

Survey for concrete repairs to St. Joseph's Primary School



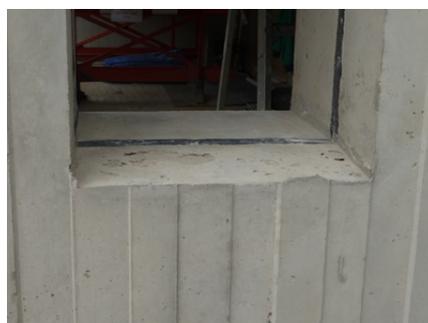
The Concrete works at St. Joseph's Primary School display a degree of honeycombing which is due to inadequate compaction of the material through vibration. Having said this, the formwork shows a high degree of quality as very little deflection has occurred and the boardmarking is sharp and with very little grout loss. The repairs associated with the window reveals are due to the shuttering remaining in place during the whole pour and not removed and trowel finished after compaction. It is clear that the concrete was placed with the best intention to achieve a high standard of finishing and this is further illustrated by the conviction of the contractor to follow a thorough repair schedule as presented here.

The two elements of the build at St. Joseph's Primary School show a marked difference in the degree of quality in terms of placement of the concrete with the second pour being of a much higher standard. This survey was compiled in agreement with Michael Corr Architect and JSP Building Services.

FOUNDATION EXTERIOR



Honeycombing at window reveal head. Patch fill voids respecting board marked lines. Tone and texture match.



Window Reveal voids. Entire surface to be treated with Trowel applied Monolevel FC. Application after windows have been installed allowing for a 2mm expansion gap at window junction.



Surface staining x 9. Treat stains with colour/tone matched grout as in Pointilism method.



Honeycombing to RHS of building at junction with existing wall. Respect the original line and level of concrete. Honeycombing of approx. 1 LM. Fill, colour texture and tone match.



External top edge Arris. Slightly rough surface requires smoothing with diamond pads. Approx. 3LM



Window Reveal. Internal, external and LHS vertical require treatment. In the case of LHS, repair is due to deflection. Material to be scabbled back to correct deflection. Once windows are in place all three faces require treatment with Monolevel FC allowing for expansion gap of 2mm to window frame.



High Level staining due to grout splashing. Lightly diamond pad stains and pointilise to tone down to existing concrete.



Honeycombing to top of window reveal. Approx. 2LM. Colour/Texture/Tone match.



Honeycombing at Door Head. Approx. 500mm. As previous repair.



Honeycombing to internal and external arris of door reveal. Approx. 2LM. Treat as previous repair.



Honeycombing to head of LHS window reveal. Approx. 2LM. treat as previous repair.



Honeycombing at LHS lower corner. Repair is quite extensive and includes darkening of the surrounding area. Treat as previous repair.



Surface staining X 16. Tone match to surrounding concrete using Pointilism.



Window reveal internal and external. No work to be carried out on vertical reveals. Treat as previous window reveal repairs.



Minor honeycombing at LHS reveal vertical. treat as Honeycombing repairs mentioned previously.



Window reveal situated on LHS of building. Repair reveal as patch repair for blowholes. Patch repair arris edge. Colour texture and tone match.



Detail to existing building. Approx 2 LM of honeycombing repairs. Respect existing line and level of concrete. Remove any excess material on school side. Repair as previous Honeycombing repairs.



Surface staining X 30. Pointilise as previous staining repairs.

FOUNDATION INTERIOR



Honeycombing to Phenolic Finish (interior). Note that two main patches exist here, one close to corner section. Additionally, there is 1 X spacer on surface. Repair as previous Honeycombing repairs.



Small window reveal. Honeycombing and two blowhole repairs. Treat as previous Honeycombing repairs.



Honeycombing above large window head. Treat as previous repair.



Arris to Glass roof repair. Patch repair to straight line. Contractor to check with laser before repairs are confirmed as only patch repairs (not grinding). Colour Texture and tone match repairs. Approx 10x repairs.



Honeycombing to inside of door reveal. As previous repairs.



Honeycombing to window reveal RHS above. As previous repairs.



Arris repair to interior window reveal. Patch Repair. Colour/Tone/Texture match.



Honeycombing to RHS of door reveal (interior). Repair as previous Honeycombing repairs.



Honeycombing to window reveal head. Repair as previous.



Low level repair to honeycombing on wall. Repair to FFL as indicated on chalk line. Contractor to mark up FFL. See previous repair.



Small window reveal (RHS Interior). Trowel finish with Monolevel FC when window is in place. As previous window reveal repairs.



Small blowhole repair to door reveal. Patch repair. Colour/Texture/tone match.

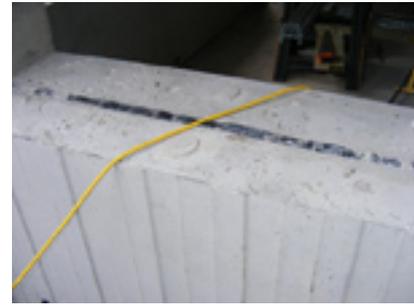
CLASSROOM EXTERIOR



Honeycombing at joint line to existing building (Exterior-Classroom extension). 3 LM. Respect existing concrete level. Remove excess material, recreate joint line. Patch repair honeycombing as previous.



3x small blowholes and damages arris. Patch repair as previous examples.



Window Reveal, approx. 1LM. repair with Monolevel FC as with previous examples.



Minor Blowholes to upper RHS of exterior wall. Repair as previous examples.



Honeycombing above window head (exterior). Repair as previous examples.



Window reveal (interior and exterior). Monolevel FC trowel repair as previous examples.



Minor repair to honeycombing of window reveal. See previous examples.



Minor honeycombing to top of door head. See previous examples.



Honeycombing to corner at junction of existing building. Repair as previous examples.

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Honeycombing at tie hole level. FFL to be indicated by contractor. Repair only to FFL.



Minor honeycombing to below window (interior). Please see previous repair details.



Grout loss to interior corner. Patch repair as honeycombing examples.



Minor honeycombing above window head. please see previous examples.



Rust staining. Remove mechanically with diamond pads. Should this be unsuccessful, please see NOTES ON STAINING.



Minor honeycombing to RHS of window reveal. Treat as earlier examples.



Minor honeycombing to lower level wall. Repair up to FFL (contractor to mark).



Nail head staining to interior walls of classroom generally. Pointilise to remove/reduce impact of stains. Do not remove all staining to respect integrity of the material.



Top Arris edge repairs. As previous example. Contractor to check flatness with laser. 5-6 repairs approx in number. Patch repair. Colour/Tone/texture match.

NOTE ON STAINING. Please note that most stains can be removed. However, should the attempted removal of stains start to adversely affect the overall appearance of the surface finish or reflective quality, then we will advise that this removal of stains cease.

NOTE ON ARRIS REPAIRS. As discussed in our meeting, there are significant arrises that may or may not require treatment. It was decided at our meeting that we would produce a typical arris repair as an on site sample that would inform the intervention (or not) of the remaining arrises. This schedule therefore does NOT include typical arris repair, nor do any costs provided cover such provision.