



ENGINEERS DESIGN SITE RENOVATIONS CONSTRUCTION MANAGERS GENERAL CONTRACTORS
EDS Builders, Inc.
404A Saint Croix Trail North Lakeland, Minnesota 55043 Phone: 651-436-2426
Fax: 651-436-3918 C-612-222-8039 e-mail: doc@edsbuilders.com www.edsbuilders.com

“On-site/Insight”

August 17, 2020

Mr. David Shyu, Attorney
Friedman Stroffe & Gerard, PC
19800 MacArthur Boulevard, Suite 1100
Irvine, California 92612-2425

RE: Sioux City Promenade Cineplex review and cost estimate

Dear Mr. Shyu,

The items below will be reviewed in my inspection and cost estimate as discussed with you and Bill Kwasny on August 5, 2020. Bill will assist in reviewing the data that is collected and inspected regarding the soils and groundwater issues on the project.

I estimate the travel, inspection, testing, sampling and gathering information will take EDS two to three days (20-30hours). Once the testing report is complete, I should have the data to write the final report and cost estimate for repairs.

I anticipate covering the following items:

1. Water testing parts of the build i.e., glass curtain walls, the exterior sidewalks, and the green space areas, determine the direction of water flow and potential seepage into the building.
 - A. If the water is seeping into the building through the curtain and door entrances, I will assess trench drains (ground gutter system). I will use a laser level to perform spot elevations at the areas in question.
 - B. The glass curtain walls will have to be resealed.
 - C. If the sidewalks and landscaping area flow in the wrong direction, the sidewalk/plaza will need to be replaced. Subsoil corrections may need to be done, see item 2.
2. Soil inspection and testing by auger hole 6 to 8 feet down, about four holes per side, with soil samples about every foot.
3. In the vacant retail space (northwest corner) we will install a monitoring well about 8 feet into the ground. This will have to be read and recorded twice per month for 6 months. This will determine the

water table level and fluctuations in the table level. The results of these readings will help us determine

placement and depth of a drain inside and outside of the perimeter of the building.

4. Storm sewer lines will be checked for depth, location, size and possible breaks with a camera. This

data will help determine repairs needed. We currently have not received the estimate from the plumber for this camera video.

5. Cut masonry control/expansion joints to determine why the blocks are cracking at the joints. Additional

expansion joints will be needed.

6. Verify quantity of deteriorated block that must be replaced, and calculate replacement cost.

7. Verify areas with mold. Mold should be encapsulated or removed. The cause of the moisture in the mold areas will have to be repaired.

8. Water test roof for leaks and determine quantity of repairs of the parapet.

9. Review dock door opening and determine repairs.

10. Count the door and frames that need to be replaced due to rust.

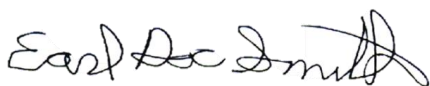
The cost of a day rental for a 40 feet Scissor lift is \$225 a day. We will use the lift one to two days. The lift twill be used to reach the interior ceilings and inspect the exterior control joints, the dock repairs and building walls. I plan to rent this in Sioux City.

The plumber to use a camera to visualize the store sewer lines will cost \$1500 for a ½ day and \$3,000 for the day.

Most of the above material and equipment may cost \$1000-\$1500 excluding: the lab testing and report.

I would like to come to Sioux City August 25-26 and maybe also Aug. 27. I will have an assistant with me at \$55 per hour to assist with the testing, collecting samples and to meet OSHA requirements for spotting when working on the lift.

Sincerely,
EDS Builders, Inc.



Earl (Doc)Smith, P.E.
Senior Forensic Specialist