

When is a quick fix the best answer?

An Ivy League university owned an apartment building used as a dormitory. They put in a new elevator, fire stairs, and replaced the roof. But leakage and widespread cracking remained in the stucco. Repairs had to be finished during a three-month window in the summer.

The university had not decided yet whether to keep the building and do a “gut” renovation, or to replace it with a new structure. Their decision was complicated by zoning, which might not allow a building this size to be built today.



Stucco cracking was so bad that pieces fell out in our hands.



There was no time for a survey and report. We circled the loose pieces of stucco with spray paint, and repairs followed immediately after.

Deterioration concentrated at slab edges where rebar had rusted.

Rusting rebar was cracking the slab edge under the stucco



“Repairs had to be finished during a 3-month window in the summer”

There was no time for construction drawings and specifications. Repairs had to start immediately after the investigation. Leavitt Associates worked directly with the mason, general contractor, and owner to concentrate available funds where they were needed to safeguard public safety. Net result: repairs completed on time, on budget – a good outcome for all parties.



Terra cotta cracked and buckled outwards because rebar behind it severely rusted. The mortar had deteriorated to sand.



Badly deteriorated terra cotta was replaced with lightweight Styrofoam panels with a hard coating. They might last 20 years – enough for our purposes.

