



Durham Park Association

Tool Shed Repairs

Executive Summary

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Durham Park Association
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Durham Park Association

Tool Shed Repairs

Purpose

The toolshed at the park is experiencing serious wear and weathering of the mortar holding the stone walls together. This weathering has been going on for some time, but recently this weathering damage has led to such a state of disrepair that there are some safety concerns arising from it. As a result, the Maintenance committee has sought professional advice on repairing this damage.

History

None.

FINDINGS

The mortar is a lime-based mortar that is subject to crumbling due to weathering. Currently the crumbling has progressed to the point that the building is leaking, stones are falling out of their locations, and there are concerns that this damage may lead to collapse of the structure.

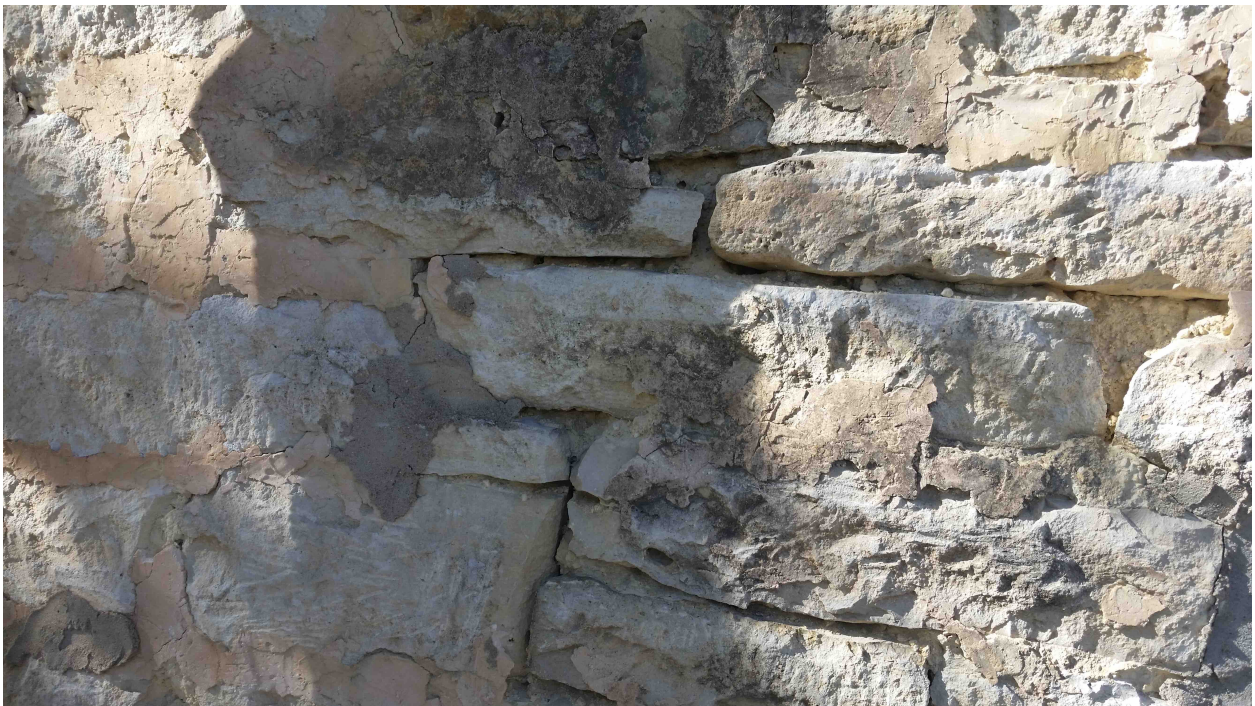
Professionals were called in to examine the extent of the damage and recommend corrective actions. The professionals recommended immediate repair of the mortar.

Mortar repair can take the form of replacing all of the mortar, refinishing the building or sealing the existing mortar against further erosion while stabilizing the structure with new mortar material.

Mortar Damage: Rear of Building



Mortar Damage: Side of Building



COSTS

Bids were solicited that encompassed the range of services, however we found that the lowest bid for repair was for \$550 for the entire structure, and the services would include sealing the existing mortar, and repairing where needed to provide stabilization for the structure

Summary:

- The tool shed has serious damage to the mortar
- The loss of mortar has led to instability of the rock walls
- The instability leads to safety concerns
- Some of the rocks in the walls have become detached and fallen out
- Emergency repairs are needed

Recommendations

1. Contract out the repairs to the lowest bidder to perform the needed sealing – mortaring of the rock walls immediately.
2. The lowest bid was for \$550.00; the board should approve the work

Respectfully Submitted

Jerry Parker

Durham Park Home Owners Association

2/15/2015

