City of Pittsburg
Forward Together.

City of Pittsburg, KS

Public Works and Utilities Department

Request for Proposal

616 N Broadway
Structural Stabilization

Proposal Due Date:
Tuesday, May 8th , 2025, by 5 PM

Request for Proposals
616 N Broadway Structural Stabilization

General Information

The City of Pittsburg is seeking a formal lump sum bid proposal for the structural stabilization of a three-story building located at 616 N Broadway. The general scope of work includes; interior debris removal, structural floor to floor shoring installation for stabilization, and roof repairs. Interested contractors are encouraged to attend a pre-bid meeting on Friday May 2, 2025 at 9am at the building location. Bidding Contractors must have or be able to obtain a Class A License from the City of Pittsburg for their proposal to be considered. The proposal shall be submitted & received at the City Clerk's office on or before 5pm Thursday May 8, 2025. Electronic submission may be sent to the City Clerk tammy.nagel@pittks.org it will be the contractors responsibility to follow up with City Clerk to verify that submission packet has been received, she can be reached by calling 620.231.4100. Contractors interested in submitting proposals are encouraged to email Jacob.bennett@pittks.org indicating interest for inclusion in email distribution of project information.

History:

The City of Pittsburg has obtained ownership of this property and seeks to expedite the stabilization of the building. The City has hired a consulting engineer to perform a **Building Condition Assessment,** an assessment can be found as **Attachment A** to this request for proposal. **Additionally, Attachment B – Preliminary Shoring Material Take-Off** has been provided for the contractor's basis of bid preparation.

Location of Project:

616 N Broadway Pittsburg KS 66762

Specifications:

- Contractors Class A License
- Temporary Construction Fencing with Screening – **Attachment C** for general location in both the alley and along Broadway.
- Roll-off dumpster, it is anticipated that it will require approximately 3 - 40 cubic yard dumpsters per floor of the building (9 total) or any combination thereof equaling the same capacity for bidding purposes.

- Coordinating and setting any temporary power poles and / or electrical needs related to the project work.
- All safety labor, material, and equipment required to perform work safely and in compliance with OSHA based regulations per scope of work.
- All labor, equipment, and materials required to access the roof of the structure safely from the exterior of the building.
- Temporary toilets and sanitary facilities that are necessary for employees to perform the work.
- All labor, materials, and equipment necessary for the installation debris chutes for utilization per floor of the building. These will be required at both the front and rear of the structure.
- All labor, material, and equipment required to remove debris, "clutter", or other items from the structure for the installation shoring and stabilization materials.
- All labor, material, and equipment for the installation of temporary shoring and stabilization measures per engineers' general guidance indicated in the condition assessment report and also **Attachment B** giving anticipated needed materials to be used for basis of bid.
- All labor, materials, and equipment for any traffic control measures necessary for loading and unloading of materials and equipment for the project.

Other items of note for contractors' knowledge in preparation of their proposals:

- All questions and inquiries shall be submitted in writing to jacob.bennett@pittks.org
- All items removed from the building will be kept to a minimum to facilitate the shoring and stabilization work.
- All items removed from the building shall be considered "**refuse"** and placed immediately into the dumpster for removal from the site. No items within the building shall be "**set aside"** or considered salvageable. **This is non-negotiable and no consideration for alternative options will be considered**.
- Contractor's first project tasks will be to temporarily secure roof penetrations and provide positive drainage for roof structure. Contractor shall access roof from the exterior of building. Engineering consultant will provide locations of "tie-off" points for fall protection.
- No permit fees will be assessed for this project.
- Project shall be considered tax exempt.
- If the contractor deems a need for on-site water, it shall be discussed and coordinated with the Public Utilities department. No fees for water shall be included in the contractors' proposal.

- Contractor is required to keep structure secured upon execution of the Notice to Proceed.
- No existing building electrical will be utilized for this project. External temporary power or generators shall be utilized for contractor's needs.
- Contractor shall phase work from the first floor and go vertically floor to floor performing stabilization as directed by engineer.
- Contractor shall not proceed without the approval of consulting engineer.
- Final phase of constructionshall be permanent roof repairs .
- Contractor shall carry builders risk insurance
    - Property coverage covering the building or building under construction that would include materials, supplies, and equipment on site or in transit. The contractor obviously has a good idea of this valuation/limit.
    - Policy limits should be equal to the total completed value of project, not the value of building at the time of purchase
    - Policy period should cover from the start of construction through project completion
    - Insured Parties must include Owner of building, General Contractor, and subcontractor
    - Is the contractor having a lender involved they usually are required to be named as a loss payee.
    - GC carry the minimum of $1MM Occurrence/ $2MM aggregate general liability coverage

Proposals shall include, but are not limited to the following:

- Lump Sum Price
- Use
- Terms

Evaluation Factors/ Basis for Award Consideration:

- Class A License
- Lump Sum Bid/Proposal
- Contractor Submitted Days
- Related / Similar Type Work Experience
- Staff, Equipment & Resources available to perform the work

Attachments:

A – Building Condition Assessment

B – Preliminary Shoring Material Take-Off

C – Temporary Fencing Layout

D – Hyperlink to viewable photographs

Procedure

Tentative Project Schedule:
A tentative timeline is set forth below. This timeline is subject to change by the City, at the City's sole discretion, as events and conditions warrant.

- Proposal Release Date — April 30, 2025
- **Pre-bid Conference on site @ 9:00 am** — May 2 , 2025
  - **Will not enter building**
- Last Day for Contractor Questions — May 6, 2025
- Proposals Due — May 8th 2025 by 5:00 PM
- Presentation to City Commission — May 13th 2025
- Notice to Proceed — May 19th 2025

Method of Submission:

Proposals shall be submitted by mail, hand delivered, or electronic submission to the following address. Envelopes used in submitting Proposals must be clearly marked, **"PROPOSAL: 616 N Broadway- Structural Stabilization Project"**:

Tammy Nagel, City Clerk
tammy.nagel@pittks.org
City of Pittsburg, Kansas
201 W 4th St
P.O. Box 688
Pittsburg, Kansas 66762

The deadline for submission is **Thursday, May 8th, 2025, by 5 p.m., Central Standard Time.**

Questions and Answers:

Contractor inquiries shall be submitted in writing to

Jacob Bennett
jacob.bennett@pittks.org

General Terms and Conditions

Contract: The successful firm will be required to enter into a written contract with the City.

Note: Under a separate contract the City of Pittsburg will hire D2 Annex Engineering Solutions to provide engineered design of temporary shoring systems as well as installation inspections.

General Terms and Conditions – Cont.

