Buildtech Resources Ltd.

"Providers of engineering, project management and inspection related services"

Ref: 17436 June 6, 2017

To Whom It May Concern:

We have been retained by Boald Construction Management to provide a cursory review of the structural adequacy, complete with a preliminary structural report for the Oliver Community Hall located at 10326 118 Street, in Edmonton, AB., which is currently being restored by them.

During a recent site review, we either observed or were informed of the following site conditions. Our preliminary recommendations are indented below our inspection notes.

- The building is a single storey structure which is approximately 50 years old.
- The rimboard around the entire perimeter of the main floor has suffered significant water damage, and has deteriorated to the point of being incapable of supporting the building structure.
    - The rimboard around the entire perimeter of the building must be replaced, and a waterproofing system installed to prevent future water damage. Please note that the building entry ramp must be removed to repair the rimboard in this location.
- The main floor joists span from east to west. These are supported on the exterior foundation walls and on two interior lines of bearing. The joists bearing on the east and west foundation walls have also suffered significant water damage, and appear to be deteriorated. The main floor joists are inadequate to support the loads imposed by the main floor.
    - Each existing joist must be reinforced from the exterior wall to the nearest interior bearing line in order to support the main floor.
- The floor sheathing along the north side of the building appears to have suffered water damage. The extent and severity of the water damage was not determined during the site inspection. Portions of the interior floor coverings would need to be removed to properly assess the extent and severity of the water damage.
    - All water damaged sheathing must be replaced. This would be a very difficult renovation to undertake since the main floor exterior bearing walls are currently resting on the main floor sheathing.
- Portions of the north and east wall sheathing also appear to be water damaged, and potentially the main floor plates and bearing studs are damaged as well.
    - All water damaged plates, studs and sheathing must be replaced.
- The building is supported onto a concrete frost wall and strip footings. The footings appear to be installed approximately 2 feet below exterior grade. In Edmonton, it is recommended that footings be installed a minimum depth of 4 feet below exterior grade for heated structures, in order to prevent frost heaving.
    - This deficiency can be rectified by installing rigid insulation along the outside of the frost wall and projecting away from the building beneath the backfill, however given the building's current state, this would not likely be a cost effective solution.
- Boald Construction Management has advised that there is significant drywall cracking at the corners of the windows on the interior of the building. We believe this cracking has occurred

because the joists and rimboards have deteriorated to the point where the building has shifted, and possibly due to the shallow foundation heaving.

- The building needs to be re-leveled after the joists and the rimboards are replaced. The interior drywall will also need to be repaired or replaced.

Our ability to view the structural members of the building was very limited at the time of our inspection. While portions of the building facade had been removed, no access was provided to properly view the condition of the exterior and interior foundation walls, main floor joists and sheathing.

As previously noted, this report is only a cursory review of the structural condition of the building. To reasonably assess the overall structural condition of the building, a more thorough review of all structural components would be required. This would potentially include removing some of the interior finishes to view the condition of the floor sheathing, wall studs, beams and roof trusses. We would also need to gain access to the crawl space to more accurately examine the condition of the main floor joists and foundation system.

Given the limited information that we were able to gather during our quick inspection, and the possibility of more damages being discovered, we are of the opinion that the costs to repair and restore the building to an acceptable structural condition could likely surpass the option of demolishing the existing building and constructing a new one. Please note that if the building is to be renovated, a significant amount of design work would be required to detail the repairs required.

Furthermore, assuming other upgrades such as roofing, electrical, mechanical, flooring, windows, siding, energy saving, etc. were to be required in the near future, the replacement option would most certainly be warranted.

Please contact us if further information is required.

6/6/17
J.P. Levesque, P. Eng.

c.c. Boald Construction Management, Oliver Community Hall,