"EXHIBIT A"

J. V. Henik, Inc. — Structural Engineering

• Structural Design • Restoration Engineering • Forensic Investigations •

2200 E. Devon Avenue Suite 284, Des Plaines, IL 60018

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www.jvhenikinc.com

TO: John P. Curley, AIA
Director
Division of Building and Permits

FROM: John Henik, PE, SE

DATE: April 11, 2016

RE: **Hobbs Building**
Dome Stability Investigation
Aurora, IL

SENT VIA E-MAIL

A site visit was performed on the above referenced project on Friday, April 8, 2016 to observe the stability of the onion dome. Our office has not visited the property in over a year. We were engaged by the City of Aurora to ascertain the stability of the dome.

Based on our site visit we note the following:

1. Photographic Comparison
   Refer to the two attached photos taken approximately one year apart. The photos indicate there have been some changes to the dome. Note on the most current photo there does appear to be a "collapsing" of the framing at the interface of the dome soffit and exterior wall.

2. Update on temporary stabilization repairs

   If the dome continues to remain for an extended period of time, upgrades are required to the structural framing system of the dome. We note that this temporary system has been in place now for one year and upgrades are required which include the following:

   a. The temporary bracing system shall extend into the dome. The temporary bracing currently stops at the ceiling framing which is not a part of the dome framing. The temporary bracing needs to engage the wood base of the dome. The ceiling framing would need to be removed.

b. The base wood of the dome is deteriorated; supplemental wood repairs shall be added inside the dome for stiffness. From previous documentation, wood members are loose, deterioration or separated from the dome.

c. Once the above is completed, new gages will need to be installed as the current gages would be damaged or disturbed during this upgrading process.

3. Dome Removal

The above will require extensive labor to accomplish the temporary stabilization. It is our professional opinion that no further temporary upgrades be made to the dome, but the dome be removed from the building thereby creating a safer condition.

We anticipate the following approach:

a. Stabilize the dome prior to removal. In addition to supplementing wood framing within the dome, steel beams would be added at the dome base. This frame would be used as attachment points to lift off the dome off. We envision four attachment points; that is, one per corner.

b. A crane would lift the dome off the building.

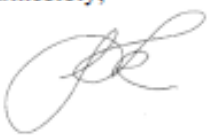
c. The dome would be placed on the ground adjacent to the building.

d. A flat pitched roof would be installed for the opening created by the dome removal.

4. For this site visit, only the stability of the dome was investigated. If either of the approaches indicated below proceed, stability of the building in the vicinity of the dome shall also be addressed as part of the overall stability process.

Please advise us on how to proceed.

Sincerely,



John V. Henik, PE, SE
President

“EXHIBIT A”

Photo taken in 2015

Photo taken at most recent site visit.

Comparing the most recent site visit with the earlier visit, asphalt shingles appear to be now “crimping” at the dome base. This suggests framing is collapsing along the base.

Photo taken at most recent site visit.

"EXHIBIT B"

Lindsay & Associates, Inc.

Consulting Structural Engineers

March 14, 2016

Mr. John Curley
City of Aurora – Division of Building and Permits
65 Water Street
Aurora, Illinois 60506

Re: LVR – Hobbs Building
Dome Roof Stability
12-14 North River Street
Aurora, Illinois 60506
Lindsay Project No. 161506

Dear Mr. Curley:

Lindsay & Associates, Inc. (Lindsay) met with you and completed a limited visual review of the condition of the three-story cantilevered bay and associated dome roof at the southeast corner of the existing structure referenced above on March 2, 2016 per your request. The purpose of this limited review is to identify any observed conditions of the structure or the temporary shoring of the cantilevered bay and dome roof indicative of the instability of the shored structure and provide recommendations for further action.

It is Lindsay's understating that temporary shoring was designed and installed the full height of the cantilevered bay area of the structure and around the dome roof approximately one year ago as part of a restoration project that was never completed. Client provided the structural drawings for the temporary shoring work to Lindsay (Sheets S-101 thru S-202 dated 3/19/2015 and prepared by J.V. Henik, Inc.) that require the stability and movement of the cantilevered bay and dome roof structure be monitored after the installation of the temporary shoring. Results of this monitoring have not been made available. Client has expressed concern about the stability of the dome structure and associated public safety.

Lindsay's observations are as follows:

A. Protective scaffolding is installed over the sidewalk along the south and east walls adjacent to the cantilevered bay structure.
B. The traffic lanes and uncovered portions of the sidewalk adjacent to the scaffolding are closed on Galena Boulevard and North River Street.
C. The existing structure is four stories with wood framed floor and roof structures with exterior load bearing masonry walls.
D. The cantilevered bay starts at the second floor and continues up to the main roof structure and is capped with a wood framed dome structure.
E. Temporary shoring within the cantilevered bay structure was installed and consists of wide flange beams supporting the flat roof and floor wood joists at each level which are supported by adjustable steel columns that extend through each floor level. The columns at the first floor level are on the exterior of the structure and bear on stacked 2x wood members laid flat on the exterior slab-on-grade. Steel angle cross bracing between columns was present at each level.
    1. Connections between the existing floor and roof framing and the shoring were not observed.
    2. Connections between the shoring's columns and beams were not observed.
F. Temporary lateral shoring of the dome consists of a steel cable wrapped around the structure at approximately mid-height and connected to steel channels anchored to the outside face of the existing south and east masonry walls of the building. Protective netting is also installed full height around the dome's exterior.
G. Gauges to monitor movement of the dome were installed adjacent to the intersection of the dome wall and the main roof flashing near the south and east masonry walls of the building.