Insurance:
The City of Pittsburg has certain insurance requirements that must be met. The FIRM will be responsible to purchase and maintain at its sole expense the following insurance coverage:

- Professional liability insurance covering negligent acts, errors or omissions of FIRM, its agents, officers, and employees. Total aggregate policies of insurance shall be in an amount of not less than Two Million Dollars and 00/100 Cents ($2,000,000.00).
- A comprehensive general liability policy of insurance shall be purchased and maintained that lists the City as an additional insured. Such policy of insurance shall be in an amount of not less than Two Million Dollars and 00/100 Cents ($2,000,000.00).
- A Workmen's Compensation and Employer's Liability Policy shall be procured and maintained. This policy shall include an "all states" endorsement. Said insurance policy shall also cover claims for injury, disease or death of employees which, for any reason does not fall within the provisions of the Workmen's Compensation Law. Liability Limits shall not be less than:
    - Workmen's Compensation – Statutory
    - Employer's Liability - $1,000,000.00 Each Occurrence.
- FIRM shall furnish the City copies of all insurance polies or certificates of insurance relating to the insurance policies that must be maintained hereunder.

In addition, insurance policies applicable hereto shall contain a provision that the City shall be given thirty (30) days written notice by the insurance company before each policy is substantially changed or cancelled.

Nondiscrimination Agreement

The Recipient, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-Assisted Programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

THE FOLLOWING DOCUMENTS
TO BE SUBMITTED FOR BIDDING PURPOSES:

PROPOSAL
BID FORM
SIGNATURE SHEET
CERTIFICATION REGARDING IMMIGRATION REFORM & CONTROL

Bid Form

Total Lump Sum Bid $_____

Total Calendar Days to Complete Project from Notice to Proceed
_____ Calendar Days

Item: 616 N Broadway- Structural Stabilization Project
Closing Date: May 8 , 2025 @ 5:00 PM Local Time

By submission of a bid and the signatures affixed thereto, the bidder certifies all products and services proposed in the bid meet or exceed all requirements of this specification as set forth in the request and that all exceptions are clearly identified.

Legal Name of Person, Firm or Corporation_____

Mailing Address_____ City, State & Zip Code_____

Telephone:(____)_____Cell:(____)_____Fax:(____)_____

Tax Number _____

CAUTION: If your tax number is the same as your Social Security Number (SSN), you must leave this line blank. DO NOT enter your SSN on this signature sheet. If your SSN is required to process a contract award, including any tax clearance requirements, you will be contacted by an authorized representative of the Division of Purchases at a later date.

E-Mail _____

Signature _____Date _____

Typed Name _____Title _____

In the event the **contact for the bidding process** is different from above, indicate contact information below.

Bidding Process Contact Name_____

Mailing Address_____ City, State & Zip Code_____

Telephone:(____)_____Cell:(____)_____Fax:(____)_____

E-Mail _____

If **awarded a contract and purchase orders** are to be directed to an address other than above, indicate mailing address and telephone number below.

Award Contact Name _____

Mailing Address_____ City, State & Zip Code_____

Telephone:(____)_____Cell:(____)_____Fax:(____)_____
E-Mail _____

CERTIFICATION REGARDING
IMMIGRATION REFORM & CONTROL

All Contractors are expected to comply with the Immigration and Reform Control Act of 1986 (IRCA), as may be amended from time to time. This Act, with certain limitations, requires the verification of the employment status of all individuals who were hired on or after November 6, 1986, by the Contractor as well as any subcontractor or sub-subcontractor. The usual method of verification is through the Employment Verification (I-9) Form. With the submission of this bid, the Contractor hereby certifies without exception that Contractor has complied with all federal and state laws relating to immigration and reform. Any misrepresentation in this regard or any employment of persons not authorized to work in the United States constitutes a material breach and, at the State's option, may subject the contract to termination and any applicable damages.

Contractor certifies that, should it be awarded a contract by the City, Contractor will comply with all applicable federal and state laws, standards, orders and regulations affecting a person's participation and eligibility in any program or activity undertaken by the Contractor pursuant to this contract. Contractor further certifies that it will remain in compliance throughout the term of the contract.

At the City's request, Contractor is expected to produce to the City any documentation or other such evidence to verify Contractor's compliance with any provision, duty, certification, or the like under the contract.

Contractor agrees to include this Certification in contracts between itself and any subcontractors in connection with the services performed under this contract.

_____ _____

Signature, Title of Contractor Date

Attachment A

BUILDING CONDITION ASSESSMENT

for a building located at

616 NORTH BROADWAY, PITTSBURG, KANSAS 66762

Prepared for

The City of Pittsburg, Kansas

Prepared by

D2 Annex, Engineering Solutions
Jim R Zibert, P.E.
Kansas PE License #12273

D2 Annex Project

25-02

Date

March 2025

PURPOSE:

D2 Annex, Engineering Solutions (D2A) was engaged by Mr. Dexter Neisler, City of Pittsburg Building Official to provide a structural condition assessment of an existing building located at 616 North Broadway, Pittsburg, Kansas. This assessment is to determine the current building conditions, identify areas of instability or concern, propose methods to stabilize these areas identified and prepare estimated costs for stabilization.

The structural scope of services includes observations of the existing conditions, production of a written report documenting the observations and providing an engineering opinion as to the condition of items observed. The stabilization methods provided are to be considered preliminary and further engineering will be required when implemented. We would be happy to provide you specific stabilization designs and specification needed for implementation.

GENERAL:

Onsite inspections were performed on the 6 March and 10 March 2025, by Jim R Zibert, P.E., D2A Engineer. It should be noted that this building is currently considered to be an unsafe structure and entry is controlled by the City of Pittsburg Fire Chief and Building Official. For these inspections the engineer was met at the building by the city fire department and building safety department representatives and the current building owner. Entry was limited to the engineer performing inspections which were predominately visual and non-destructive in nature utilizing tools and instruments commonly utilized for these types of inspections. For reasons which will become clear, obtaining quality representative photos of our observations for this report was impeded but we gave it the old college try anyway. The photos included are found in the Appendix of this report.

BACKGROUND:

The existing building located at 616 North Broadway has a base footprint of 50' x 170' and is three stories in height. There is a partial mezzanine between the first and second floors located at the eastern one third of the building. The building has an elevator that serviced all three floors. A stair system for floor access is located near this elevator. All three floors and the mezzanine were used for commercial retail sales and storage purposes during the life of this building. The building was constructed for the Ramsay's Department Store which occupied it for over 60 years. According to historic information

found, around 1915 this building was constructed for Ramsay's as a two-story building with the third story added around 1920.

The building structure is comprised of load bearing brick multi-wythe exterior walls on the north and south faces which also served as party walls separating this building and adjacent buildings which are two-story structures. The west wall facing Broadway is a typical masonry façade wall allowing for a storefront type main entry. The east wall which faces the alley is a full height masonry wall. The first floor is assumed to be a concrete slab on grade. The second and third floors and the mezzanine are framed with solid sawn wood joists which span between the north and south exterior masonry bearing party walls and a steel beam and column support system that runs the full length of the building that serves as a center support for all three floors, the mezzanine and the roof. Typical floor joist and roof truss spans are 25 feet. Interior walls and ceilings were finished with lath and plaster common to the era of construction.

