

Architect's Field Report – Warranty Walk

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18 October 2022

18056-Warren Central Junior High School / Warranty Walk

One Jackson Place, Suite 250
188 East Capitol Street
Jackson, MS 39201-2100
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Contract Paul Jackson & Son

Date / Time 17 October 2022 / 1:45 PM

Weather / Temp Clear / 70 ° F

Present at Site Paul Purser, DBA; Mr. Mark Hughes, VJHS

Observations Arriving on site, I met Mr. Hughes at the administration area. We discussed issues they've had with the work done in the previous year; overall, the work was spoken of well, but there are some outstanding warranty items.

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At the reception area in administration, I was notified that 2 sensors in the cafeteria were abandoned by the alarm installer recently because they coded constantly; this situation should be explored further to determine if this puts the public in danger by the contractor and the local fire Marshall.

In this same area, a door closers arm was supposed to be raised so that it did not obstruct the door panel from closing smoothly; this was never done and the door has been damaged due to the issue.

Nosings throughout newly remodeled staircases are coming off due to glue that has been used.

Handrails that were noted not complete, have never been fully so. Some that were installed were poorly fastened and unfinished. In other areas, they were never installed.

The elevator has not been working for a while. The school has been in touch with the manufacturer who has provided an \$8k bill for repair. This should be covered under the contractor's warranty.

Finally, lights at the flag pole appear to be lit during day time hours. Please review and replace any lighting sensors that are not operating properly.

Report By:

paul purser, AIA, LEED AP
Dale | Bailey, an Association

cc: Austin Stults / Jeff Porter / Kipp Ready (PJS)
Chad Shealy / Christi Kilroy (VWSD)
Gary Bailey / Jason Stewart / Mark Pipper (BPM)
Russ Blount / Sabrena Patrick (DBA)



Figure 1 – 2 Sectors in Cafeteria Abandoned because they constantly “Coded”



