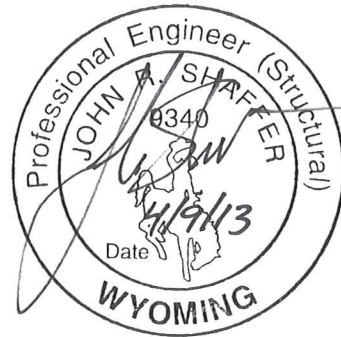




April 9, 2013

Cheyenne Wyoming Police Department  
2020 Capitol Avenue  
Cheyenne, Wyoming 82001



Attn: Police Chief Brian Kozak

Regarding: 1920's Dineen Building Observation

Dear Chief Kozak,

A walk-through structural inspection of the building at 405 West 18<sup>th</sup> street was conducted on April 8, 2013 by John Shaffer, P.E. The purpose of the inspection was to observe the general condition of the structure and to express an opinion on its structural integrity. The inspection consisted of a brief, visual observation of the building. The original design/construction drawings were not available for review. Material sampling/testing and review of the structural design was not performed.

The building is a 1920's to 1930's era structure that appears to have been in continuous use since constructed and appears to have been maintained over the years. The structure consists of a cast-in-place concrete basement and first floor, masonry exterior walls and steel roof trusses which bear on the masonry walls at the north and interior steel columns at the south. The building shares a masonry wall with an adjacent structure on the south and west sides. The west side is the dividing wall between the 1961 concrete structure investigated previously. The south wall is a party wall and appears to be independent from a gravity load standpoint but may contribute to the overall lateral stability of the structure. The connection between the roof diaphragm and the party wall was not visible. The lateral system for the structure was not evident, but is most likely provided by masonry walls on all sides, including the party wall.

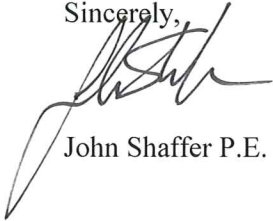
In general, the building appeared to be in good condition considering its age, occupancy and construction type. Several of the structural elements are covered by finish materials and were not directly visible. However, no outward signs of significant structural distress were observed. Items observed that will require maintenance in the future include the following:

- The exposed back side of the masonry parapet will need to be repointed and sealed to prevent future water infiltration.
- The concrete walls in the basement have numerous locations where surface delamination has occurred. This type of condition is typical for structure of this era where a vapor retarder was not installed on the exterior the wall. The condition can be considered repairable and overall the walls appear to be in serviceable condition with no signs of settlement or cracking.

As stated previously, the building is in generally good condition and can be considered fit for continued use provided the existing gravity and lateral systems are not modified in any way. Modifications to the structural systems will require a review under the requirements of the current building code, which most likely would require a structural retrofit. On a building of this age, a retrofit has the potential to be both time consuming and expensive. In addition to structural modifications, a change to a more restrictive occupancy will also trigger a structural review and potential retrofit to comply with the current code. It is our understanding that neither of these will occur within the proposed Public Safety Building Project.

If you have any questions or would like to discuss any portion of the inspection please feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Shaffer', written over the word 'Sincerely,'.

John Shaffer P.E.