8 E. Galena Boulevard, Suite 208, Aurora, Illinois 60506-4161
Tel: (630) 264-9650 Fax: (630) 264-9651

"EXHIBIT B"

1. The eastern gauge is installed vertically. One end of the gauge is attached to the main flat roof metal flashing and the other end is attached to the dome roof structure through the asphalt roofing.
2. The western gauge is installed horizontally. One end is installed to the metal roof flashing on the south wall parapet of the main building and the other end to the metal roof flashing below dome roof structure.
3. Determination of recent movement could not be made since previous gauge readings have not been made available.

H. The northeast 4th floor window's framed wall opening within the cantilevered bay adjacent to the main building east wall is out of square relative to the window, and the head and sill of the framed wall opening slope significantly down and away from the main building. Minor gaps in the trim work joints were observed.

I. The inside of the dome roof was observed from the fourth floor, but observations were limited due to poor lighting conditions.
   1. The framing of the Dome structure and its connections to the flat roof structure is unclear.
   2. It appeared that the dome roof rafters were tied together with two or three levels of horizontal collar ties.
   3. Loose and damaged wood material was observed.
   4. Sunlight was observed coming through the structure at the finial cap and at several locations in the vertical wall below the dome roof rafter bearing elevation.

J. Gauges to monitor movement were installed adjacent to the intersection of the cantilevered bay walls and the exterior masonry walls of the main building at the fourth floor. All gauges were installed horizontally.
   1. The eastern gauges were installed directly to the exterior wall framing of the cantilevered bay at one end and to wood furring attached to the main building exterior masonry wall at the other end.
   2. The western gauges were installed to the wall finish of both the cantilevered bay wall and the main building exterior masonry wall.
   3. Determination of recent movement could not be made since previous gauge readings have not been made available.

K. Temporary post shoring of the lintel above the first floor storefront window just west of the cantilevered bay was observed.

L. Exterior observations
   1. The dome roof structure appears to be leaning significantly in the southeast direction away from the building.
   2. The decorative metal panel cladding below the dome roof appears to be loose on the southeast wall of the structure.
   3. The horizontal overhang of the dome roof appears to be gapped at the mitered joint at the southwest corner of the bay.
   4. The exterior walls of the main building's cantilevered bay structure appear to be relatively plumb and there is no visible indication of leaning or separation from the main structure.

It appears that the stability of the cantilevered bay structure with the installed steel W-beam and column shoring has not been compromised based solely upon Lindsay's limited observations. The stability of the dome roof structure is unclear and further investigation is recommended. It shall be noted that Lindsay has not performed a structural peer review of the shoring construction documents provided by Client and has not reviewed the integrity of the existing building structure.

It appears that deterioration of the wood framing from water infiltration has caused isolated member failures and/or member bearing/connection failures resulting in the observed lean of the roof structure. Deterioration of the wood framing members could result in failure of the roof structure depending on the extent and location despite the presence the temporary cable shoring.

Lindsay recommends the following:

1. A full structural condition appraisal of the dome roof structure and supporting members of the main building roof be performed by a qualified Illinois licensed structural engineer as soon as

“EXHIBIT B”

possible to document the condition of all framing members and connections and provide repair and/or demolition recommendations.

2. Protective scaffolding and lane closures adjacent to the dome roof should remain until the structural condition appraisal is performed and required corrective action is complete.

If you have any questions or comments concerning the above information, or if we can be of further assistance, please do not hesitate to call us at your earliest convenience.

Sincerely,

LINDSAY & ASSOCIATES, INC.

Robert R. Raabe, PE, SE
Project Manager

RRR:psd
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"EXHIBIT C – Intact Removal Costs"

R.C. WEGMAN
CONSTRUCTION COMPANY

Phone: (630) 844-3000
Fax: 3003

CITY OF AURORA

HOBBS BUILDING "ONION" DOME REMOVAL PROPOSAL

May 16, 2016

TO: **John P. Curley - AIA, CBCO**
Building & Permits Director – Development Services
City of Aurora
Ph (630) 256-3130
jcurley@aurora-il.org

R. C. Wegman Construction Company, having inspected the construction site and having familiarized themselves with the conditions, and having thoroughly familiarized themselves with the requirements of the project hereby submit this Proposal based on Site visits, conversations and Construction Plans (Revised Details) dated 5-10-16. R. C. Wegman Construction Company proposes to provide all labor, materials, tools and equipment to provide the following:

- Removal of the "Onion" Dome located atop the Hobbs Building Corner of Galena Blvd and River Street.
- Construction of temporary flat roof framing and EPDM adhered membrane to create temporary weather tight roofing system.
- Per conversation with John Curley, R. C. Wegman Construction Company will make every effort possible to remove the "Onion" Dome in one piece and place it in the fence enclosure to the West of the building. It maybe necessary to remove in pieces, there fore every effort shall be made to remove in sections for future assembly by others. We do not include a cost to re-assemble.
- Traffic Control
- New Fence Enclosure as shown on 6/S202Sheet (Covered Pedestrian Walkway is Not included in our proposal)

Above work performed for:
One Hundred Eight Thousand ..... Dollars ($108,000.00)

Proposal Clarifications: Exclusions: Bonds, Permits and Fees, Drawings, Engineering. Quote based on work being performed during normal working hours. No premium time has been included. Above pricing consist of Work Listed only.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry Builder's Risk insurance.

Terry Sowers
R.C.Wegman Construction Company

“EXHIBIT C – Intact Removal Costs”

Mon 5/16/2016 5:07 PM

Eduard Garcia <eduard@landmarkdgi.com>

RE: HOBBS - Investigation / Dome Removal

To Curley, John

Supplied by Landmark Design Group:
Crane + Flat bed
Steel as per engineers documents
Equipment rentals
Carpenters + Labor force
Roofers
Dumpster
Admin Profit and Overhead
Insurance / bond
Time frame will be five working days (no rain events) to prep the dome, secure and remove

City supplies:
permits
Traffic control
Lane closure
Fencing in required

Project total: $ 87,585.00
Unknowns: engineers documents are vague on how we are to slip the steel framework in place, or erect in place (floors will not take that type of loading to erect and weld in place)

Sincerely,

Eduard Garcia
Landmark Design Group, LLC
(847) 971-5424 | P.O. Box 1512 | Des Plaines, IL 60017
eduard@landmarkdgi.com | www.landmarkdgi.com

"EXHIBIT D – Removal with a Shape Template for Future Reconstruction - Costs"

R.C. WEGMAN
CONSTRUCTION COMPANY

Phone: (630) 844-3000
Fax: 3003

CITY OF AURORA

HOBBS BUILDING "ONION" DOME REMOVAL FOR RE-CONSTRUCTION PROPOSAL

May 16, 2016

TO: **John P. Curley - AIA, CBCO**
Building & Permits Director – Development Services
City of Aurora
Ph (630) 256-3130
jcurley@aurora-il.org

R. C. Wegman Construction Company, having inspected the construction site and having familiarized themselves with the conditions, and having thoroughly familiarized themselves with the requirements of the project hereby submit this Proposal based on Site visits, conversations and Plans as a guide. R. C. Wegman Construction Company proposes to provide all labor, materials, tools and equipment to provide the following:

- Removal of the "Onion" Dome located atop the Hobbs Building Corner of Galena Blvd and River Street. Removal shall be in segments for re-construction of Dome on the ground.
- Construction of temporary flat roof framing and EPDM adhered membrane to create temporary weather tight roofing system..
- New Fence Enclosure as shown on 6/S202Sheet (Covered Pedestrian Walkway is Not included in our proposal)
- Re-Roofing of Dome once re-constructed is NOT included in our proposal. Placing on elevated platform and covering with Tarps IS included in our pricing.

Above work performed for:
Thirty Four Thousand Five Hundred ..... Dollars ($ 34,500.00)

Proposal Clarifications: Exclusions: Bonds, Permits and Fees, Drawings, Engineering. Quote based on work being performed during normal working hours. No premium time has been included. Above pricing consist of Work Listed only.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry Builder's Risk insurance.

Terry Sowers
R.C.Wegman Construction Company

"EXHIBIT E – "Building Weatherization"

R.C. WEGMAN
CONSTRUCTION COMPANY

Phone: (630) 844-3000
Fax: 3003

CITY OF AURORA

HOBBS BUILDING WEATHERIZATION PROPOSAL

May 25, 2016

TO: **John P. Curley - AIA, CBCO**
Building & Permits Director – Development Services
City of Aurora
Ph (630) 256-3130
jcurley@aurora-il.org

R. C. Wegman Construction Company, having inspected the construction site and having familiarized themselves with the conditions, and having thoroughly familiarized themselves with the requirements of the project hereby submit this Proposal based on Site visits and conversations with John Curley. R. C. Wegman Construction Company proposes to provide all labor, materials, tools and equipment to provide the following:

- Weatherization of the existing building shell.

Above work shall be performed with a price NOT to Exceed:

Thirty Thousand ..... Dollars ($30, 00.00)

Proposal Clarifications: Exclusions: Bonds, Permits and Fees, Drawings, Engineering. Quote based on work being performed during normal working hours. No premium time has been included. Above pricing consist of Work Listed only.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry Builder's Risk insurance.

Terry Sowers

R.C.Wegman Construction Company
750 Morton Avenue Aurora, IL. 60506