

Case Study

JOHN MUIR/MT. DIABLO MEDICAL CENTER: BRENTWOOD

Quick Facts

Water Intrusion

The issue identified

108,500

The square footage of the building impacted

- + **Stucco Repairs**
- + **Window Re-flashing**
- + **Repairs to Roof Cornice**

Scope of Repairs

Background

Since its inception in 1996, the John Muir Physician Network has become one of the largest medical groups in Northern California, with more than 900 primary care and specialty physicians. The Physician Network owns and operates primary care practices staffed by physicians in 23 locations that include the John Muir/Mt. Diablo Medical Center in Brentwood.

An L-shaped, 3-story medical office building, the Medical Center consists of approximately 108,500 square feet of building space. The first floor is clad with masonry veneer, while the second and third floors are clad with a three-coat stucco system.

During a construction project, water intrusion was observed at several locations in the building.

Actions Taken

Water testing and destructive testing was conducted as a third-party reviewer and investigator, in order to determine the source of the reported water leaks. Water testing was conducted at windows and walls on all three floors and RA&A provided recommendations to implement repairs. RA&A were then hired to prepare repair drawings, specifications and provide construction administration.

The Result

After the repairs were made, RA&A performed additional water testing to ensure the building was watertight.



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