

June 26, 2015

Jorge Perez
111 Soledad
Riverview Towers 16th Floor
San Antonio, TX 78205

ATTN: Mr. Jorge Perez

RE: Frost National Parking Garage
San Antonio, Texas 78220

Dear Sir:

At the request of Mr. Dean Alderson, P.E. and with your approval, R-S-C-R, Inc. is pleased to provide you with the following structural report for the above referenced property. The purpose of this report is to provide a professional opinion as to the general condition of the property referenced above. This office conducted a site visits on June 15 and June 18, 2015. During this site visits; observations were performed on the Parking Garage and office building. Observations were generally performed on each level of the parking garage, including the cooling tower and the basement. Observations of the office building were performed where accessible areas existed; the eighteenth floor and mechanical level. Photographs were taken during the site visit. We also reviewed existing drawings provide by Frost National Bank. Since the occupancy and use of the building and parking garage will not change, a structural analysis and additional testing is not required for this report.

HISTORICAL DATA

According to information provided by Frost Bank, the original parking garage was constructed approximately in 1963. In approximately 1971, the parking garage was expanded and the office building was constructed.

BUILDING DESCRIPTIONS

PARKING GARAGE

According to the exiting documents, the original parking garage has an approximate foot print of 200'-0" x 290'-0" save 160'-0" x 100'-0" on the southeast corner, and has an approximate square footage of 330,000 square feet and 8 levels. The basement is a soil supported slab, and has a 12 ½" thick concrete wall along the perimeter. The superstructure, floors one through 7 and the roof is made from a cast in place concrete waffle slab. The concrete columns are supported on

The following photographs were taken inside of the 1971 parking garage:

- Photographs 1 and 2 were taken on the third level. They show oxidation occurring on the embed plates cast in the pre-cast elements and angles attaching them to the columns. This was found throughout this portion of the parking garage, on all levels. We recommend removal of oxidation from the plates and angles, and paint applied.
- Photograph 3 was taken on the third level. It shows a connection between two precast beams. This is the only level observed where the bolts are not painted. We recommend the bolts be painted.
- Photograph 4 was taken at an interior column. This is a common occurrence on levels 3 through 7. This photograph shows exposed wire mesh. We recommend these areas be patched with a cementitious grout.
- Photographs 5 and 6 were taken on the fourth level. They indicate minor damage to a pre-cast double tee. We recommend these areas be repaired or patched with a cementitious grout.
- Photographs 7 and 8 were taken on the roof. They show areas where the sealant or caulk is failing. We recommend this sealant be removed and replaced.

The following photographs were taken inside the 1963 parking garage:

- Photographs 9 through 15 were taken in the basement. They show damage done to the slab and exposed reinforcing steel. We recommend repair of the slab and replacement of reinforcing steel, if required.
- Photograph 16 shows a typical connection between the pre-cast concrete panels and the supporting structure. This type of connection occurs on each level. It shows painted plate and angles. In some areas, evidence of minor oxidation has occurred. We recommend the oxidation be removed and the connection be repainted.
- Photographs 17 and 18 were taken on the third level. It shows minor damage to the guard rail. We recommend the guard rail be replaced.
- Photographs 19 and 20 were taken on the third and fourth levels, respectively. They show exposed plates and weld with minor oxidation occurring. We recommend the plates be cleaned and repainted.
- Photograph 21 was taken at the sixth level. It shows a crack in the side of a beam. No noticeable deflection or transverse cracks were observed. We recommend the crack be injected with epoxy.

- Photographs 22 through 29 were taken at various levels in the parking garage. These photographs show concrete spalling probably due to ASR. ASR (Alkali Silica Reaction) is a common occurrence. We recommend these types of conditions be repaired
- Photograph 30 and 31 were taken at the 5th level. They show exposed reinforcing steel and spalled concrete. We recommend these be repaired.
- Photographs 32 and 33 were taken on the 6th parking deck. They show exposed reinforcing steel and spalled concrete. We recommend these areas be repaired.
- Photograph 34 was taken on the 7th level of the parking garage. It shows the deterioration of finishes, applied to the concrete frame, which is normally installed on the interior of buildings.
- Photographs 35 through 37 were taken of the bottom of the 8th level. They intake oxidation stains emitting through shrinkage cracks in the concrete system. We recommend these be repaired.
- Photographs 38 through 41 were taken of the cooling tower structure on top of the parking garage. They show oxidation occurring on the steel members. We recommend these areas be cleaned and repainted.

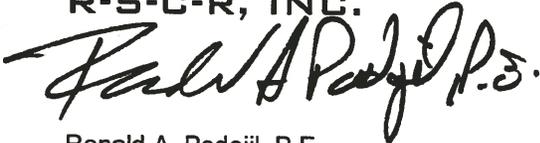
DISCLAIMERS AND QUALIFICATIONS

Services that form the basis for this report has been performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable engineers practicing in the same locality. No other warranty, expressed or implied, is made as to the professional advice as outlined.

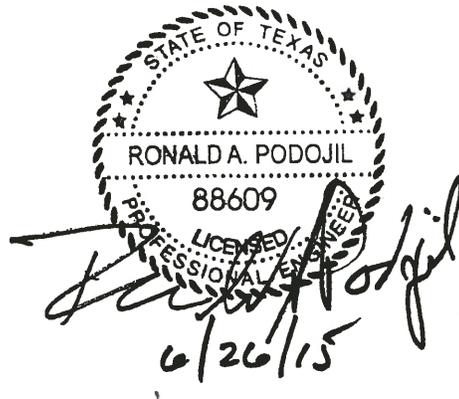
Results, conclusions and recommendations contained in this report are directed at and intended to be utilized within, the scope of work agreed to by R-S-C-R, Inc. and the City of San Antonio. R-S-C-R, Inc. makes no claim or representation concerning any activity or condition falling outside the specific purposes to which this report is directed, said purposes being specifically limited to the scope of work defined.

As denoted by my seal on this report, we believe that we have fulfilled our obligations under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety and welfare in the practice of engineering.