The roof is constructed using commonly seen for this era site-built trusses comprised of 2 bye top and bottom chords and 1 bye diagonal lacing. Truss depths vary with roof pitch with a maximum truss depth at the west end of the roof. Roofing material looks to be an EPDM membrane which was installed over an existing built-up mop and tar roofing.

It is unknown if a full or partial basement exists but for purposes of this report, it is assumed none exist.

OBSERVATIONS:

It needs to be noted here that access to a vast majority of this structure was inhibited due to the presence of an inordinate amount of "clutter" stored on all floors within the building and due structural collapses to areas of the floor framing. The extensive volume of "clutter" stored or present on all floors within the building restricted movement to a limited number of narrow passageways that existed between this "clutter". For the lack of a better, more defined word, the term "clutter" is used herein is defined to be anything from clothing, furnishings and paperwork to decorations and other knick knacks and just about anything else that one can imagine.

There was no access to the building roof and therefore all observations or comments concerning this area were derived utilizing photos taken by a drone provided to us by City Building Officials. The exact date that this drone inspection took place is not known but is guessed to be fairly recent.

Building floor plans are given in Figures 1 & 2 that identify Areas within the building described within this report.

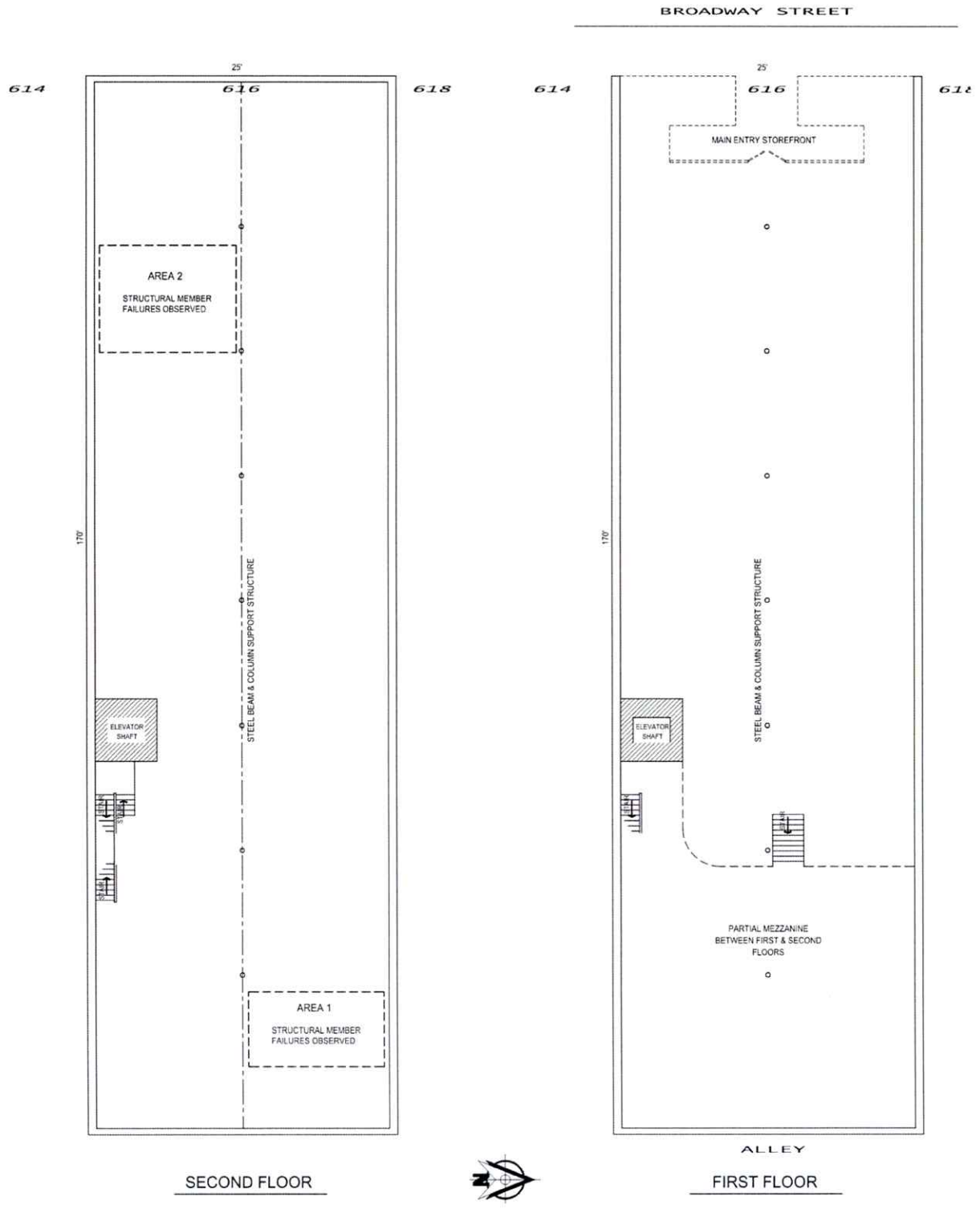

BROADWAY STREET
614
616
618
25'
170'
AREA 2
STRUCTURAL MEMBER FAILURES OBSERVED
STEEL BEAM & COLUMN SUPPORT STRUCTURE
ELEVATOR SHAFT
AREA 1
STRUCTURAL MEMBER FAILURES OBSERVED
SECOND FLOOR
MAIN ENTRY STOREFRONT
PARTIAL MEZZANINE BETWEEN FIRST & SECOND FLOORS
ALLEY
FIRST FLOOR

