

From: **Sheets (Purchasing), Mike** <william.m.sheets@wv.gov>
Date: Thu, Apr 28, 2022 at 11:21 AM
Subject: Fwd: Diamond Building
To: Bryan D Rosen <bryan.d.rosen@wv.gov>, Whittaker, Frank M <frank.m.whittaker@wv.gov>, James D Meadows <james.d.meadows@wv.gov>, Robert L Price <robert.l.price@wv.gov>, George L Montgomery <george.l.montgomery@wv.gov>
Cc: Totten, Mark L <mark.l.totten@wv.gov>

Bryan,

DHHR is approved to enter negotiations with WDP for design services to remediate those issues that compromise public safety. Please provide documentation for award within 30 days.

Regards,
Mike

W. Michael Sheets
Director
WV Purchasing Division
2019 Washington Street, East
Charleston, WV 25305

Phone: (304) 558-0492
Fax: (304) 558-4115

----- Forwarded message -----

From: **Rosen, Bryan D** <bryan.d.rosen@wv.gov>
Date: Thu, Apr 28, 2022 at 10:34 AM
Subject: Diamond Building
To: Sheets, Mike - Purch <william.m.sheets@wv.gov>, Whittaker, Frank M <frank.m.whittaker@wv.gov>, Meadows, James D <james.d.meadows@wv.gov>, Price, Robert L <robert.l.price@wv.gov>, Montgomery, George L <george.l.montgomery@wv.gov>

Mike, DHHR contracted (CPO HHR22*2) with WDP & Associates for an assessment of the Diamond Building's outer envelope. Attached is WDP's initial assessment after the completion of fieldwork. We have multiple issues that present an "immediate life safety risk".

I am asking that you allow us to enter into negotiations with WDP under the authority granted you in WV Code Section 5G-1-4. WDP is uniquely qualified to perform these

services given the fact that they have just completed the fieldwork on the Diamond and have knowledge of the "as-is" conditions of that facility that no other vendor will possess.

If you need any additional information to make your determination please let me know.

Thanks,

Bryan

April 27, 2022



West Virginia Department of Health and Human Resources
One Davis Square, Suite 100 West
Charleston, WV 25301

Attention: George L. Montgomery
 Executive Director of Operations

Reference: Diamond Building Assessment
 Immediate Life Safety Concerns
 WDP Project No. 21346

Hinton, WV

Manassas, VA

Charlottesville, VA

Blacksburg, VA

Myrtle Beach, SC

New York, NY

Dear Mr. Montgomery:

WDP & Associates Consulting Engineers, Inc., (WDP) was recently on site at the Diamond Building to conduct an evaluation of the exterior of the building. Through this evaluation, several conditions were observed that pose an immediate life safety risk to the building occupants and pedestrians walking along the perimeter of the building.

The steel angles and plates supporting the building parapets and exterior brick masonry have undergone significant corrosion-induced steel section loss and corrosion product expansion throughout the exterior of the building. Where this has occurred, the masonry has displaced, and the steel elements are no longer adequately supporting the exterior brick. The corners of the building along Capitol Street have also displaced outward and are not positively anchored to the inner masonry wythes of the walls. Sections of hardened mortar along the north elevation have been pushed outward from bed joints in the brick where significant corrosion of embedded steel elements has occurred, and in some locations, mortar fragments have fallen or are in imminent risk of falling from the exterior face of the building walls.

Cracking and spalling of the decorative terra-cotta were present throughout the exterior of the building. Isolated terra-cotta units were observed to have previously broken free from the façade and were reported to have fallen from the building to the ground and roof levels below. In addition, the roof of the seven story, northwest portion of the building is a poured gypsum slab that has severely deteriorated from moisture exposure due to leaks and is not capable of supporting exterior loads along the perimeter portion of the building roof.

Immediate steps are required to be taken to protect the building occupants and public that are accessing the perimeter of the building. At a minimum, overhead protection

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should be installed along the Capitol and Washington Street sidewalks, and temporary pinning of the parapet and corners should be undertaken. The perimeter of the upper roof should be cordoned off to prevent additional loading directly adjacent to the parapet. A comprehensive repair to the exterior of the building should be undertaken as expeditiously as possible to restore the structural integrity of the exterior walls and roof slab.

I am available to discuss the next steps in more detail at your convenience.

Respectfully submitted,

WDP & Associates Consulting Engineers, Inc.

A handwritten signature in blue ink, appearing to read 'RAC', written over a light blue grid background.

Rex A. Cyphers, P.E.
Principal