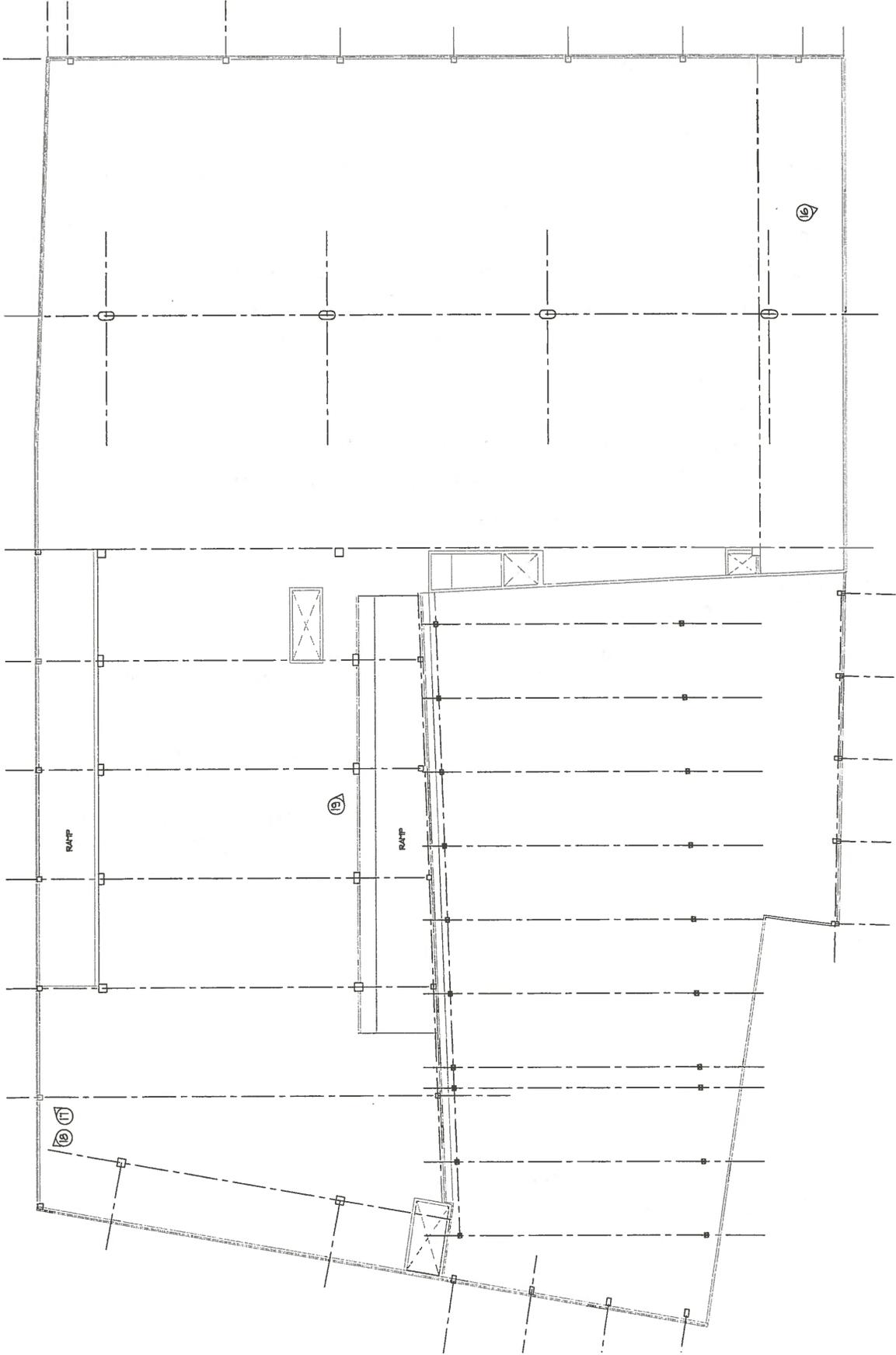
Respectfully submitted,
R-S-C-R, INC.

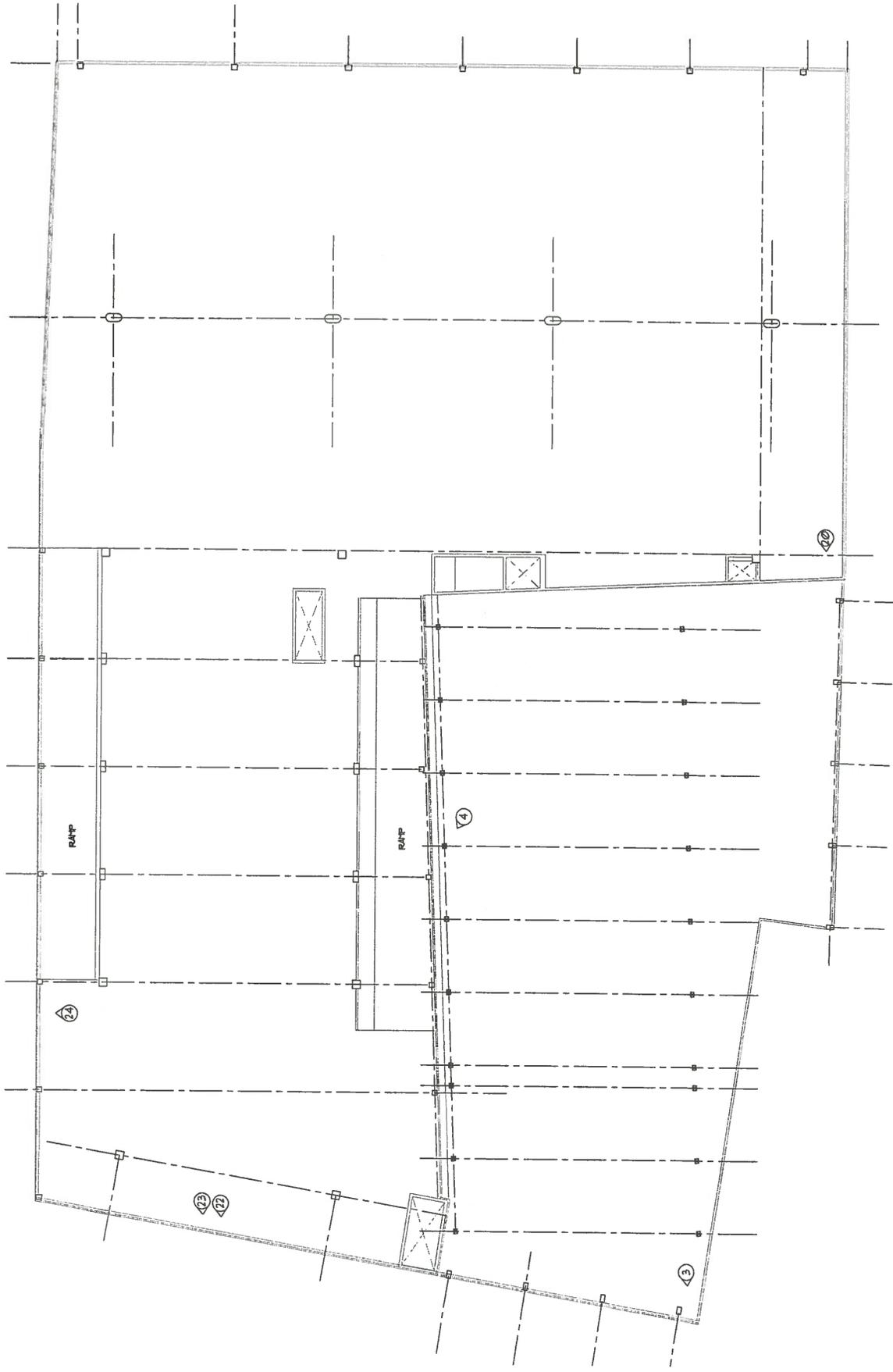


Ronald A. Podojil, P.E.