Figure 1

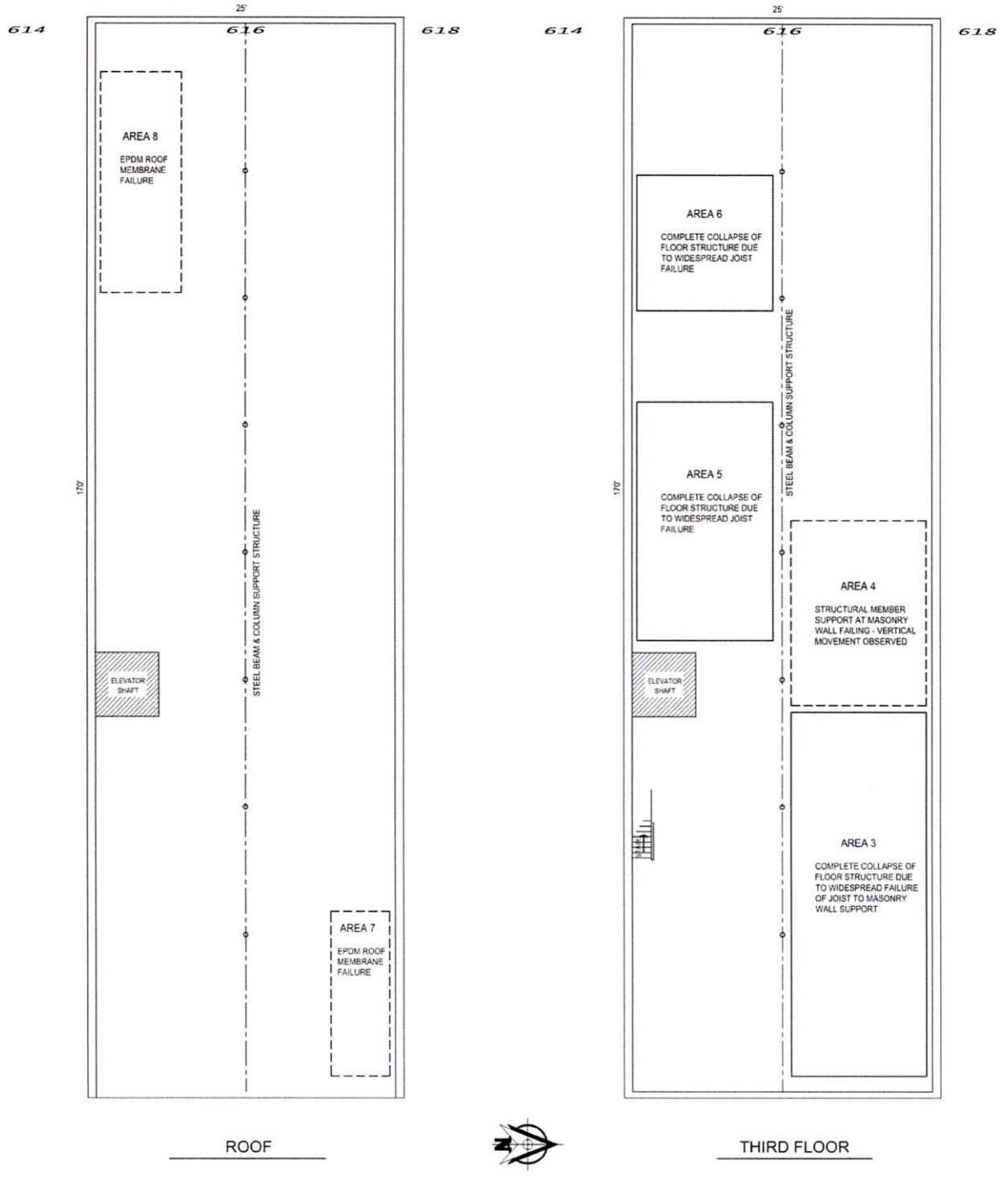

614
616
618
25'
170'
AREA 8
EPDM ROOF MEMBRANE FAILURE
ELEVATOR SHAFT
STEEL BEAM & COLUMN SUPPORT STRUCTURE
AREA 7
EPDM ROOF MEMBRANE FAILURE
ROOF
AREA 6
COMPLETE COLLAPSE OF FLOOR STRUCTURE DUE TO WIDESPREAD JOIST FAILURE
AREA 5
COMPLETE COLLAPSE OF FLOOR STRUCTURE DUE TO WIDESPREAD JOIST FAILURE
AREA 4
STRUCTURAL MEMBER SUPPORT AT MASONRY WALL FAILING - VERTICAL MOVEMENT OBSERVED
AREA 3
COMPLETE COLLAPSE OF FLOOR STRUCTURE DUE TO WIDESPREAD FAILURE OF JOIST TO MASONRY WALL SUPPORT
THIRD FLOOR

Figure 2

The roof of this building is currently extensively compromised and a large portion of moisture and rainwater that lands upon this roof, goes directly inside the structure. This condition is not recent in nature and has been occurring for a good number of years. The EPDM membrane is detached and blowen away at Areas 7 & 8 and extensive damage to the roof decking is seen. We were unable to determine what the condition of the roof trusses were in, but we strongly suspect that they are compromised based on what was seen in the drone photos and observed from the third floor below. It should be noted that directly below these two areas, the third floor had collapsed which prevented closer inspection. Determining isolated roofing conditions to the membrane seems and wall flashings utilizing aerial photos is normally problematic but experience inspecting these type roofs under similar conditions and from what is viewed from the underside, tells us that this roof has a good many problems at these other locations.

The third floor is experiencing widespread buckling of the floor deck due to prolonged saturation from rainwater and moisture. Saturation of the wood joists below varies throughout. In Areas 3, 5 & 6 damages to the structural system from saturation coupled with saturation of the large volume of "clutter" in these locations have led to total collapse of the floors. Floor joists in Areas 5 & 6 experienced failures at their midspan while the floor joists in Area 3 experienced failures at their supports in the masonry bearing wall. Those Areas 3, 5 & 6 of the third floor that have collapsed now reside on the second floor and even though no collapses of the second floor were observed, local member failures were observed due to water saturation and overloading. Area 4 on the third floor was in the advanced stages of failures with collapse not being far away. We observed excessive vertical displacements at the joist supports in the north masonry bearing wall with maximums of 6" observed.

Although no collapsing of the floor system were viewed on the second floor, localized failures to the floor joists were observed in Areas 1 & 2. This was more than likely due to excessive loading from the collapsed third floor with associated "clutter", coupled with water saturation of the floor framing. Both of these areas, as well as all the other areas defined, are in critical condition. The second floor deck is also buckling like the third floor only not to the same extent. Saturation of the wood joists varies throughout.

We found some issues with the exterior masonry walls. There is a vertical crack visible from the exterior at the southwest corner of the building that extends the full height of the wall. No horizontal out of plane displacement of the brick was viewed and the width of crack had an estimated maximum width of 1/8".

On the south exterior face of the building located about the third floor level there is several isolated places where the painted cementitious coating applied to the masonry wall has spalled off. To the best extent possible, these areas were looked at closer and no visible displacement of individual bricks or distressed mortar joints was found. These

spalled areas were also viewed on the north exterior face of the building. Our original thought was these spalled areas were a result of impact forces due to the collapse of the areas of the third floor but location of the spalls do not correspond with the collapse areas. The main exterior north and south bearing party walls were visually checked for any localized or overall horizontal out of plane movements and none were discovered.

