

DURBROW ASSOCIATES / ENGINEERING CONSULTANTS

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July 10, 1991

Mr. John Rasys
Dept. of Public Works
P.O. Box 849
Burlington, VT 05401

Re: Memorial Auditorium
Burlington, VT

Dear Mr. Rasys:

On June 19, 1991, we visited the Memorial Auditorium building to review brick and precast concrete deterioration of the exterior walls. Our observations were done from the ground, second floor windows on the east side and from the roof.

The deterioration appears to be caused by moisture and water penetration through the brick wall at cracks, flashing areas and caulked joints which have split open. Most of the concrete precast at the roof level is in good condition, however intermediate horizontal concrete bands have deteriorated badly, especially at corners of pier projections. The brick is also soft and spalled in these areas as well as others. The deterioration appears to be caused by water penetration combined with freeze-thaw cycles.

At this time, it is our opinion that the roof precast concrete will have to be removed and the brick parapet rebuilt, at least in part, to repair the deterioration and prevent further occurrences.

Durbrow Associates, Inc. is in the process of preparing a proposal to provide plans and specifications for the repair work. We will attempt to have that in your hands within a week. The work to be performed is specialized in architectural caulking and flashing details. We are not aware of any local engineers with this expertise and as such will be presenting our proposal using Joseph S. Zajchowski, Architect, as the prime consultant. Mr. Zajchowski specializes in roofing, flashing and caulking type of problems and has the required experience to develop adequate solutions.

Please call if you have any questions.

Very truly yours,
DURBROW ASSOCIATES, INC.



Albert F. Lesage, P.E.

AFL/LPR