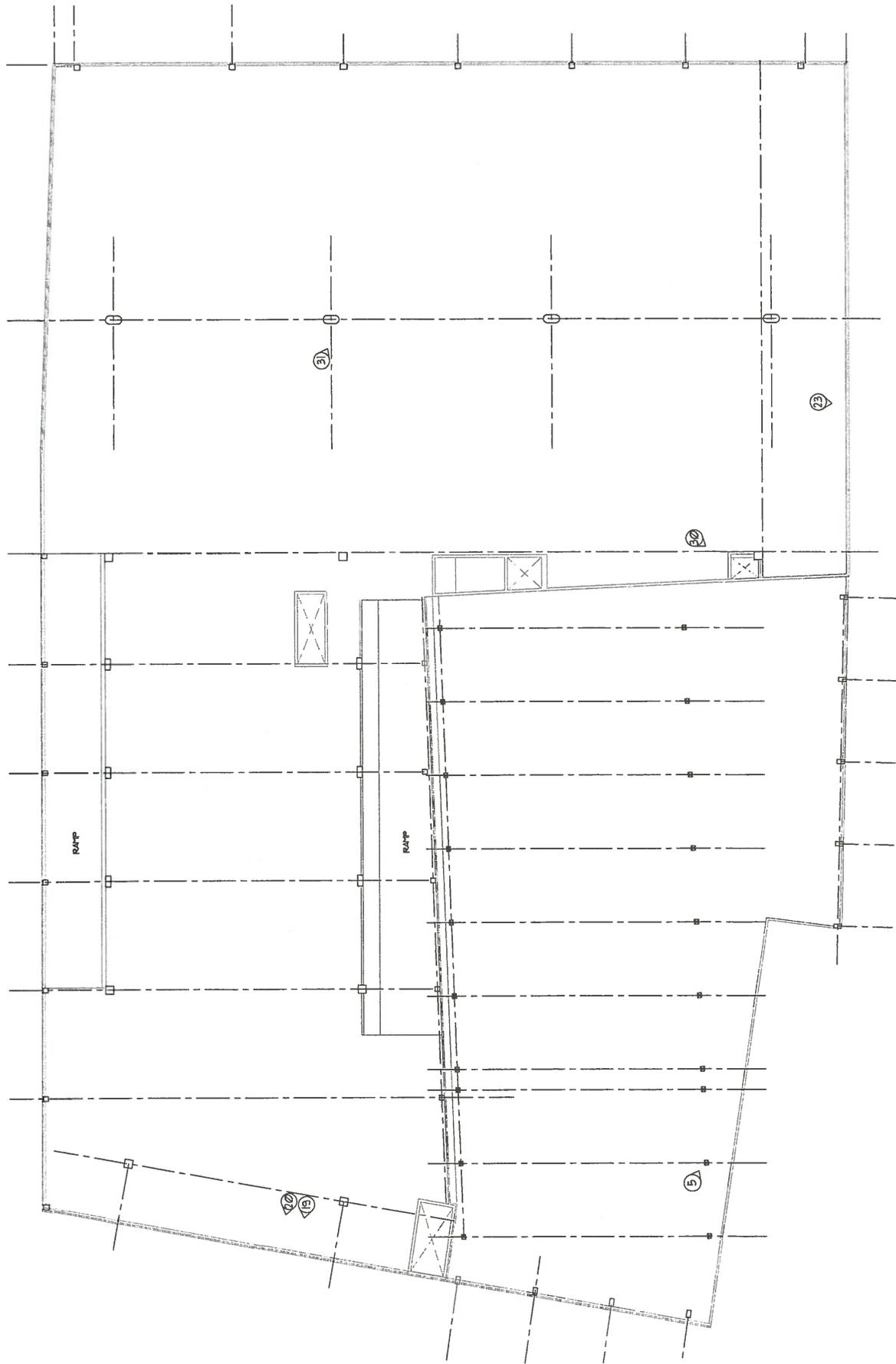


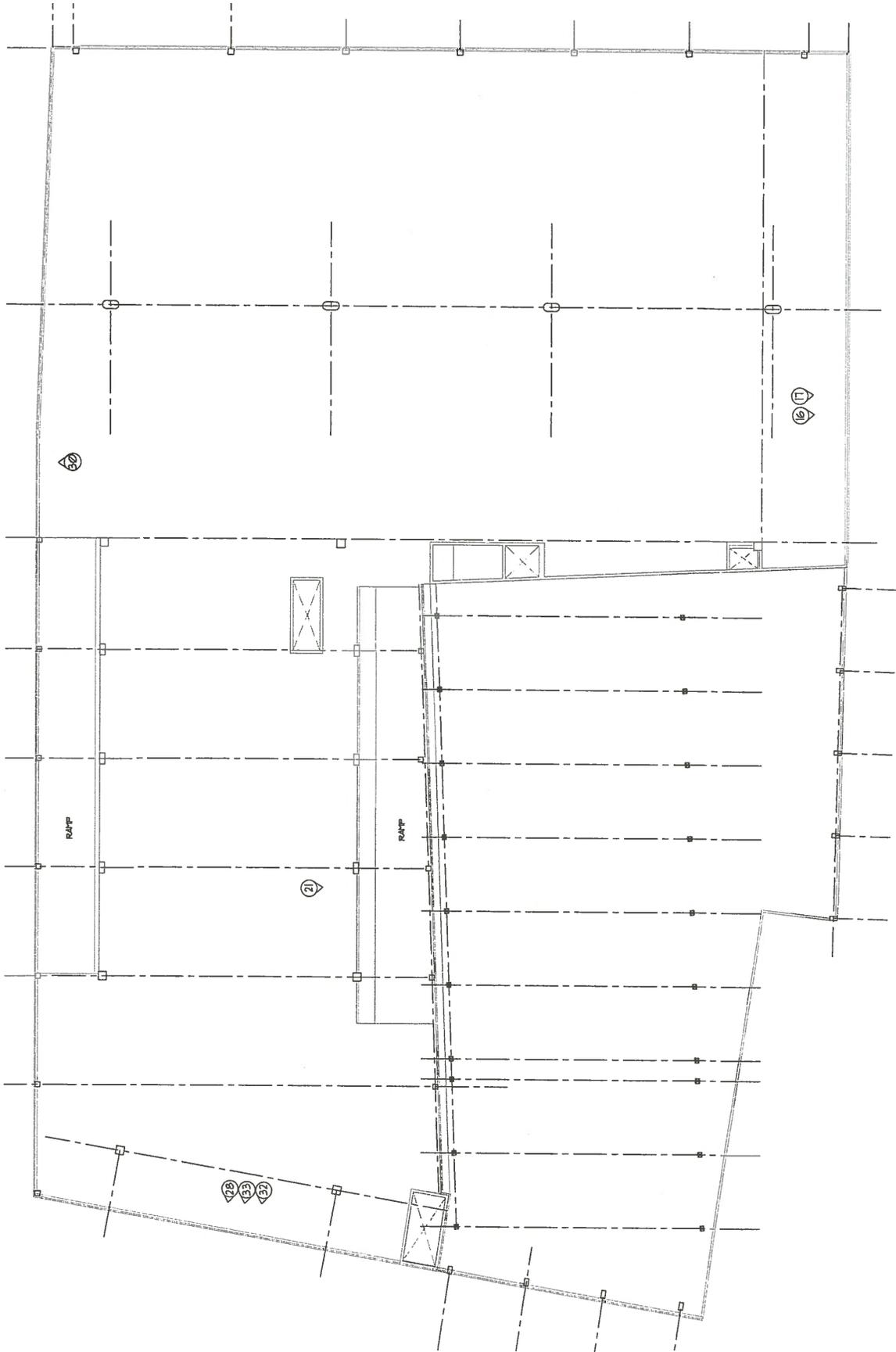
Encl:
Pages 6 through 12 – Floor Plans of Parking Garage
Pages 13 through 36 – Photographs