CONCLUSION:

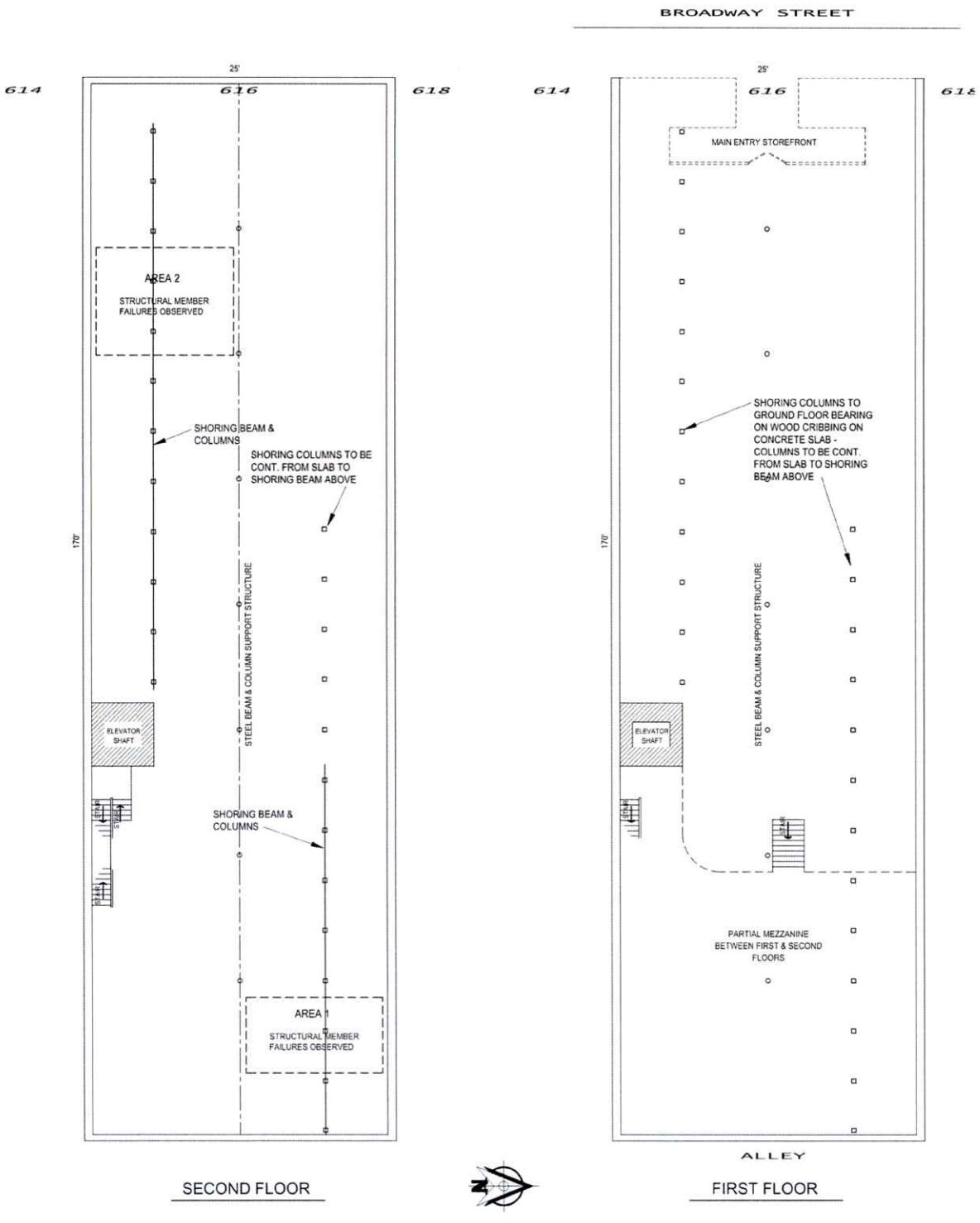
The vast majority of conditions described are due to prolonged and excessive rainwater saturation of the floor wood structural support members and the increased saturated weights of superimposed loading. There were no problems observed with the structural steel beam and column floor support structure that extends the full length of the structure. The failures and collapses viewed can be largely attributed to a reduction of strength of the floor joists due to saturation. Also contributing is the increased weight of the large amounts of "clutter" stored upon those floors due to saturation.

Even though the collapsed areas of floors that were supported by the north and south masonry party walls are no longer present to provide lateral support to the wall in those areas, there should be no problem with the walls stability in those areas. That being said, brick multi-wythe party walls, in theory, should be perfectly stable should the abutting structure be removed. However, this is where theory meets reality and more times than not, reality prevails. Overall, the exterior masonry walls were found to be sound if the current described items are addressed within the near future.

SHORT TERM STABILIZATION:

It is our opinion that this building can, and should, be saved. We are providing herein a general plan to provide stability to the structure for the short term until more permanent remediation can take place. The stabilization plan described is to be taken as descriptive and used for planning purposes only. Design and implementation of the shoring and stabilization plan should be prepared by a qualified engineer. An engineer should also be employed for inspection of installed shoring and also to continuously monitor the structure for any movements during "clutter" removal and shoring operations. Figures 3 & 4 depict preliminary locations and extent of shoring beams and columns to be installed.

