

September 30th, 2024

Dr. Darron Arlt, Superintendent
Plainview Public Schools
301 W Pilcher Ave
Plainview, NE 68769

Dear Dr. Arlt,

Introduction

At your request, I visited the original school building built in 1920 located in Plainview, NE on Thursday September 26th, 2024. The intent of the site visit was to reassess floor settling issues on the 3rd floor of the building that was previously assessed by William P. Murphy, PE of CMBA Architects in October 2016. A 10-page report was written and dated October 5th, 2016 by Mr. Murphy that I reviewed and compared to current site conditions.

Individuals Present at the Time of the Observations

- 1) Jerad Hoffman – Raker Rhodes Engineering, LLC
- 2) Brent Koch – CMBA Architects
- 3) Dr. Darron Arlt – Plainview Schools

Observations

1. The floor structure in the southwest corner of the 3rd floor classroom has settled 2 5/8". This is consistent with the report written by Mr. Murphy in 2016. No additional movement or settlement was observed. (It shall be noted that Mr. Murphy's report incorrectly identified the location of this floor as the northeast corner of the 2nd floor and in fact is the southwest corner of the 3rd floor).
2. The floor structure in the southeast corner of the 3rd floor classroom has settled 1 1/2" and is exhibiting the same behavior as the southwest corner. This settlement was not identified in the 2016 report. This may be new movement since 2016.
3. Brick bearing surfaces under the end of the joists are failing as previously indicated in the 2016 report. This is anticipated to be consistent with both the southeast and southwest corners of the building.
4. The exterior south parapet is starting to show signs of deterioration. This was not previously identified.

Conclusion

In my professional opinion, I believe that the 2016 report written by Mr. Murphy accurately identifies the structural deficiencies of the floor settlement and provides an structurally adequate solution to stabilize the floor structure. The supplementary supports should be installed for both the southeast and southwest corners of the 3rd floor structure.

It is worth noting that Mr. Murphy's report was written 8 years ago and he indicated that the supplemental support members should be installed as soon as possible and that these classrooms should not be used until installation is complete. I want to further reinforce Mr. Murphy's statement that his is an urgent matter and should not be postponed any longer as this may present life safety concerns.

Regarding the exterior south parapet: Without preventative maintenance, this will continue to deteriorate and will likely become a safety hazard in the coming years. I recommend all loose masonry materials be removed and replaced. In addition, the mortar joints shall be tuckpointed. Annual observation of the condition of the exterior walls and parapet should also be considered to monitor any new movement or deterioration given the age of the building.

Limit of Liability

The information presented in this report is based on the visual observations made only at the date indicated herein. No demolition was performed. The observations were limited to the visible framing only. No field or laboratory testing was completed in conjunction with this report. The scope of the services is limited to the areas addressed in this report and RRE may not be held liable for conditions not visible or evident at the time of this site visit. Items that are specifically beyond the scope of this report include, but are not limited to, design of repairs for any deficiencies observed. RRE is not certifying the original design, construction, or condition of the structure as it pertains to the original design intent and no warranty of its ability to resist the structural loads as intended during the original design is implied. RRE reserves the right to amend or modify this report as appropriate if the additional information or other discoveries become known.

Regards,



Jerad Hoffman, PE