriorated split at the vertical post connection. Reinforce railing at rail base and to reconnected railing pieces.



14. Sycamore Building: The remaining metal pan landings have further progressed in deterioration. No additional concrete spalls or missing pieces of concrete were noted. Photo is from the back (west side) south stair.



15. Willow Building: No new issues were noted at north side far west stair.
16. Willow Building: The remaining metal pan landings have further progressed in deterioration. No additional concrete spalls or missing pieces of concrete were noted. Photo is from the back west (north side) stair.



17. Willow Building: The railing along the middle back stair (north side) has deteriorated at each rail return, at multiple rail bases, and along the top of the railing. Reinforce railing at rail base and at rail returns.



18. Willow Building: The railing along the middle front stair (south side) has deteriorated at multiple rail bases, and along the top of the railing. Reinforce railing at rail base.



19. Willow Building: The railing along the back east stair (north side) has deteriorated at the rail bases and along the top rail, railing should be reinforced, and there are 2 loose steps that need to be re-anchored down.



20. Willow Building: The steps along the back east stair (north side) have been removed. This stair should not be used unless NKU plans to reinstall the steps. THP review the front east stairs (south side), these stairs may be used at limited capacity as they were previously closed and not reinforced (second Photo).



All findings and recommendations are based on conditions existing as of the date of the Survey and assume the original design and construction of the Building met appropriate standards. Unless otherwise noted in this report, review of conditions hidden or indeterminable from visual assessment were excluded from THP's scope of work. Analysis of the structure for code compliance with original or present-day codes is excluded.

THP's professional services are performed in accordance with generally accepted professional standards of care appropriate for the size, complexity, schedule and other characteristics of this project, and the recommendations provided are appropriate given the scope of our review. THP cannot precisely predict when structural components may fail or otherwise require additional repair. This report contains no express or implied warranty concerning the observations, conclusions, and recommendations. Conditions change with time and use of the facility, thereby meriting further inspection as well as potential changes in the recommendations contained herein. It is possible that the need for repairs or maintenance identified through this report may be accelerated due to conditions or events outside of THP's control, which may include events that occur after the Survey was completed.

Signed: Zach Wolcott, THP