Desiree Hermosillo <desiree.hermosillo@marshallcountyky.gov>

Fwd: 190001 Marshall County Judicial Building- Site Observations (02.28.19)

1 message

Brad Warning <brad.warning@marshallcountyky.gov> Thu, Feb 28, 2019 at 11:59 AM
To: desiree.hermosillo@marshallcountyky.gov

Please add this to the agenda under correspondence please.

Brad Warning
Deputy Judge/Executive
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Begin forwarded message:

From: Russ Litsinger <rlitsinger@marcumems.net>
Subject: 190001 Marshall County Judicial Building- Site Observations (02.28.19)
Date: February 28, 2019 at 9:49:19 AM CST
To: "brad.warning@marshallcountyky.gov" <brad.warning@marshallcountyky.gov>
Cc: Kevin Neal <kevin.neal@marshallcountyky.gov>, "McCall, Ronnie" <RonnieMcCall@kycourts.net>, "Rhoades, Danny" <DannyRhoades@kycourts.net>

Brad:

Good morning. I sincerely hope my e-mail finds you and your family doing well.

Thank you for your time yesterday, and for allowing Mr. Gary Teckenbrock to assist me in the onsite evaluation. He was a big help.

As we discussed, I wanted to send you an e-mail briefly outlining my observations in advance of the formal report. I will apologize in advance for the length.

Succinctly, the observations and diagnostic activities undertaken yesterday would suggest several items merit further evaluation, namely:

1. The building as a whole appears to be currently operating at a net negative pressure relative to ambient pressure. This issue appears to be more pronounced on the North side of the facility in general.

2. Related to Item (1), it appears that both the Judicial Building and the Jail are pulling on the connecting corridor. Said another way, Gary and I observed that both the Judicial Building and the Jail were negative relative to the connecting corridor in their current respective operational states. Based on this observation, it might be expected that the bulk of this air is being brought in via the roof-mounted intake hoods at each end of the connecting corridor.

3. There appear to be several locations within the basement area which either have or are currently experiencing periodic rainwater intrusion. Of particular note is what appears to be a significant leak through the telecommunications conduit pathways entering a space Gary referred to as 'Evidence Storage'.

4. There appear to be several locations within the facility which have experienced periodic hydronic and/or condensate leaks. The most pronounced example of this was observed in the workroom adjacent to the Circuit Judges' reception area.

5. There appear to be brick vents installed periodically throughout the brick veneer, but most appear to have been sealed over- presumably by the brick sealing process executed in 2011.

6. There does not appear to be a vapor barrier installed on the outside of the exterior envelope sheathing in the very limited areas open and available for review from the interior.

7. There appear to be numerous instances along the scope of the exterior envelope where voids, connections, penetrations, etc. are open and could present opportunity for rainwater impingement and/or significant air migration.

In response to the above, I would suggest the following as immediate next steps subject to your review/feedback:

1. Engage a certified Test-and-Balance Contractor to evaluate the total airflows entering and leaving the roof-mounted energy-recovery ventilator tagged (ERV-1). This unit represents both the total ventilation supply for the facility and also the total exhaust for the facility when the connecting corridor ventilation fan tagged (VF-1) is not running (it is designed to run during the summer when the corridor temperature rises above set-point). As such, it might be expected based on our site observations that the current ERU-1 exhaust rate is exceeding the current ventilation supply rate. I will be glad to help facilitate this if you agree this is prudent.

2. Contact your local AT+T infrastructure contact to see what immediate steps can be taken to seal-up the telecommunications pathway. In particular, it appears that the in-ground splice box located on the West side of the facility might be the primary source of the intrusion, and it is likely that this splice block is maintained by AT+T.

Following the above, I would recommend approaching any proposed remedial activities in the following order of priority:

#1a- Identify and seal all active above/below grade sources of rainwater intrusion.

#1b- Identify and address all interior hydronic/condensate leaks.

#2- Successfully address building relative pressure.

#3- Following (1) and (2), monitor/test for reoccurring moisture/humidity issues. If the issue persists following successful resolution of Items #1 and #2, evaluate wall assembly remediation.

Finally, do you mind to send me a copy of the Audas baseline reporting?

I welcome your input/feedback concerning the above, and I will plan on preparing my report for dissemination next week. I have attached my site photos here for your reference:

https://www.dropbox.com/s/sd2lx8uynf34zsv/10.02.27%20Site%20Photos.zip?dl=0

Thank you again for your help, and please do not hesitate to contact me should you have any questions concerning the above or I can be of any further assistance to you.

Have a great day.

Russ