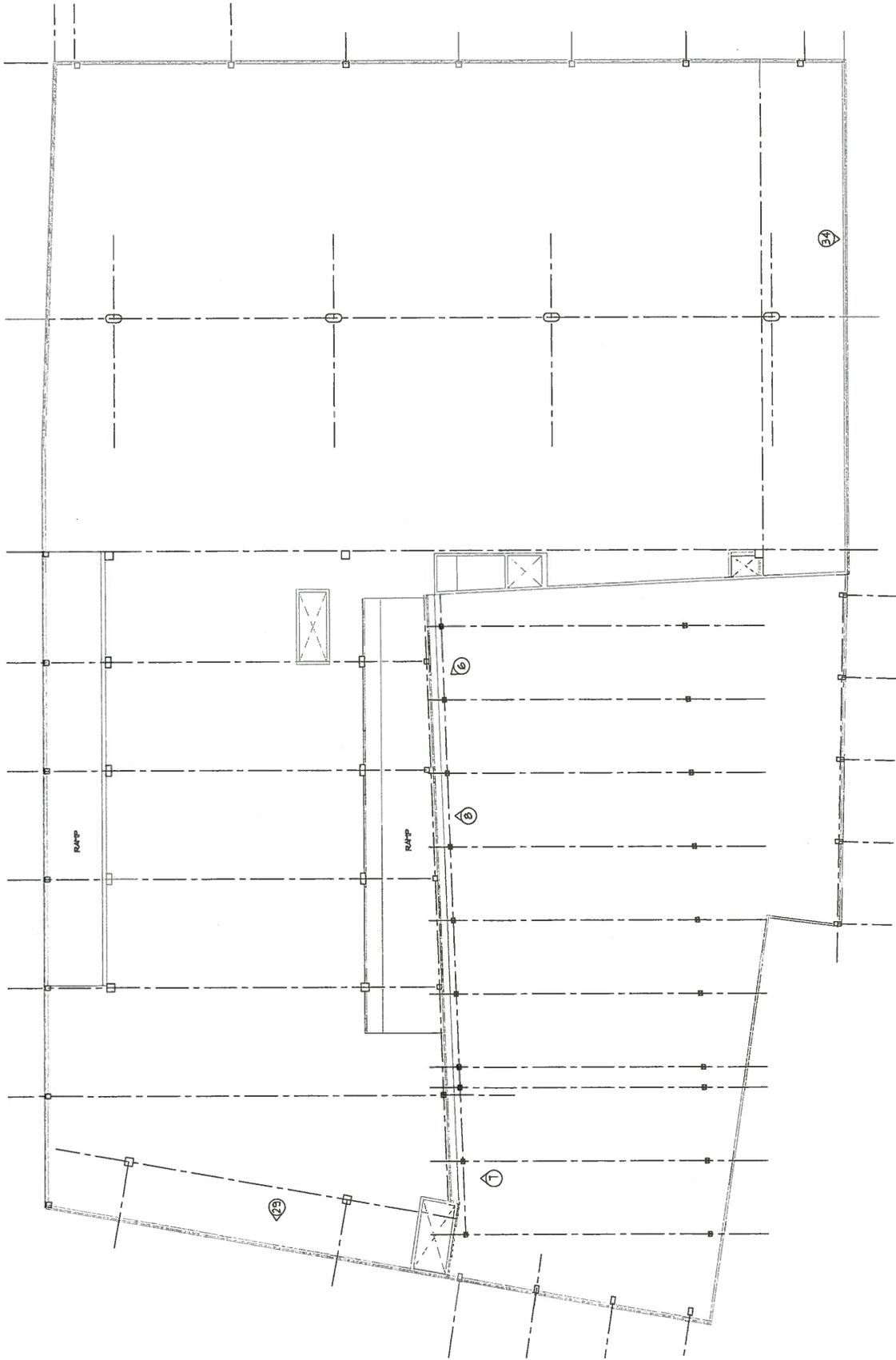


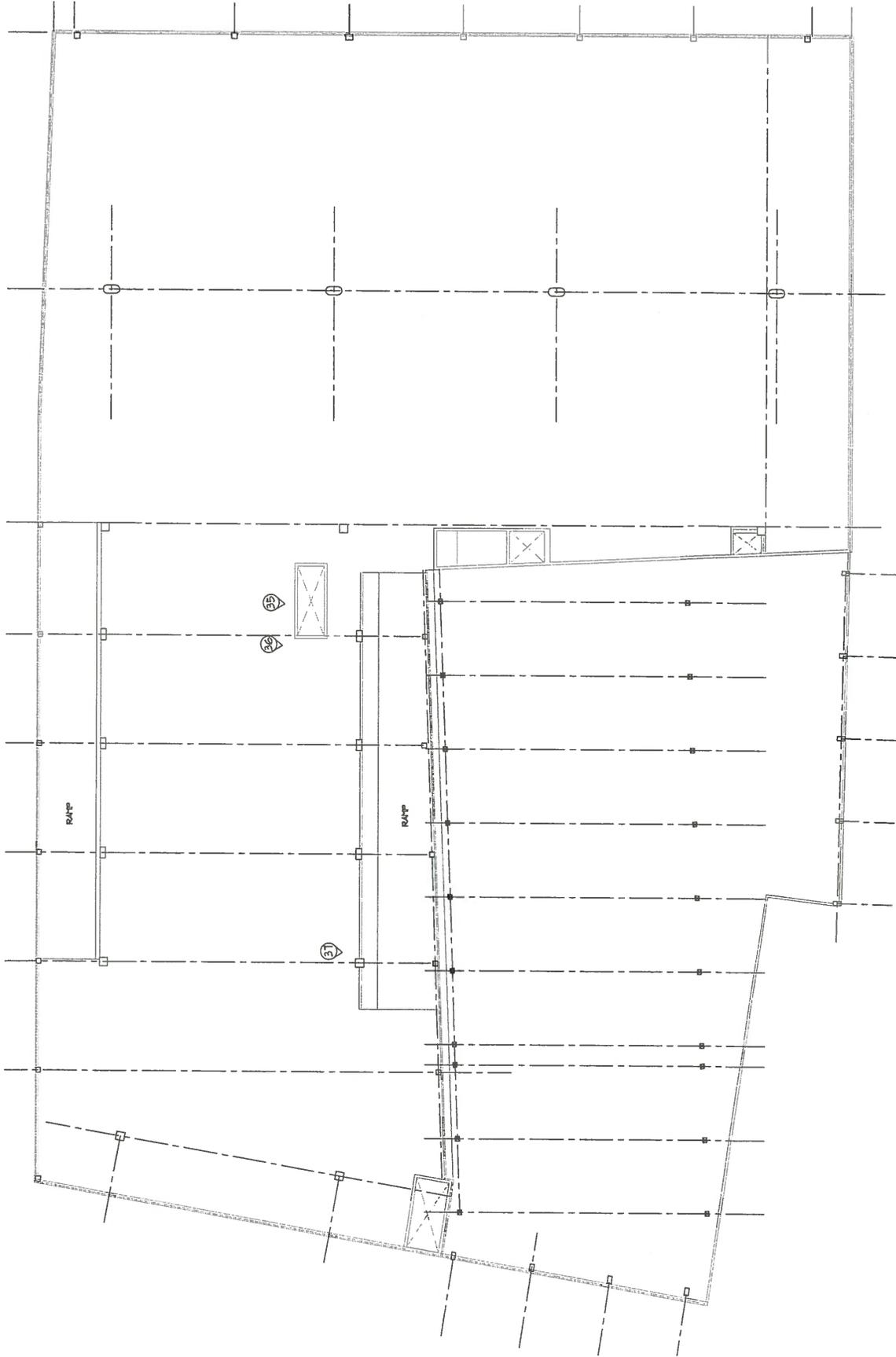


EXISTING FOURTH FLOOR PLAN

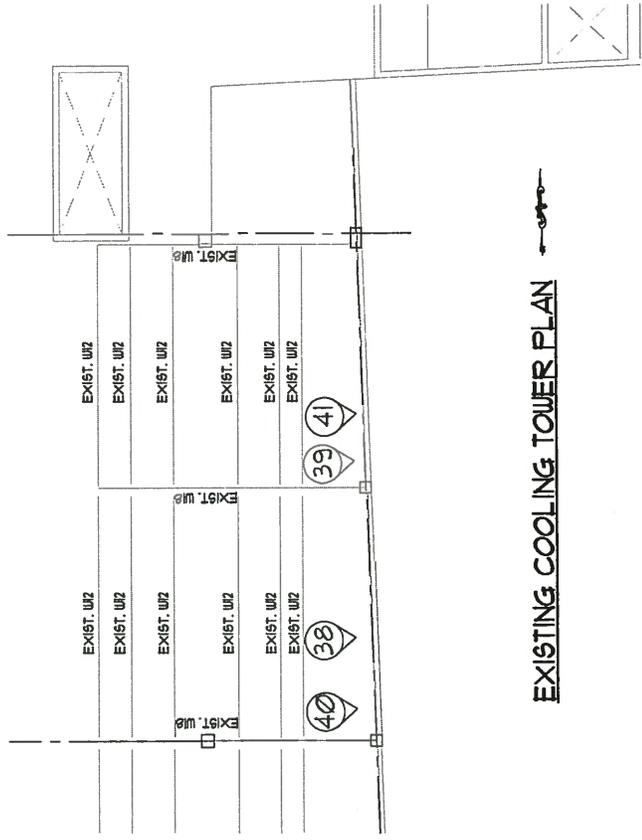




