



Stantec Consulting Services Inc.
3400 Highway 180 East Suite A, Silver City NM 88061-7784

June 29, 2018
File: PVT 1860P 907 N. Pope St. Structure Assessment

Attention: Ms. Jennifer Johnston
Silver City Food Co-op
520 N. Bullard St.
Silver City, NM 88061

Dear Ms. Johnston,

Reference: 907 N. Pope St. Structure Assessment

Dear Ms. Johnston:

In accordance with your request, Stantec CSI has performed a visual assessment of the commercial structures located at 907 N. Pope St. in Silver City, New Mexico. The report of our investigation is presented herein.

BACKGROUND INFORMATION

The client called to request a structural assessment of three commercial structures as part of their due diligence prior to sale.

PURPOSE AND SCOPE

Stantec CSI was retained for the purpose of determining the structural integrity of the commercial structures. The scope of our investigation included the following:

1. Email conversation with Ms. Johnston regarding the purpose of the site investigation.
2. Site visit to evaluate relevant physical elements related to the claim.
3. Site measurements, photographs, and record of pertinent observations.
4. Engineering evaluation of information and physical conditions.
5. Preparation of report to present results of findings and render a professional opinion.

Reference: 907 N. Pope St. Structure Assessment

RESULTS OF INVESTIGATION

On June 29, 2018, Ramses Ortega PE of Stantec CSI, conducted a site evaluation of the commercial structures.

General

- The commercial property faced N. Pope St. to the east and W. College Ave. to the South.
- The commercial property was composed of three (3) commercial structures.

Main Building

- The main building was located on the south side of the commercial property.
- The main building was approximately 48 feet wide by 120 feet long.
- The main building concrete floor was covered with carpet on the east side and vinyl flooring on the west side.
- The construction of the main building appeared to be perimeter concrete block walls upon a concrete slab-on-grade foundation.
- There were 7 windows located on the north wall. There was a hairline diagonal crack located on the lower east corner of the west-most window framed opening. There was a door located on the mid-section of the north wall. No cracks on the door framed opening were noticed at time of the inspection.
- There were 6 windows located on the south wall. There were 2 doors located on the south wall. No cracks on the window and door framed openings were noticed at time of the inspection.
- There were 2 windows located on the east wall. There was a door located on the east wall. No cracks on the window and door framed openings were noticed at time of the inspection.
- The existing roof appears to be composed of barrel trusses system covered with elastomeric membrane roofing.
- There were three downspouts located on the northwest, southeast, and southwest corners of the roof. The downspouts appeared to be working properly.
- There were roof parapets located on all four sides of the roof.
- There was an addition located on the west side of the building. The metal addition was approximately 25 feet wide by 64 feet long.
- The metal addition was used as a wood shop. There were several hairline cracks on the exposed concrete floor of the metal addition.
- The metal addition was in good condition.

Metal Building

- The metal building was located on the west side of the commercial property.
- The metal building was approximately 40 feet wide by 148 feet long.
- The floor of the metal building was paved.
- The metal building was constructed using three (3) rows of metal tubing columns. Each row had 7 metal tubing columns spaced equally.
- The roof system was constructed using eight (8) metal angles and three (3) prefabricated metal joists running north to south. The metal roof was covered with laminated metal panels. The mono-slope roof sloped to the west.
- The walls on the south portion of the metal building were covered with laminated metal panels. The walls on the north portion of the building were exposed.

Reference: 907 N. Pope St. Structure Assessment

- Overall, the main members of the metal building show moderate rusting.

Mechanical Shop

- The mechanical shop was located on the north side of the commercial property.
- The mechanical shop was constructed as a metal Quonset hut upon a concrete slab foundation.
- The mechanical shop was approximately 40 feet wide by 60 feet long.
- The concrete floor of the mechanical shop was exposed. There were several closed diagonal cracks on the concrete floor.
- There was what appeared to be a 5 feet wide by 15 feet long repair pit located on the west side of the mechanical shop. The repair pit was covered with concrete. There were diagonal cracks located at all four corners of the repair pit.
- There was a garage door and a panel door located on the west wall of the mechanical shop. There were two windows and a garage door located on the east wall of the mechanical shop.

SUMMARY AND STATEMENT OF OPINION:

After a visual examination of the construction of the commercial structures, it is our professional opinion that:

1. There was no evidence that there was any vertical settlement of any portion of the three (3) commercial structures.
2. There was no evidence that the integrity of any of the structural components of the commercial structures was compromised.

Ms. Jennifer Johnston

Page 4 of 7

Reference: 907 N. Pope St. Structure Assessment

LIMITATIONS

The opinions drawn in this report are based on observations and information available, known and declared at the date of investigation and/or the time of preparation of this report. Our services were performed using the degree of engineering skill normally exercised by practicing consulting engineers in this and similar locales. No other warranty is either expressed or implied. This report is furnished as privileged and confidential to the addressee. Release to any other company, concern, or individual is solely the responsibility of the addressee.

Stantec CSI reserves the right to amend and/or modify this report if new and/or significant data becomes available with respect to this investigation. You are advised to notify Stantec CSI immediately whenever that occurs. If you have any questions with regard to the conclusions in this report, or if you require additional documentation, please feel free to call.

Sincerely,

Stantec Consulting Services Inc.



Ramses S. Ortega, P.E.

Engineer

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Attachment: 8 representative photographs

Reference: 907 N. Pope St. Structure Assessment



Photo 1
Main building elevation looking south.

Photo 2
Metal addition looking north.



Photo 3
West wall of the main building.



Reference: 907 N. Pope St. Structure Assessment



Photo 4
North section of metal building.

Photo 5
South section of metal building.



Photo 6
South section of metal building looking north.



Reference: 907 N. Pope St. Structure Assessment



Photo 7
Mechanical shop looking east.

Photo 8
Covered repair pit located on
the west side of the
mechanical shop.

