

Migdal, Sebastian (CI-StPaul)

From: Karpen, Brian (CI-StPaul)
Sent: Tuesday, November 06, 2012 2:09 PM
To: Ubl, Stephen (CI-StPaul)
Cc: Bloom, Jim (CI-StPaul); Wiese, Angie (CI-StPaul); Owens, Phil (CI-StPaul); Schroeder, Greg (CI-StPaul); Magner, Steve (CI-StPaul); Migdal, Sebastian (CI-StPaul)
Subject: 25 Empire Drive

Steve:

Per our conversation and observations on site at 25 Empire Drive. It is my recommendation that the structure be immediately vacated and remain so until proper shoring and repair of the roof and exterior walls are put in place. Further the parking spaces along the north side of the building should be cordoned off and not used.

As you observed as well, both the north and south exterior stone bearing walls have bowed and are up to an estimated 9" out of plumb. The interior finishes show signs of cracking and distress that further my concern over the structural integrity of the building. As I mentioned Jim Bloom related to me a conversation that he had with Douglas Ernst of RCL Engineering Group who was in the structure recently to do an assessment of the structure for the owner's insurance company. It is my understanding that Mr. Ernst stated that the roof truss seats at the south bearing wall had rotted and the trusses were resting on the main trunk heating duct along that wall. Unfortunately, the heating duct obscured our view of this condition however the duct was visibly compressed and bending some conduit that was below. These observations would seem to confirm the conversation that Jim Bloom had with Mr. Ernst. These are the conditions that have lead me to recommendation to vacate the building.

Pictures can be found here: <J:\23-27 Empire Dr\25 Empire Dr>

Additionally per our observations of the other two buildings in the complex, 23 and 27 Empire Dr. I would recommend a structural assessment be done to ensure the stability of those structures as well. 27 Empire Dr. showed similar signs of bowing of the exterior walls as well as some cracking and deterioration in the stone façade. Pictures can be found here: <J:\23-27 Empire Dr\27 Empire>. Though bowing of the walls was not as evident at 23 Empire Dr. the ridge line was visibly sagging and suggests there are issues with this building as well.

Please let me know if you have any questions or need further clarification.

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