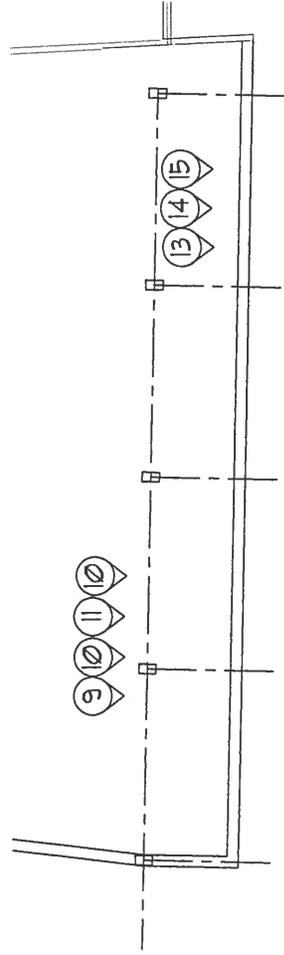




EXISTING ROOF PLAN



EXISTING COOLING TOWER PLAN



PARTIAL FOUNDATION PLAN



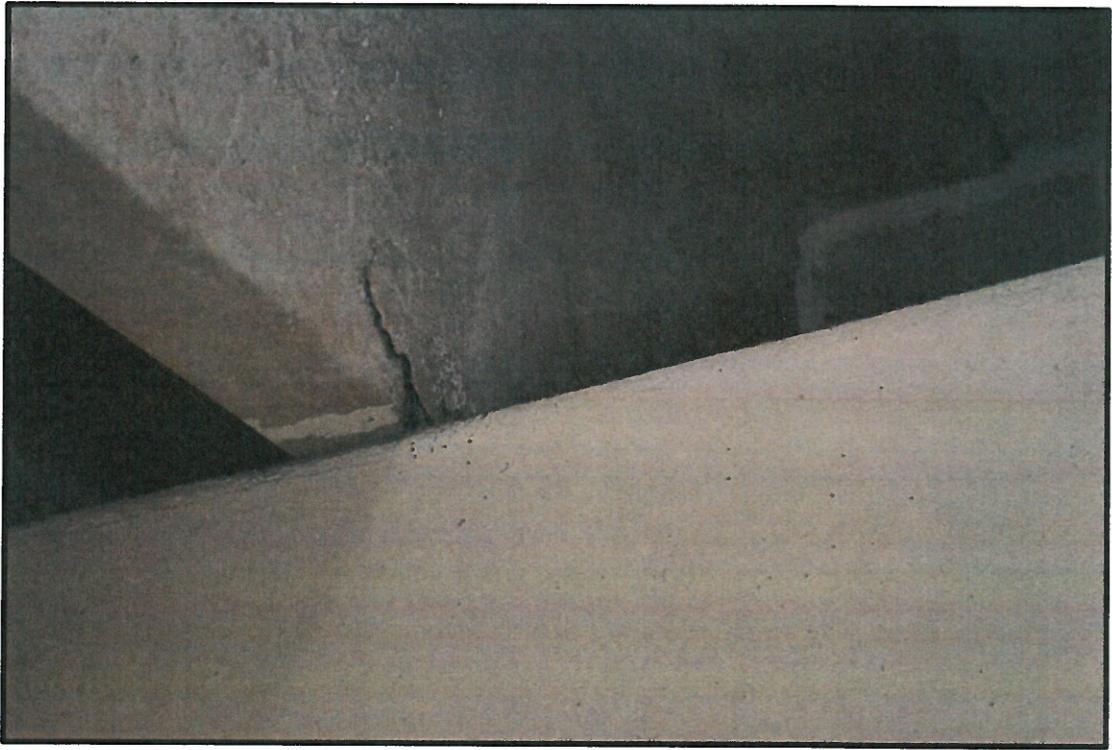
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