



Structural Site Visit and Tenant Improvement Suggestions  
for  
ACER Office Renovation  
Brooklyn Center, MN

IMEG #24003707.00  
June 21, 2024

### SITE VISIT SUMMARY

IMEG made a site visit on June 12, 2024, to perform visual observation of the existing building and attempt to determine information on the framing for the existing building. Existing structural drawings have not been provided.

IMEG was limited in what we could observe as no ladder was available to get near the roof framing. The observation was non-destructive, so we were limited to visible information.

The existing roof framing is steel roof deck supported on steel bar joists. The bar joists seem to be spaced at about 5 feet on-center and span from storefront to the back of the store. Beams were observed that appear to span the width of the store. We assume there are steel columns in the demising walls. The deepest joists appear to be approximately 40" in depth but since we were not able to get near these joists this is an estimate.

The back wall appeared as if it might be a precast wall panel based on our observation and the fact that the electrical box and conduit are face mounted on the back wall.

### COMMENTS ON TENANT IMPROVEMENTS

LSE has requested IMEG provide some comments on potential Tenant Improvement possibilities with the goal of bringing more natural daylight into the rear of the existing space.

Exterior Window- If the rear wall of the building is a precast wall, then it will be difficult to place a new exterior window in this back wall. In addition, with the electrical panel located in this area it might be cost prohibitive to place this window.

Skylights/Solartubes—Skylights or Solartubes are a possibility. IMEG suggests that the skylight size fits within the spacing of the existing bar joists. Additional angle framing will be required to support the skylights and the existing steel deck. At these locations.

Rooftop Equipment – to our knowledge the existing mechanical RTUs are remaining and no new rooftop equipment is being planned. If new equipment is required, then the existing roof members will need to be reviewed to determine if the existing bar joists have adequate capacity for any new or heavier equipment.

Prepared by Cory Casperson, PE

