



Germanshire Elementary School is a 1-story building constructed in 2000. The building consists of 6 wings arranged in a circular pattern and connected by enclosed walkways.

The building includes 3 primary types of exterior wall systems and 2 types of roofing systems. The exterior wall systems include brick masonry over light-gauge steel stud back-up, brick masonry over CMU backup, and sheet metal wall panels over light-gauge steel stud back-up. The roof systems include a steep-slope structural standing seam metal roof and the low-slope roofs were covered with a built-up roofing system with a modified bitumen top ply.

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

Evaluation of roofs and exterior walls included a visual review and exploratory openings. Numerous deficiencies were located throughout the roofs and exterior walls that had caused the reported water leakage. The overall construction of the building envelope 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 Architect-of-Record and General Contractor.

Project Name:
Germanshire Elementary School

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