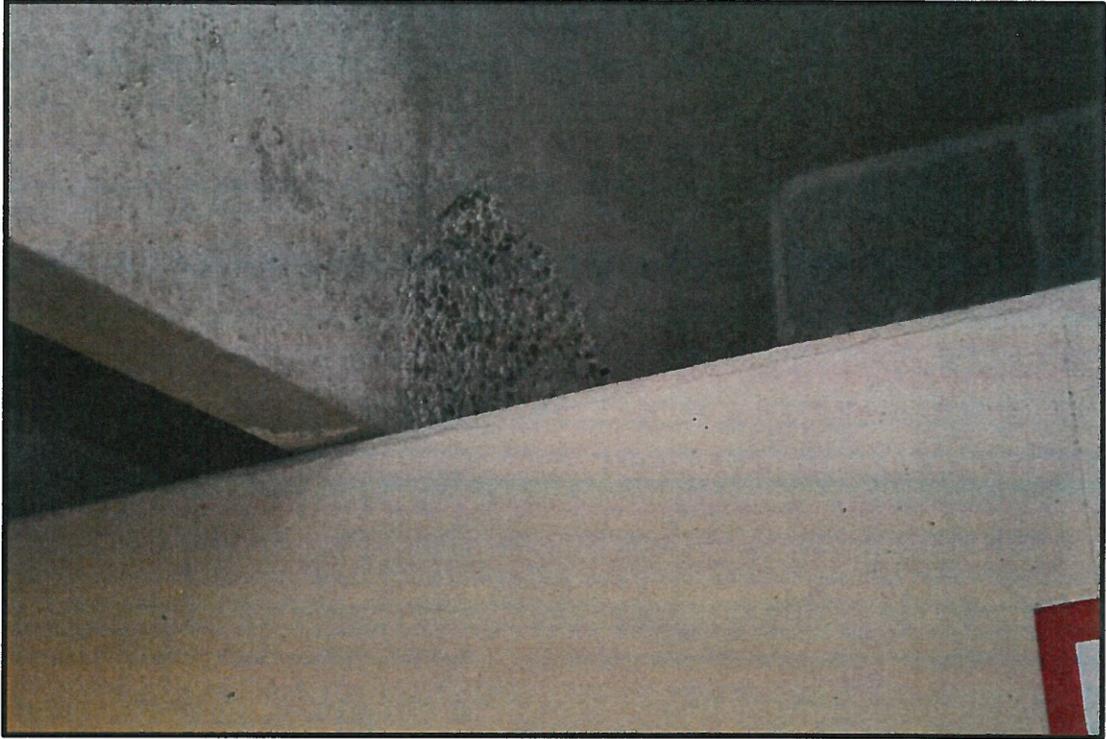
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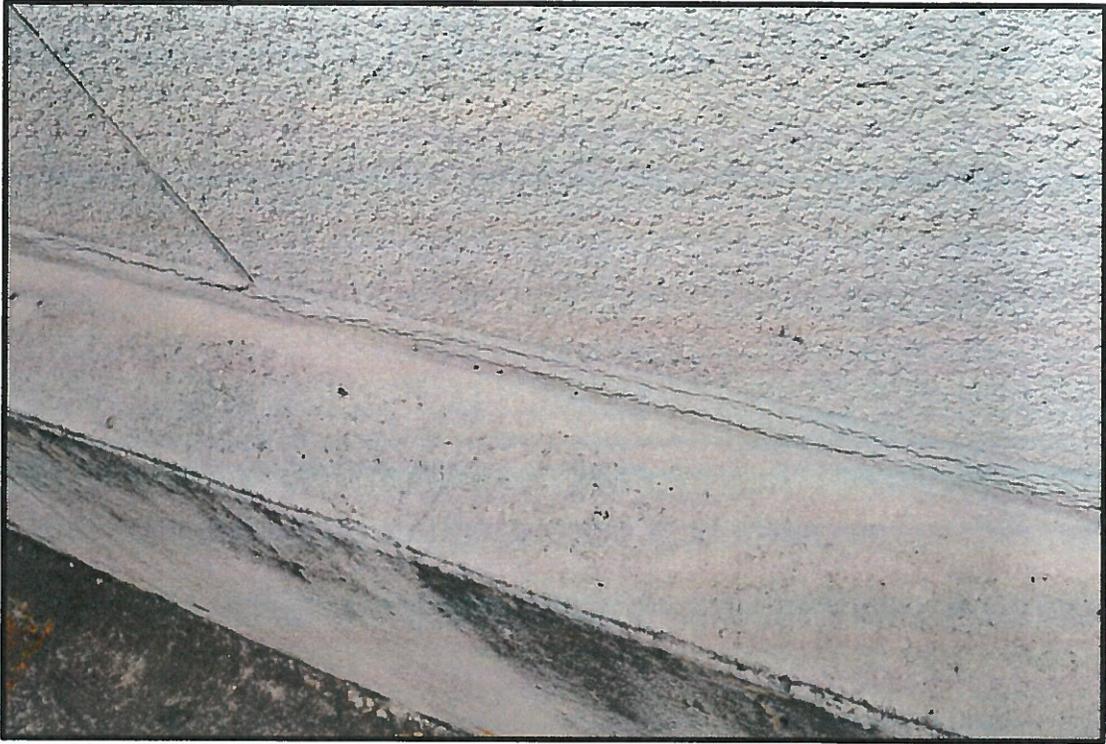