The first item that needs to be addressed is temporarily weatherproofing the roof. Naturally, safety is of primary concern, and conditions present will make the temporary repairs tedious. Plywood sheeting should be placed for use by the workers in accessing repair areas. All workers should be required to wear fall protection at all times with lanyards secured to tie off points installed before any work is done. Temporary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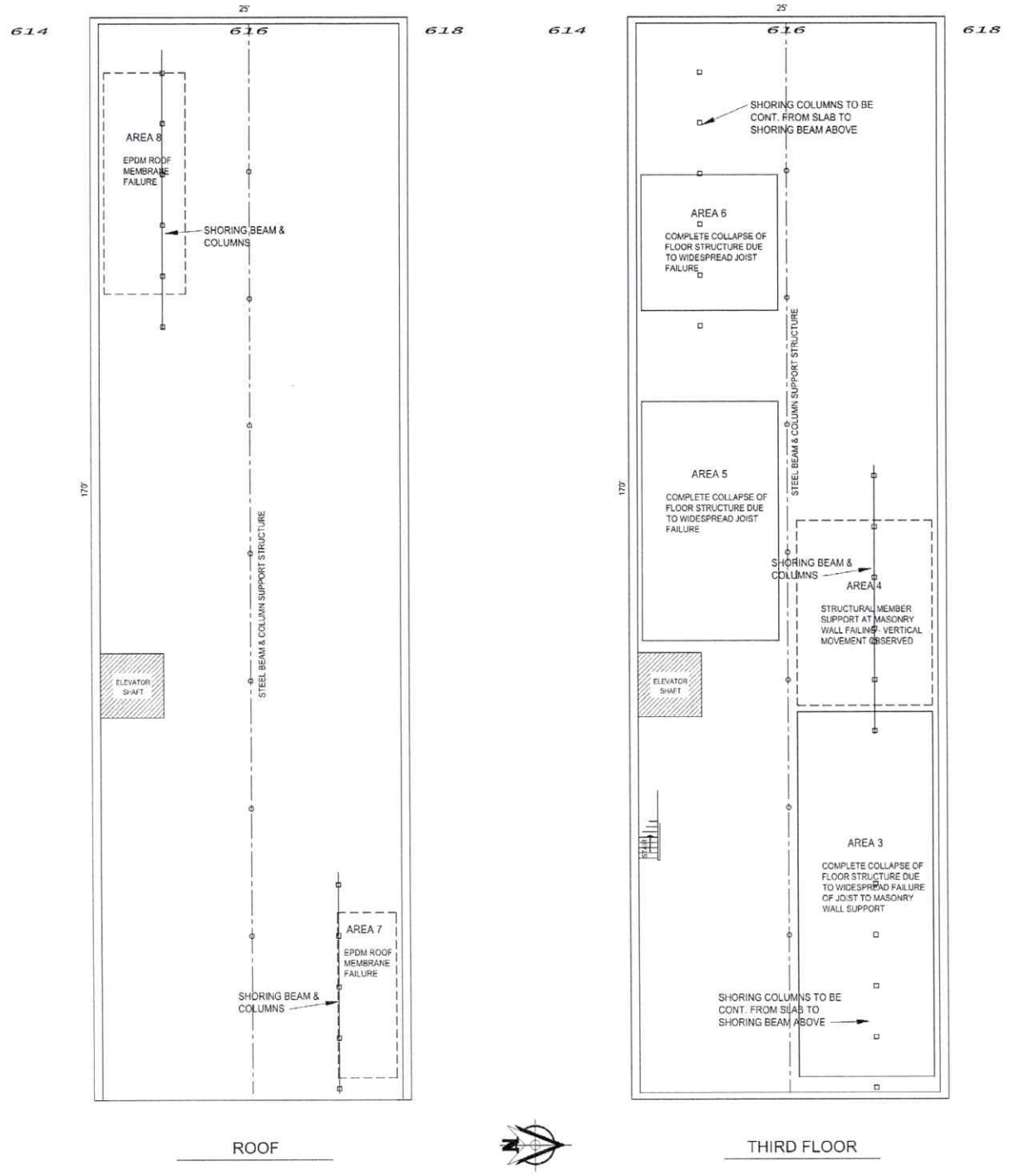
STEEL BEAM & COLUMN SUPPORT STRUCTURE
ELEVATOR SHAFT
STAIR
SHORING BEAM & COLUMNS
AREA 1
STRUCTURAL MEMBER FAILURES OBSERVED
SECOND FLOOR
MAIN ENTRY STOREFRONT
SHORING COLUMNS TO GROUND FLOOR BEARING ON WOOD CRIBBING ON CONCRETE SLAB - COLUMNS TO BE CONT. FROM SLAB TO SHORING BEAM ABOVE
PARTIAL MEZZANINE BETWEEN FIRST & SECOND FLOORS
ALLEY
FIRST FLOOR

Figure 3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AREA 8
EPDM ROOF MEMBRANE FAILURE
SHORING BEAM & COLUMNS
STEEL BEAM & COLUMN SUPPORT STRUCTURE
ELEVATOR SHAFT
AREA 7
EPDM ROOF MEMBRANE FAILURE
SHORING BEAM & COLUMNS
ROOF
SHORING COLUMNS TO BE CONT. FROM SLAB TO SHORING BEAM ABOVE
AREA 6
COMPLETE COLLAPSE OF FLOOR STRUCTURE DUE TO WIDESPREAD JOIST FAILURE
STEEL BEAM & COLUMN SUPPORT STRUCTURE
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SHORING COLUMNS TO BE CONT. FROM SLAB TO SHORING BEAM ABOVE
THIRD FLOOR

Figure 4

weatherproofing at Areas 7 & 8 is of high importance as well as any other significant roofing problems found. Everyone should keep in mind that this weatherproofing is only temporary and more permanent repairs will take place after the floor and roof structures have been stabilized from within.

Installation of temporary shoring beams and columns can begin next but again, due to the large amount of "clutter" present, installation will be systematic with "clutter" and collapsed floor structure removal occurring after shoring is installed below that respective floor and prior to shoring installation above.

All shoring beams and columns will be solid sawn wood with stability bracing installed as shown on shoring plans or as directed by the engineer. Shoring columns are to be continuous from the ground slab to shoring beams. Columns will be continuous thru floors located so as to miss floor joists. Any splices to wood shoring beams and columns to be as on shoring plans or as directed by the engineer.

"Clutter" removal will be done utilizing trash chutes with drop bins installed at both the street and alley parts of the building. Travel on the floors will be limited to plywood sheeting placed to create walkways. Use of trash buggies for "clutter" removal can be utilized. These buggies are to be load limited and to be the push type and nonmotorized or mechanically assisted for movement.

It will more than likely be necessary to close the pedestrian sidewalk on the Broadway side of the building as well as some amount of vehicle parking stalls. Closer of the alley side of the building will need to be determined during final planning.At the completion of shoring installation more final temporary repairs and weatherproofing to the roof can take place. The building should also be thoroughly inspected at regular intervals in order to monitor for any changes that may take place.

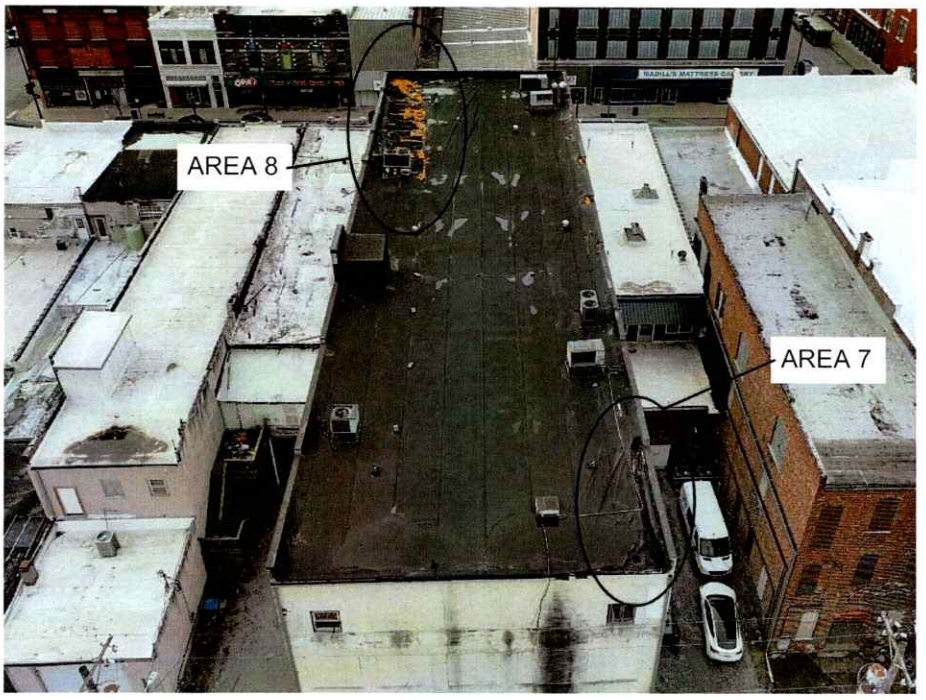
Thank you for contacting us to provide our services on this project. Should you have questions or if additional information is required, please do not hesitate to call.

