



In 2000 and 2001, Memphis City Schools built 9 new elementary and middle schools. The elementary schools were 1-story buildings and the middle schools were both 1-story and 2-story buildings.

The steep-slope roofs included structural and architectural standing seam roofing systems. The low-slope roofs were covered with modified bitumen. The exterior walls included brick, CMU, and limestone masonry, exterior insulation finish system (EIFS), composite panels, and metal wall panels.

Shortly after construction of the schools was completed, leaks were reported in several areas of each of the schools. BTC was retained by Memphis City Schools to assess potential construction and design deficiencies in the roofing system and exterior walls at all 9 schools.

Evaluation of roofs and exterior walls included a visual review, water testing, and exploratory openings. Numerous deficiencies were located throughout the roofs and exterior walls at all of the schools. The overall construction of the building envelopes was judged to be poor.

Based on the evaluation, BTC prepared repair protocols to address each observed deficiency. BTC is currently assisting Memphis City Schools in negotiating implementation of the repairs with the original Architects-of-Record and General Contractor.

**Project Name:**  
Memphis City Schools

**Project Location:**  
Memphis, Tennessee

**Client:**  
Memphis City Schools  
1364 Farmville Road  
Memphis, Tennessee 38112

**Approximate Construction Cost:**  
Not Available

**Year Completed:**  
2009

**Nature of Services:**  
Evaluation of Roof and Exterior Walls on  
a Recently Constructed Building

