**KRM** CONSULTANTS, INC.
structural engineering and design

February 28, 2016

Justin Hildreth
Town of Avon
P.O. Box 975
Avon, CO 81620

Re: Skier Building Investigation
Job Number 1501-04

On February 12, 2016, I visited the above-referenced site to observe and comment on the structural items (and any apparent changes) noted in the building during my previous site visit in December of 2014.

PURPOSE AND SCOPE:

The purpose of this structural observation and report is to observe and comment on any observable structural changes in the building since my last site visit in 2014.

The opinions and comments in this report are based on visual observation of the current condition of the structure, without disturbing wall, ceiling or floor material and do not represent overall design review, structural analysis, or code compliance check beyond the comments indicated in this report.

BACKGROUND:

I previously observed this building during a site visit in 2014 where I had noticed some cracking and sloping of the concrete slabs on the lower/grade level at the interior steel columns. I had provided a letter dated January 15, 2015 that outlined my findings. This site visit and letter are a follow up to try and determine if anything has changed and/or to what extent.

OBSERVATIONS:

I observed the cracks in the concrete slab at the ground level and the sloping areas around the steel columns. It appears that the crack sizes and locations have remained

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the same. It also appears that the sloped concrete slab around the steel columns is about the same as previously observed. In addition, the concrete footing supporting the steel column along the exterior wall (gridline "E") was measured to still be approximately 1 ¼ inches.

The random slab cracks and drywall cracks on the upper floor levels also appeared to be the same.

In addition, I walked around the perimeter of the building on the outside, and I still was unable to find any unusual cracks in the stucco.

CONCLUSIONS/RECOMMENDATIONS:

In comparing the items previously observed during my site visit in December of 2014, I did not find anything that differed from a structural standpoint during this site visit. However, I would like to reiterate that, although it is likely that most settlement has already taken place, there is no guarantee that settlement of the footings will not continue to some extent, especially once the floors have been filled and loaded with typical office equipment.

If a more precise prediction is desired, a geotechnical engineer should be contacted to core-drill the slab and obtain a boring/sampling of the bearing soils adjacent to the interior footings for further analysis of the condition of these soils. Once completed, the geotechnical engineer could provide a more detailed analysis of expected future settlement.

Please do not hesitate to contact us if you have any questions or would like any clarifications to this report, or if we can be of further service.

Sincerely,

KRM Consultants, Inc.
Structural Engineering and Design

COLORADO REGISTERED
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02/29/16
PROFESSIONAL ENGINEER

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