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# Quality *focus*

A Quarterly Publication of the Ohio School Facilities Commission  
For Architects, Engineers and Construction Managers who  
Participate in OSFC-funded projects



## When a Lawsuit Gets Filed Against All Parties

*Below is an example of a school district and Ohio School Facilities Commission filing suit to resolve ongoing roof leak issues. Although litigation is usually a last resort, this suit was kept out of court and was resolved with the cooperation of the project team.*

An investigation of water leakage into the Adena Local Schools K-12 facility was conducted in June of 2006. The structure is a single-story building with two types of roofing systems. The flat roof sections are a mechanically fastened EPDM membrane while the sloped roof areas consist of metal shingles. Through a detailed evaluation, the consultant determined that the main source of water leakage was in the field of the metal shingles. Given that these shingles are a water-shedding system, not a water-tight system, a significant amount of the leakage was caused by the

overwhelming amount of water that flowed over them at such a low slope (3/12). In order to mitigate the risk of future failures, a lawsuit was filed by the owners against multiple parties. An agreement was reached that outlined roofing repairs that addressed the consultant's recommendations. Should the roof fail of its essential purpose, then the identified responsible party is required to fund a roof replacement. To date, the repairs seem to be working. A final water leak test occurred last month to determine if the repairs were successful. The results of this test are pending.



Adena Local K-12 School (Aerial Photo)  
Ross County, Ohio



## Product Spotlight – Decorative Concrete Finish

What if you want to energize a drab concrete surface with colors that are bright, bold and lively? Now you can with a new acrylic-urethane polymer stain available in a full palette of pigments. The system consists of a gallon container of resin into which you squeeze tubes of pigment. Just shake, and it's ready to apply. One coat dries to the touch in less than an hour, and you can apply a clear finish coat after 2 to 3 hours. Another benefit is that it is void of any objectionable odor because of an ultra-low volatile organic compound (VOC) content. This is a consumer friendly, easy to use, alternative decorative solution for concrete that cannot be prepared to receive acid stains.



# Gym Floors – How Does Your Ball Bounce?

*Below is a lessons-learned example of a situation that could have been avoided by setting quality expectations up front.*

**Problem: Substandard workmanship that led to a complete removal and replacement of a wood gymnasium floor.** The wood flooring in the competition gymnasium at the Bradford Exempted Village Schools K-12 building was installed by a gym flooring contractor in the fall of 2001. Soon after installation, the school district reported on unsatisfactory conditions such as irregular gapping between individual wood segments and peeling of the urethane floor finish. There were other conditions that existed such as entrapped debris in the floor’s finish and poorly painted court markings. The Architect and the Construction Manager did

not accept the finish and workmanship in 2002. A consultant was hired to assess the condition of the floor and provided a comprehensive report of findings to the owners in August 2004. The consultant’s report indicated that the floor was not installed in accordance with the manufacturer’s guidelines or standard installation practices established by the Maple Flooring Manufacturer’s Association and National Wood Flooring Association. The primary issues with the floor included excessive gapping between wood segments, improper nailing schedule and an insufficient expansion zone at the floor’s

perimeter that caused unusual deflective movement of the floor surface when depressed underfoot. All of these conditions negatively affected the appearance and performance of the gym floor. Per the consultant’s recommendation, a new gym floor was installed that met the quality expectations of the owners. A lawsuit was filed against the contractor that ultimately settled out of court. The negotiated amount covered the base bid for the new gym floor. **Lesson Learned: It is always better and more cost effective to do the job right at the outset than after a project is completed and a facility is occupied.**

**ON POINT:**  
Quality in  
Today’s  
Construction  
Market



The most important part of a quality control program is the creation of a jobsite culture where quality is required and expected. Quality doesn’t just apply to the finished product. It includes the way projects are planned, identification of problems well in advance of construction, the rate at which change orders are handled, and the quality of employee training.

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