

Washington Oregon California Texas

June 17, 2019

Alaska Colorado Montana

Brett Rhode Rhode Partners 515 Congress Avenue, Suite 1600 Austin, TX 78701 brhode@rhodepartners.com 512.473.0923

Re: York Rite Expansion & Rehabilitation **Existing Façade Support** 311 W 7th Street, Austin TX

Dear: Brett

Attached is a preliminary narrative outlining our planned approach to the structural support of the existing façade for the construction of the new proposed building located at the property listed above.

If you have any questions, please feel free to contact me.

Sincerely,

DCI Engineers

Kristopher R. Swanson, P.E., S.E.

Principal



York Rite Expansion & Rehabilitation Preliminary Narrative for Support of Existing Facade

June 17, 2019

Summary

At the request of Brett Rhode of Rhode Partners, below is a summary of the proposed structural support for the existing façade of the York Rite Building located at 311 West 7th Street, Austin, Texas.

This report is intended to provide a preliminary narrative for the temporary support of the existing façade during the construction of the proposed new development. All opinions, assumptions and recommendations in this report are based on limited information provided and visual observations. This report is not intended to be an exhaustive evaluation. Structural analysis, inspections and testing of materials, structural members, and connections were not performed.

Existing Building

The existing structure is a four-story building including a single-story basement built in the mid to late 1920's. At the time of this narrative only limited existing floor plans have been provided. The structure is understood to be a cast-in-place concrete frame consisting of mild reinforced slabs supported by beams and columns. From the existing drawings provided the columns are located within a regularly spaced grid ranging between 14 to 15 ft on center with columns located along the perimeter of the building. It is assumed all the columns are connected by a series of structural beams. Size of the framing has not been determined at this time. Foundations of the building are also not known at this time.

We understand the existing façade consists of brick masonry which is assumed to be non-load bearing. Based on the visual observation it is assumed the masonry is vertically supported by the basement wall as no horizontal relief joints could be observed however this has not been confirmed. Size and thickness of the existing masonry is not known at this time. Based on experience with similar structures of that age we anticipate the exterior façade to be a cavity wall construction with a secondary non-load bearing layer on the inside face. Based upon the Property Condition Report dated March 15, 2018 by Partner Engineering and Science, Inc. we understand that the exterior walls are in general good to fair condition with some minor areas of deteriorated mortar.

Proposed New Building

The proposed new structure is anticipated to be a 25 to 30 story structure located within the same footprint. Structure is anticipated to be of cast-in-place concrete. Building structure and foundations are to be designed to fit within the footprint of the existing building and will be designed to provide lateral support of the existing façade that is to remain.

Façade Support

With the location of the structural frame along the perimeter, as well as providing lateral and potential vertical support of the existing façade we, are proposing that the structural frame along the perimeter be kept intact as much as possible. We feel keeping this frame will provide several advantages in both minimizing potential damage to the façade during demolition and construction as well as provide a structural substrate that can be utilized for both temporary and

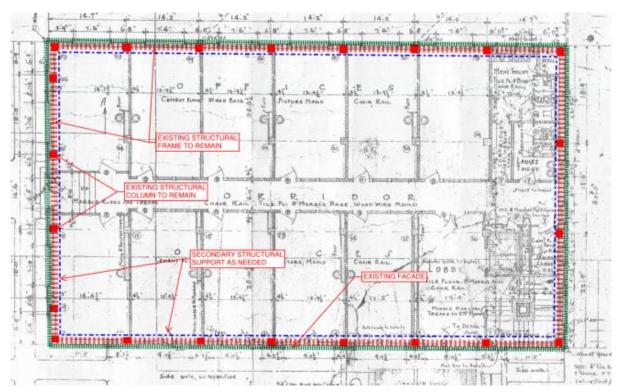
permanent structural support. Further evaluation of the of the existing structure will be required to ascertain both condition and structural capacity. It is likely some amount of remediation will be required however we anticipate the existing structure to be in good condition based upon the condition survey.

In addition to the existing concrete frame we anticipate a series of secondary temporary and permanent lateral bracing included within the design. This secondary bracing will most likely be of structural steel which may consist of a series of vertical/horizontal beams and/or trusses and provide intermittent lateral support of the façade as needed. Location of the supports may be both on the inside face as well as the outside face depending on existing conditions.

While the plan is to keep as much of the façade in place as possible during construction we do anticipate sections of the façade may require removal and replacement due to construction and logistical challenges. We anticipate any existing canopies and other secondary attachments will be removed as well as any loose veneer conditions that may create an unsafe condition during the temporary state.

Recommendations

Based upon the limited information available about the building and structure, DCI recommends a more thorough structural building assessment be provided for the existing building to establish existing conditions and to determine a method of support for the existing façade. This assessment will likely require some limited amount of selective demolition as well as third party non-destructive structural testing.



Floor Plan





View From 7th Street



View from Lavaca Street