

EDS Builders, Inc. Site/Building Inspections and Forensics

Earl Doc Smith
President



EDS Builders, Inc.
404A Saint Croix Trail North
Lakeland, MN 55043
651-436-2426

Site/Building Inspections and Forensics

● Site/Building Inspections

- Central Bank
- NCCM Manufacturing
- Sunrise Banks
- Izzy's Ice Cream Parlor
- Walkway Uptown
- Taylor Machine

● Forensics

- Watonwan County Human Services Building
- Lake Johanna Fire Department
- Shakopee Fire Station 2
- Lakewoods Resort

Law Firms











- Kennedy & Graven
- Olson Law Firm
- Gallagher Law Firm
- Redlinger Law Firm
- Paige Donnelly
- Terry & Slane
- Champion Law
- Code Law Firm




Site/Building Inspections – Sample Report

- ⦿ Monthly review of contractors pay application and site review
- ⦿ Monthly report to the Bank
- ⦿ Report discrepancies between the contractors pay application and actual work in progress
- ⦿ Subcontractor lien waivers

Site/Building Inspections - Sample Report

EDS did a visual of the site and reviewed Pay Application Request #7

	Front view of the NCCM building.
	The office spaces have been poured and they look good.
	The office spaces have been poured. The concrete should be cut around the columns to prevent random cracking. Future columns install a bond break between columns and concrete.
	Front windows are being installed.
	I suggest foaming the tight joints between the studs in the window frame.
	Overall the windows are installed very well. Touch up caulk at some sills.
	Steel stud framing is being installed.
	Exterior shell has been installed. Interior insulation has been installed. Overall insulation has been installed correctly. There are several areas that need additional insulation, columns, over windows, over door frames.
	

	First and Second Floor Exterior Insulate gap between steel in several areas.
	Foam miscellaneous small gaps at studs and beams. This will give a higher R-value and better vapor barrier. Insulate both sides of I beam to prevent cold joint.
	Picture at office space: seal outside sill plate to prevent water from coming into building.

Pay Application #7 for \$133,972.89 is approved. Please make corrections before the next pay application.

Supervision	\$ 2,813.70
General Insurance	\$ 315.42
Flat Concrete Work	\$11,150.00
Install Walk Doors & Hardware	\$ 450.00
Glass & Glazing	\$36,000.00
Steel Stud Framing Drywall	\$30,280.00
Pre-Engineered Building Erection	\$50,000.00
Overhead & Mgmt Fees	\$10,014.96

Forensics – Sample Report

- ◎ Site review
- ◎ Written report, if required
- ◎ Observations and Recommendations are provided

Forensics - Sample Report

	<p>Scupper and structure slopes towards the column. Replace scuppers with downspouts and 4 feet kick out and move to column.</p> 
 	<p>Between the sidewalk and the bushes have caused a valley forcing the water onto the sidewalk. Cut the grade down to have proper flow away from the sidewalk and transplant the bushes.</p> 
	<p>Build up of snow and water flow onto the sidewalk due to the grade pitching toward the sidewalk.</p> 
	<p>The water is leaking at the canopy frame and not off the end of the scupper and drops onto the concrete below. Also, raise exterior parapet an additional 2" to 4" and reseal the joints and relocate the scupper to a downspout at the column.</p> 

Summary Conclusions:

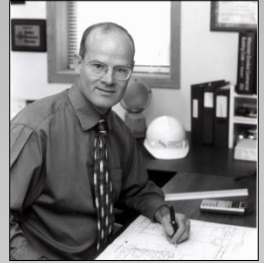
My conclusions with respect to the fall down accident are based upon my visits to and inspection of the site; my education and years of experience in the engineering, design and building industry (as set forth in my attached CV); my review of various photographs and of the deposition testimony.

It is my professional opinion in this case that the owner/manager of the property had a duty to provide an exit/egress to all those using it that was safe and free of ice. Over the years several conditions existing on the premises in question had resulted in water runoff and water drainage onto the sidewalk in front of the exit/egress instead of the water properly draining away from the sidewalk and onto the grounds. Because of this a hazardous and reoccurring condition of ice and snow built up on and around the sidewalk in the area of the fall. This hazardous condition created an unreasonable risk of harm.

The subject area had been poorly maintained over time and the poor maintenance resulted in a dangerous egress/exit condition on the sidewalk. A routine, periodic inspection of the sidewalk exit/egress area where the fall occurred would have uncovered the problems discussed in Exhibits 1 - 7 above, and with reasonable maintenance and repair efforts as also noted herein, the icy condition that caused the fall would have been prevented. At a minimum the owner/caretaker had a duty to warn of the dangerous conditions, which could have been done by sending a notice to residents/guests and by having some simple signage. Sand or salt containers could/should have been available for use over the winter to help prevent this condition from occurring as well.