Figure 2 – Closer Rubs Top of Door



Figure 3 – Rubber Nosing poorly adhered

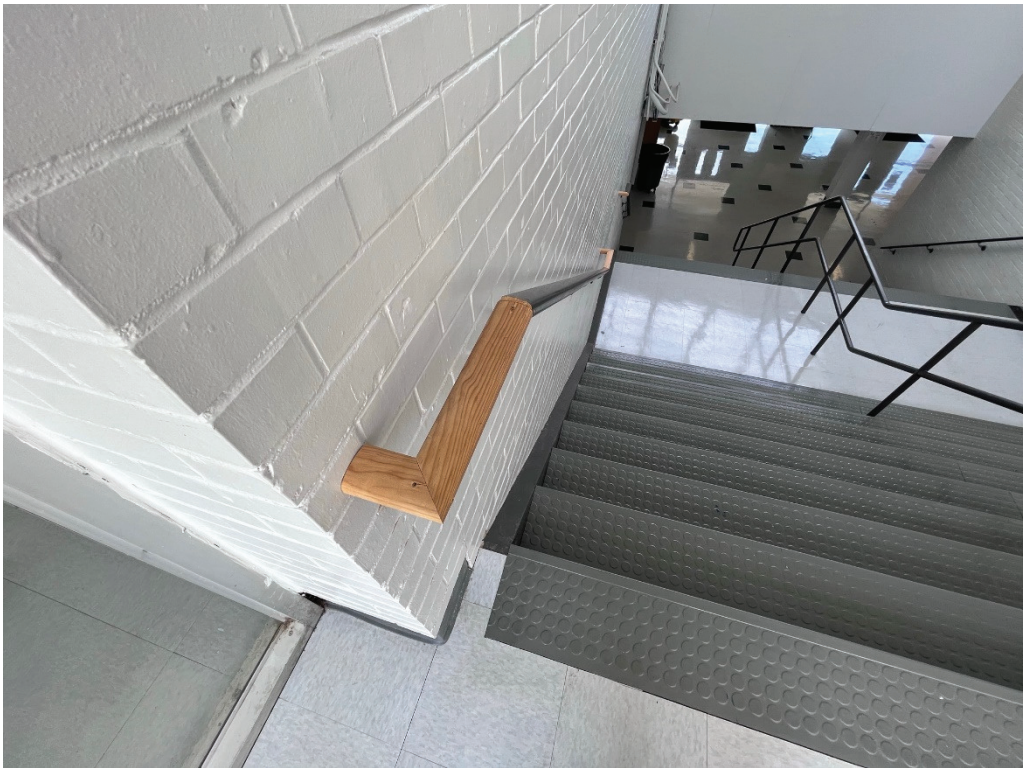


Figure 4 – Handrail Extensions never finished



Figure 5 – Handrail Extension not Substantial; needs to be replaced

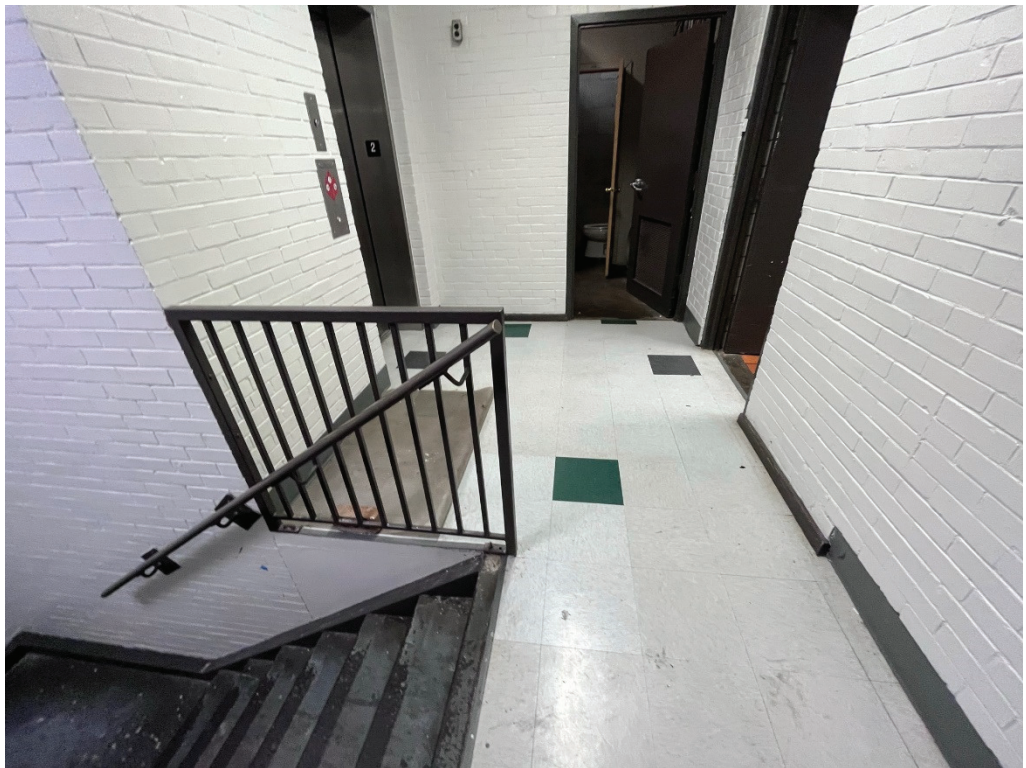


Figure 6 – No Handrail Extensions ever Installed

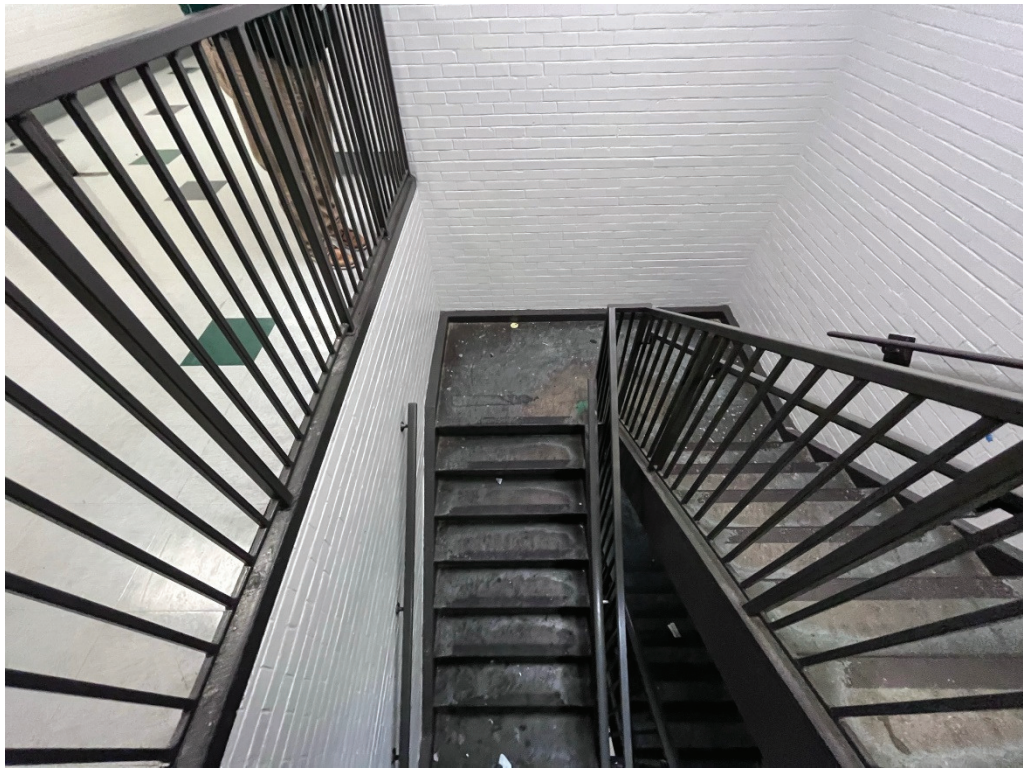


Figure 7 – No Handrail Extensions ever Installed



Figure 8 – Elevator has Not worked for Months



Figure 9 – Protective Film Never Removed



Figure 10 – Flagpole Lights Always On