Thank You,

Jim R Zibert, P.E.

APPENDIX

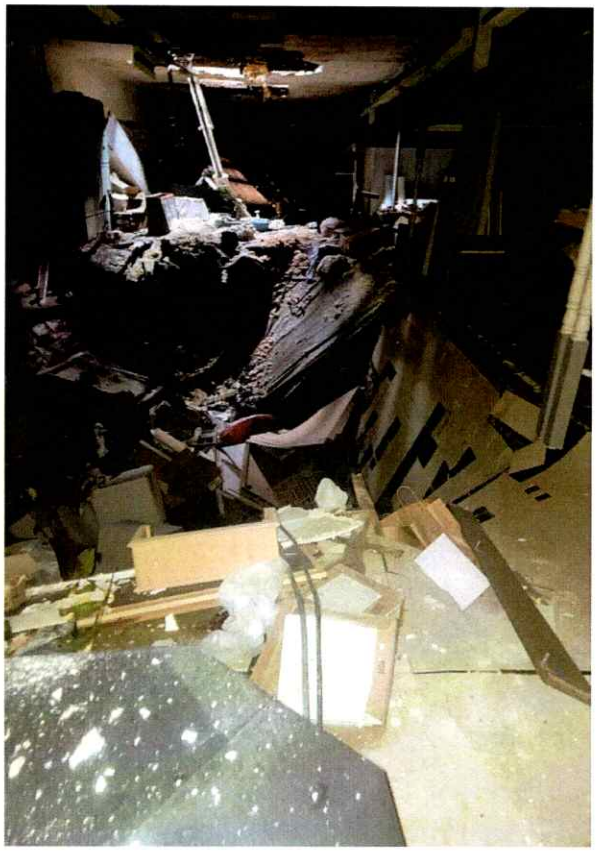
REPORT PHOTOS



Overall view of building roof.

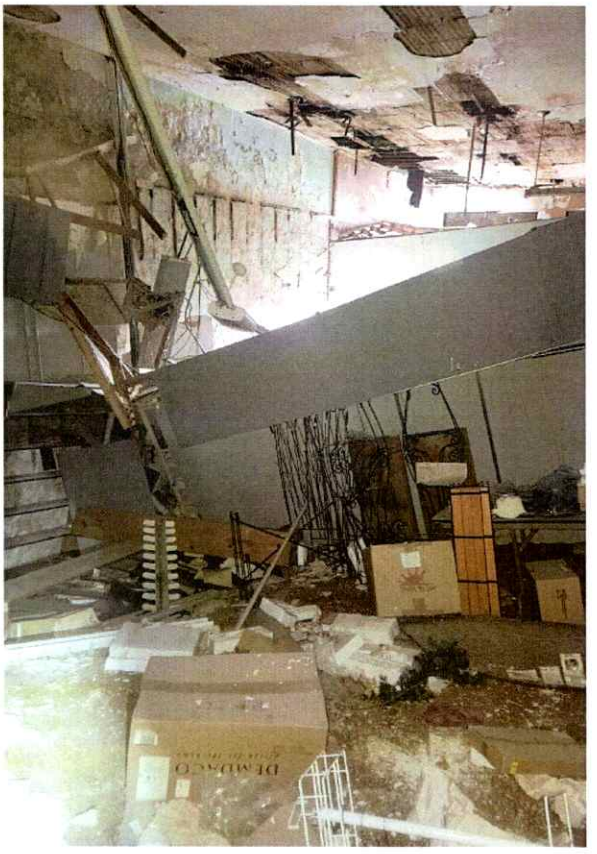
Enlarged View of Building Roof Area 7

Enlarged View of Building Roof Area 8

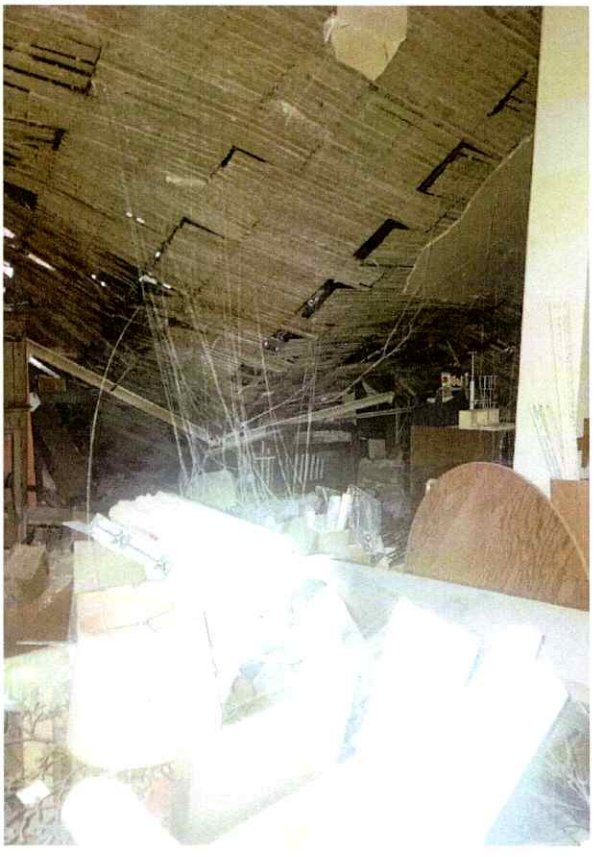


Area 5 Floor Collapse viewed from 3rd Floor

Area 5 Floor Collapse viewed from 2nd Floor



Area 3 Floor Collapse viewed from 3rd Floor



Area 3 Floor Collapse viewed from 3rd Floor

Area 1 Floor Joist Failure viewed from Mezzanine

Representative view Showing Volume of Clutter Stored on the Building 2nd Floor

DISCLAIMER:

This assessment was based on the conditions readily observable at the time of the assessment and any related inspection. Subsequent deterioration of the property may have occurred since the time of any such inspection. There may be unforeseen or hidden damage that was not observed at the time of the observation due to a number of possible issues. No subsurface or other intrusive investigation was made.

This report makes no attempt to verify or quantify that the observed systems conform to the applicable building code currently enforced or the building code enforced at the time of construction. No attempt was made to determine the safe load capacity of the structure. D2A bases this report on the assumption that the original structure was designed properly for the building code enforced at the time of construction, unless noted otherwise. This report does not intend to cover architectural, mechanical, electrical, or geotechnical features unless explicitly stated. D2A recommends that competent professionals in those disciplines be engaged to inspect those items, if the client needs that service.

