



Forensics

TE Forensics, Inc

10501 Buena Vista Court

Urbandale, IA 50322

Date: November 29, 2023

Job #: P23-282

To: Ottumwa Housing
<mcavkusic@ohatowers.org>

Attn: Meliha Cavkusic

Overview:

In accordance with your request, I have visited the site and conducted a field investigation at the Westgate housing project in Ottumwa, Iowa. The results of our investigation are presented herein. The concern is that the building is being tuck pointed but is not being done in a workmanlike manor. The building is located at 910 W Main Street, Ottumwa, Iowa. It was originally constructed in 1965. It is an 8-story concrete framed multi-family residential building. It was built for accessibility according to the Code at the time the building was constructed.

Purpose and Scope:

The purpose of this investigation was to investigate the cause and assess the extent of the damage. The scope of our investigation included the following:

1. Obtained background information from Meliha Cavkusic.
2. Site review of the property on October 5, 2023, photographs were taken.
3. Reviewed preliminary information with Ms. Cavkusic.
4. Preparation of a written report of our findings.



1, 2. Views from the northeast



3, 4. Views from the east side



5, 6. Additional views



7, 8. Additional views

Results of Investigation:

The Ottumwa Housing Authority contracted with Huggins Concrete for the "Grinding, tuckpointing and Washing of the East and West Ends of the Hi-Rise and Above the roof Line at the Westgate Towers". The contract identifies the completion date as September 30, 2023. A site visit was performed by Tometich Engineering on October 5, 2023. The job was not near completion and the work that had been done was not acceptable.

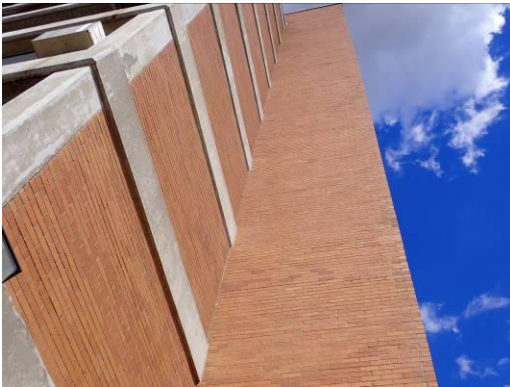
There is information that identifies Stage 1 and Stage 2. The end of the contract identifies "Scope of Work" and includes some items which are only pertinent to the Stage 2 (such as sealant around the Mapes panels). Stage 1 only includes the end walls which have no windows or Mapes panels.



9, 10. Views of areas not cleaned



11, 12. Views of areas not cleaned



13. View of tower portion



14. Debris left on site



15, 16. Scaffold left on site



17, 18. Unfinished areas



19, 20. Unfinished areas





21, 22. Area not cleaned



23, 24. Poor tuck pointing



25, 26. Additional views





27, 28. Additional views



29, 30. Additional views



31, 32. Additional views





33, 34. Additional views



35, 36. Additional views



37, 38. Additional views



39, 40. Poor workmanship

Evaluation and Assessment:

The contract for tuck pointing and cleaning and repairing the masonry. In the areas viewed, the tuckpointing had been completed but not over the entire area. The cleaning was not done in a professional manner as can be seen from the photographs.

There was also supposed to be replacement of the sealant around the windows and the air conditioners and the caulked expansion joints. None of this was done.

Conclusions:


Based on the results of our investigation, the following conclusions appear to be warranted.

1. The tuckpointing is not acceptable, the mortar color doesn't match.
2. The tuckpointing and cleaning is not complete.
3. It did not appear that any of the sealants were replaced.
4. The site is not cleaned up.

Our conclusions are based upon the information made available to us at the time of our investigation. Should additional information be uncovered or made available, we retain the right to revise or supplement our report accordingly. Please call if I may be of further assistance.

Certification:

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Registered Professional Engineer under the laws of the State of Iowa.

Signature: 

Date: November 29, 2023 Registration #: 11121

My Registration Renewal Date is December 31, 2024