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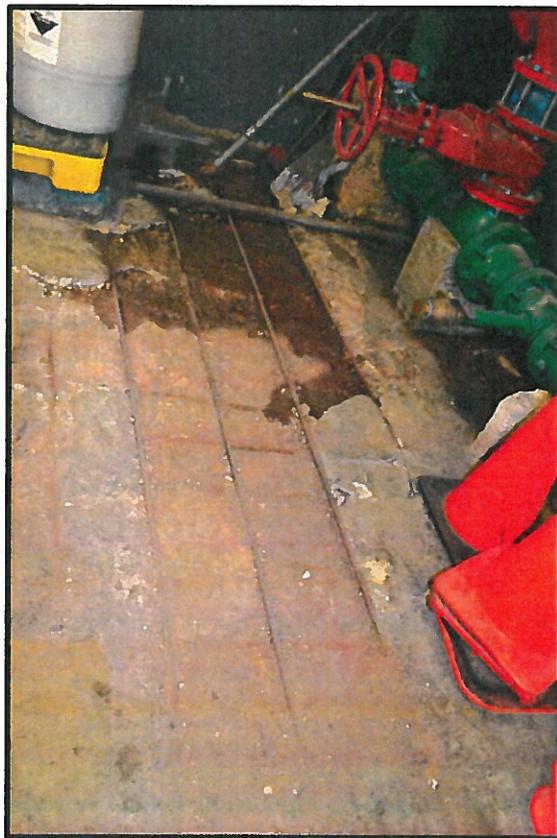
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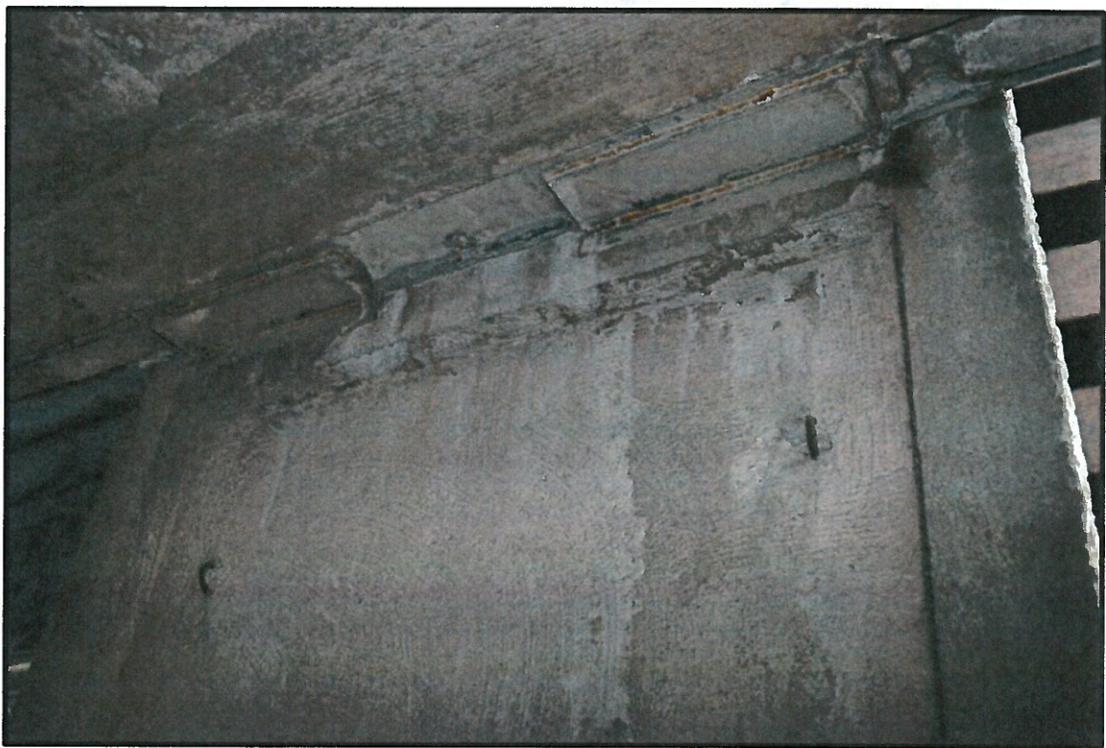