The recommendations provided in this report are qualitative only and should be considered schematic and not for construction purposes. The design and implementation based on these recommendations should be done under the direction of a licensed design professional. D2A will not be responsible for the implementation of the remedial actions taken that are solely based on the qualitative recommendations provided in this report. Unless otherwise specified, nothing in the report shall be deemed to imply or suggest anything beyond what is specifically stated therein.

No survey was performed to determine any dimensions or boundaries.

D2A does not have any beneficial interest in the subject property. This report is a qualitative assessment of the property. Construction and/or renovation of the property based on the conclusions or recommendations should not begin until a full set of construction documents are prepared by a licensed professional.

Use of this report as a basis for litigation or other types of legal actions is prohibited unless D2A is consulted in writing prior to these activities. In the event these activities are sought, as a result of these findings, D2A will under separate contract, provide more extensive and current inspections and reviews and a new revised report issued to be utilized for those actions.

The report is written solely for the use of the client listed above and no other party shall have the right to rely on the information contained in the report. This report is not transferable to a third party without written permission of D2A. Reproductions of this report, not bearing the original engineer's signature, are invalid. This Assessment was limited to the items specifically included in the scope of work. Nothing in this report shall be deemed to imply or suggest anything beyond what is specifically stated.

Attachment B

PRELIMINARY SHORING MATERIAL TAKE-OFF

Ramsay's Building 616 N Broadway

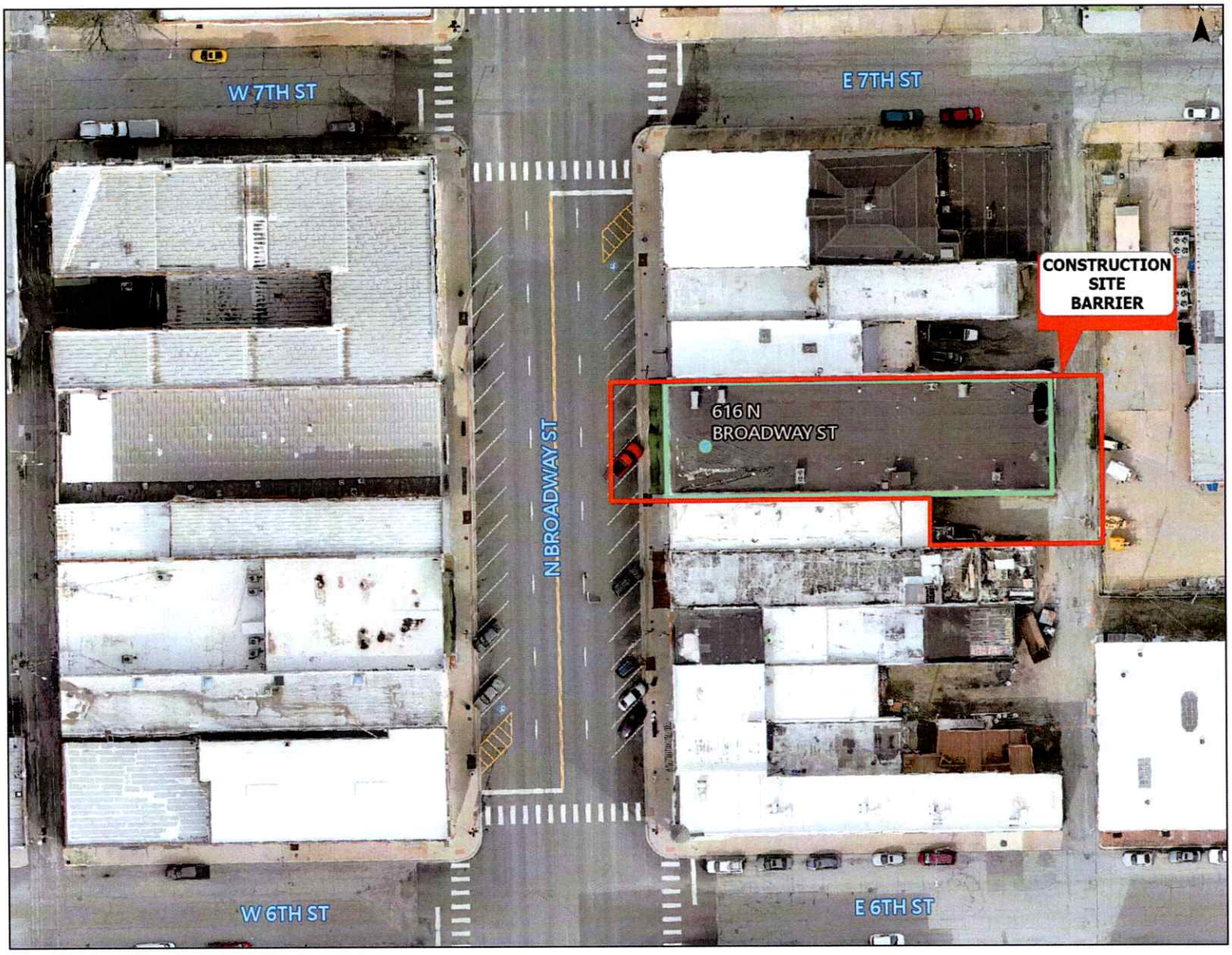
23-Apr-25

MEMBER	SIZE	COUNT
POST	8 x 8 x 14'-0"	32
POST	6 x 6 x 14'-0"	64
SOLE PLATE	8 x 8 x 12'-0"	17
BEAM	8 x 10 x 12'-0"	17
BEAM	6 x 10 x 12'-0"	34
BRACING	2 x 6 x 14'-0"	16
BRACING	2 x 6 x 12'-0"	32
BRACING	2 x 6 x 10'-0"	48

NOTES:

1. All shoring to be No. 2 or better Southern Pine with the following minimum design values Fb = 850 psi, Fv = 165 psi, Fc = 525 psi, E = 1,200,000 psi
2. Material list is to be considered **PRELIMINARY** and for bidding purposes only. Contractor is procure materials for installation from **final designs** issued for construction.
3. Not all materials (gussetts, wood wedges, etc.), required for shoring are listed. Final designs shall dictate all materials required
4. Solid sawn heavy timber will have a maximum straightness allowance of 1/8" per 5' length
5. Shoring frames to be erected plumb with a mximum tolerance of 1/4" per 6' and 1/2" total. for the full height
6. Gusset plywood used for end connections to be 3/4" APA rated.
7. Column wood wedges to be full width of posts and beams

Attachment C


W 7TH ST
E 7TH ST
CONSTRUCTION SITE BARRIER
616 N BROADWAY ST
N BROADWAY ST
W 6TH ST
E 6TH ST

Attachment D