

August 3, 2022

Lou Mattingly, PE
Director, Construction Operations
JPS Health Network
1500 South Main Street
Fort Worth, Texas 76104

Re: STRUCTURAL REVIEW
JPS BARDIN ROAD CLINIC SLAB MOVEMENT CONCERNS

Dear Mr. Mattingly:

Regarding the above referenced project, BHB was asked to go onsite and review the slab movement issues on July 19, 2022. At the JPS Bardin Road Clinic, the slab has moved significantly where the interior walls have gaps below them and the slab unliveliness can be easily observed. The slab movement appears to be limited to the east side of the building. The building slab is a slab-on-grade over prepared subgrade. The perimeter and building structure are supported by piers and gradebeams over void boxes. The prepared subgrade per the drawings was conditioned by water injection. Three (3) trees are planted near the building on the east side and significant movement on the east side can be observed in the exterior grade and paving. The contractor also overpoured the slab and gradebeams making the soil movement issues impact to the gradebeams a concern even though on void forms. These overpoured areas shall be removed.

BHB removed a few ceiling tiles and did not see any damage to the structure due to slab movement. The structure appears to be adequately supported and the movement is limited to the slab on grade. The interior walls are not load bearing and the only concern would be falling hazard. At the time of the site visit the walls appeared to have adequate bracing however they shall be monitored and if required braced until slab movement issues have been addressed. Currently BHB did not see any concerns with the slab movement impacting the structure enough to shutdown the clinic. JPS shall monitor all slab and pavement movement at fire and emergency exits to confirm these are in working order.

The movement appears to be due to moisture being removed below the slab by the trees. Since the slab was prepared by water injection the soil was pre-swelled making the swing from saturated to dry a bigger difference. The next step is to consult a geotechnical engineer for recommendations on remedial action. The most common is removing the trees, waiting for the soil to stabilize within 3-12 months, install soil remediation measures, level the slab, and preform cosmetic repairs. BHB can assist with repair plans once a geotechnical engineer makes their recommendations.

Sincerely,

Baird, Hampton & Brown

A handwritten signature in black ink, appearing to read "Ronald Ishmael". The signature is written in a cursive style with a large initial 'R' and 'I'.

Ronald Ishmael, P.E.

Structural Engineer/Associate