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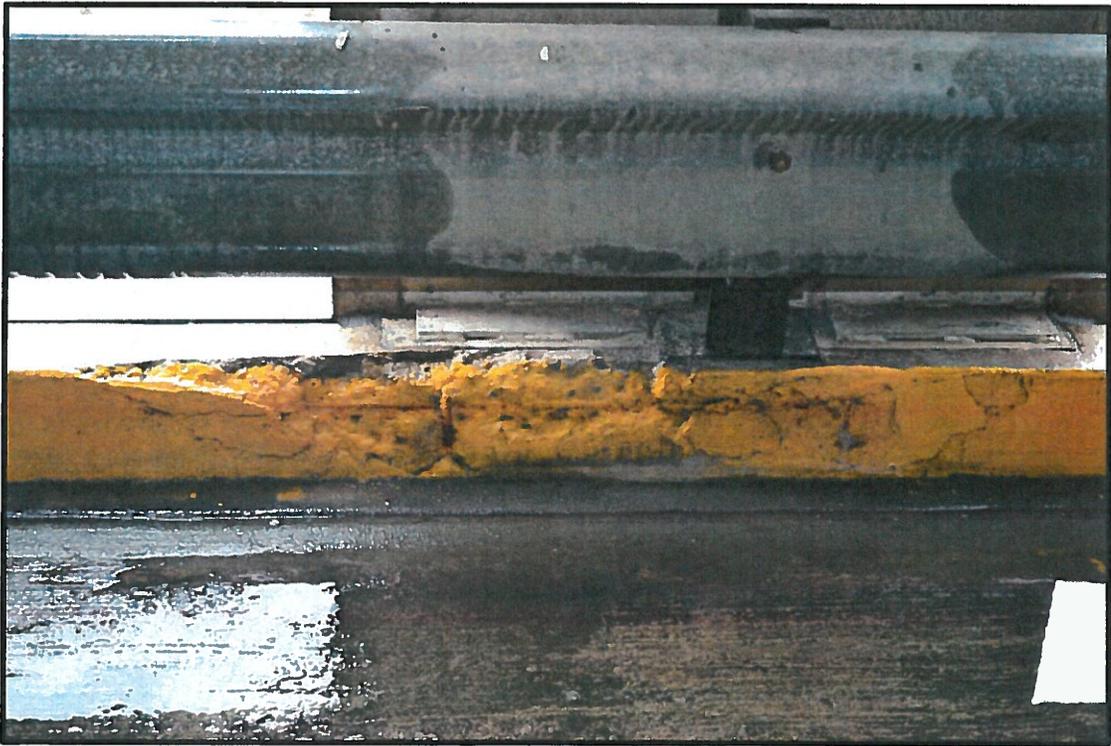
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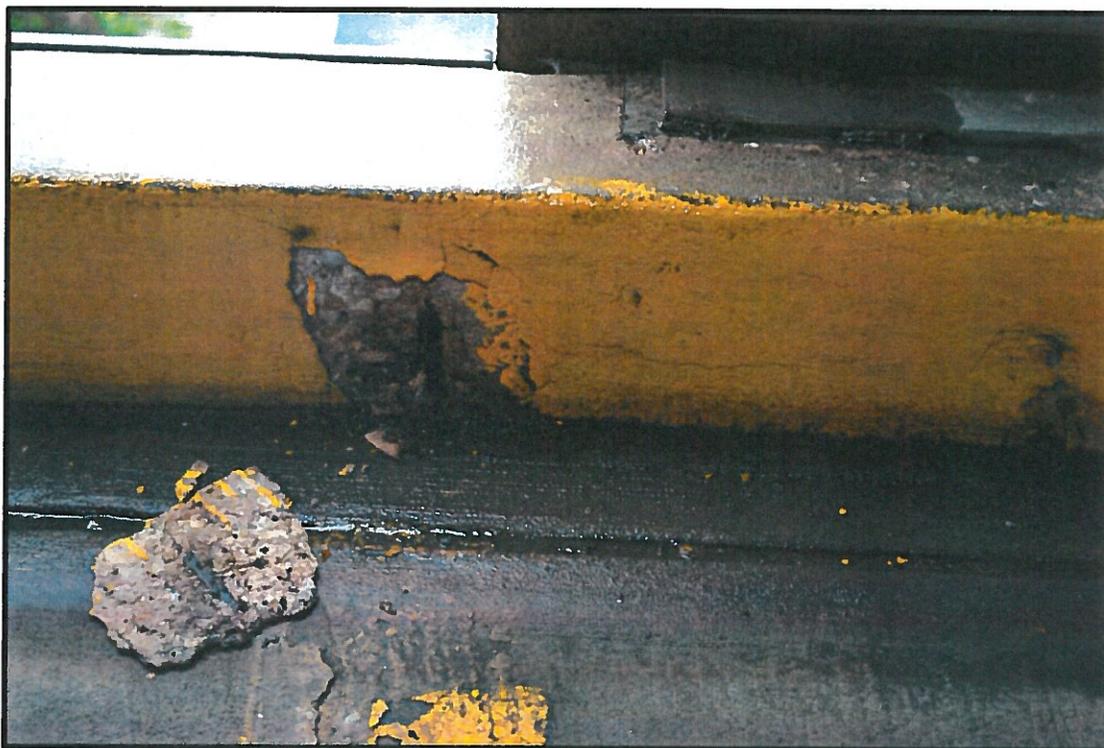
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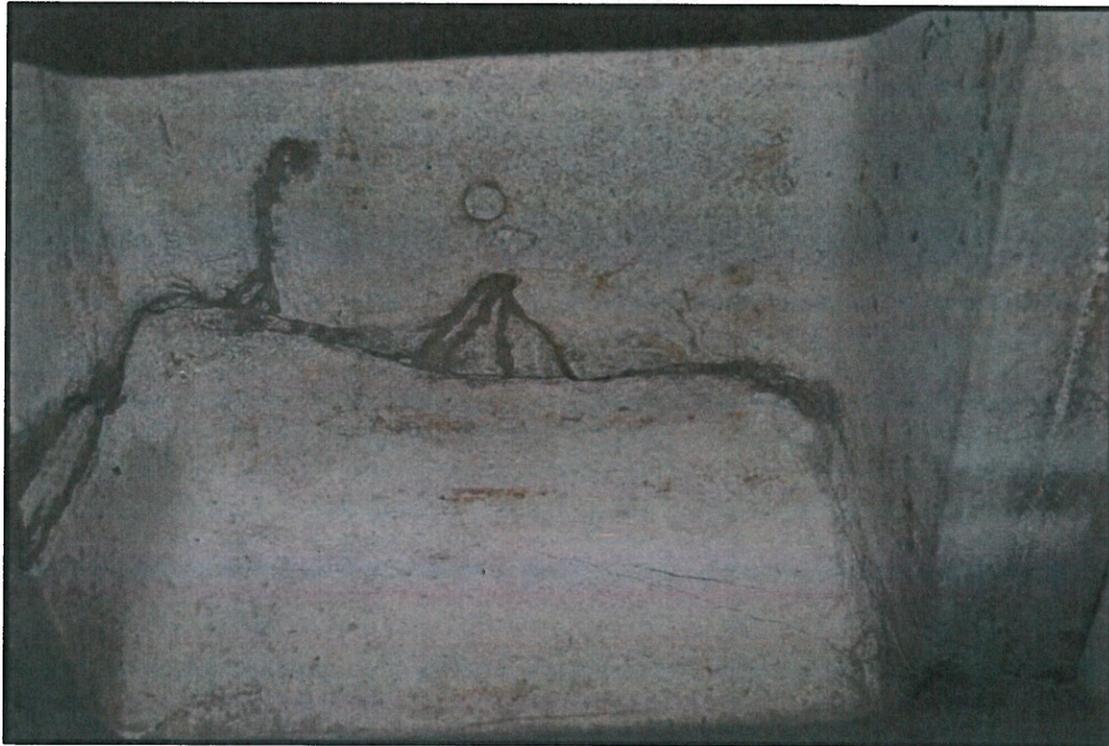
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