

General Description:

- **Location:**
Cincinnati, OH
- **Profile:**
Major metropolitan university
- **Project:**
Building Envelope Program, Evaluation

Services Provided:

- Building Envelope Evaluation
- Roof Asset Management Program (RAMP)
- DMS Implementation
- DMS IT Task Management

Challenges:

- Numerous elevations
- High levels of architectural detail
- Large volume of data to manage

Solutions:

- Thorough data collection
- Planning of communication
- Prioritize immediate repair items

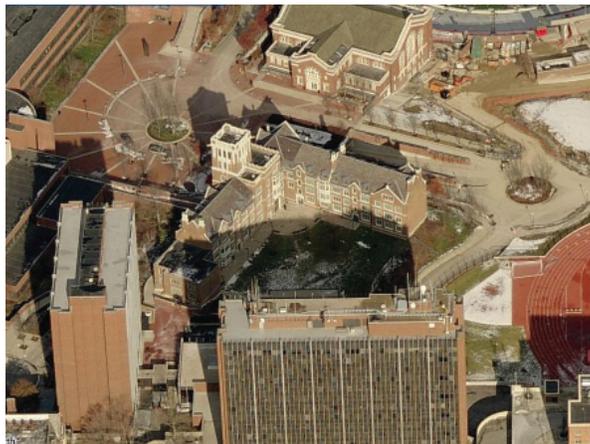
University of Cincinnati *Uptown West Campus*

The University of Cincinnati (UC) was founded in 1819, and has been the source of many discoveries creating positive change for

approach to facilities management.



StructureTec was contacted to perform an extensive evaluation of the buildings, all roofs and walls. The evaluation was the first step in establishing priorities for repair and remediation. All the components on the building were entered into the building envelope and roof asset management programs individually, with all deficiencies being recorded. Once this data was entered, the components were evaluated and rated.



Partial overview of University of Cincinnati Uptown West Campus looking North

At the completion of this process, StructureTec was able to establish realistic budgets for completing the exterior restoration of the buildings.

StructureTec then conferred with the client to establish priorities and determine their long-term objec-

society, including:

- the first antihistamine
- co-op education
- the first electronic organ
- the Golden Gate Bridge designer
- the oral polio vaccine

UC is the largest employer in the Cincinnati region, with an economic impact of more than \$3 billion.

The buildings on the UC campus had been undergoing age-related deterioration for years. Maintenance had been deferred to the point where deterioration of some components created the potential for public safety hazards. The university was motivated by the advantages of StructureTec's Data Management Services Building Envelope Program



Teachers Addition and Dyer Hall looking South



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Overview of the old Chemistry Building looking south

tives.

This project presented several challenges, among them:

- Management of large amounts of field data and photographs.
- Assessment of various construction materials on the same building.
- Buildings being evaluated were 50-80 years old, and had detailed architectural terra cotta elements requiring thorough visual review.

StructureTec addressed these challenges through preparation and planning prior to arriving on site, constant communication among personnel, and by researching materials not usually encountered during evaluations (i.e., terra cotta).

A comprehensive report was prepared for UC from the information gathered during the evaluation, which included a summary of building components, conditions and recommendations, existing condition photos, and prioritized budgetary cost estimates. Also, the buildings were rated with a Wall Condition Index (WCI). As a result, UC has a complete assessment of the conditions of the building envelope at their various facilities. ■

FEATURES

Delineates integrity of each building envelope component

Develops a weatherproofing condition index

Delineates which weatherproofing components require restoration and which require maintenance

Prioritization which encompasses all weatherproofing components

BENEFITS

Ability to prioritize necessary building envelope restoration

Establishes budgets for future capital projects and ongoing maintenance

Allocates their resources properly, maximizing the return on investment

Provides an inventory of all facility assets to enable accurate forecasting

Solutions for the Built Environment

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