Earl (Doc) Smith, P.E. **CONSTRUCTION MANAGER**

Doc's has more than 30 years of design and building experience in the construction field. As a *Professional Engineer* and Contractor, Doc will help build your project to a successful completion.



SIGNIFICANT PROJECTS

Elcho School Complex, WI – Under Construction
Springbrook Nature Center – Addition and Remodel
White Lake School Recreation Center Addition & Alterations
Shoreview Maintenance Facility – Addition/Remodel LEED Gold
Columbia Heights Public Safety Center – New – Green Building
New Brighton Public Safety Center - New
New Brighton Family Service Center - New
Watonwan County Human Services Building - Forensic Expert & Design
Mesa Pizza, Stadium Village - Remodel
Tiny Diner - Remodel
Oak Hill Montessori School – NIDO Infant Room Remodel
Tiny Diner –Solar Canopy
Glenwood City School District – Addition and Remodel
Boyceville Community School District – New and Remodel
Glenwood City School District - Cabling Infrastructure
Glenwood City High School – Addition and Remodel
Maple Grove Community Center – New
Glenwood City Elementary School – New
St. Anthony Park Branch Library – City of St. Paul
Mabel-Canton Public Schools – Professional Building Expert for Bossardt Corp
Savage Liquor Stores – Professional Building Expert for Bossardt Corp
Mound Westonka Public Schools – Four Schools Remodel and Addition
Park Midway Bank – Remodel
Mesa Pizza – Remodel
Pearle Vision – Remodel
Brooklyn Center Church of the Nazarene – Addition and Remodel
Asian Media Access – Remodel
Rhymesayers Entertainment – Addition and Remodel
Take-Away Gourmet – Remodel
Port Washington-Saukville School District – Feasibility Study
White Lake School District – Design/Build Mechanical Upgrade

Forensic Investigations

Central Bank – Building Inspections
- NCCM Manufacturing
Sunrise Banks – Building Inspections
- The Walkway
- Izzy's Ice Cream Parlor
- Taylor Machine
Lakewoods Resort – Building Inspections
Shakopee Fire Station #2

Erickson, Bell, Beckman & Quinn, P.A.
Kennedy & Graven, Chartered – City of Mankato
Kennedy & Graven, Chartered – City of Brooklyn Park
Cody Law Firm
Gawron & Associates, P.A.
Paige J. Donnelly, LTD
Gallagher Law Firm
Simmonds, Simmonds, & Wright, LLP
Olson & Lucas, P.A.
Terry & Slane
Champion Law
Kueppers Law
Bradshaw & Bryant, PLLC

EDUCATION

BACHELOR OF SCIENCE – CIVIL ENGINEERING
Purdue University
Professional Engineer in the States of Minnesota and Wisconsin

AFFILIATIONS

Minnesota American Institute of Architects
Minnesota Construction Association
Minnesota Society of Professional Engineers
Building Code Committee for AIA Minnesota
Minneapolis Building Enclosure Council
St. Paul Winter Carnival
Midway YMCA Board
MN Green Star
Ancient Landmark Lodge No. 5
Scottish Rite Masons of the Valley of Saint Paul
St. Paul Area Chamber of Commerce
St. Paul Festival and Heritage Foundation
Midway Chamber of Commerce
1982 – 2009 St. Paul Parks and Recreation Volunteer – Soccer, Basketball,
Floor Hockey, Baseball

RECOGNITIONS

2017 MCA Best Renovation project – Springbrook Nature Center
2013 MCA Award – White Lake School Recreation Center Addition and
Alterations
2011 MCA Best Green/Sustainable Building - Shoreview Maintenance Facility
2010 National CMAA Best Project – Columbia Heights Public Safety Center
2004 MSPE Merit Award - New Brighton Public Safety Center
2014 BBB Torch Award for Ethics Finalist
2010 BBB Integrity Award Finalist
2009 BBB Integrity Award Finalist
2007 BBB Integrity Award Finalist
2005 St. Paul Winter Carnival West Wind
2001 National CMAA Best Project – St. Anthony Park Branch Library
2001 MCA Award – St. Anthony Park Branch Library
2002 St. Paul Heritage Preservation /St. Paul Chapter of AIA – St. Anthony Park
Branch Library