

# EXHIBIT 3

## Areas of Structural repairs at Electrical Building No. 2 (EB2)

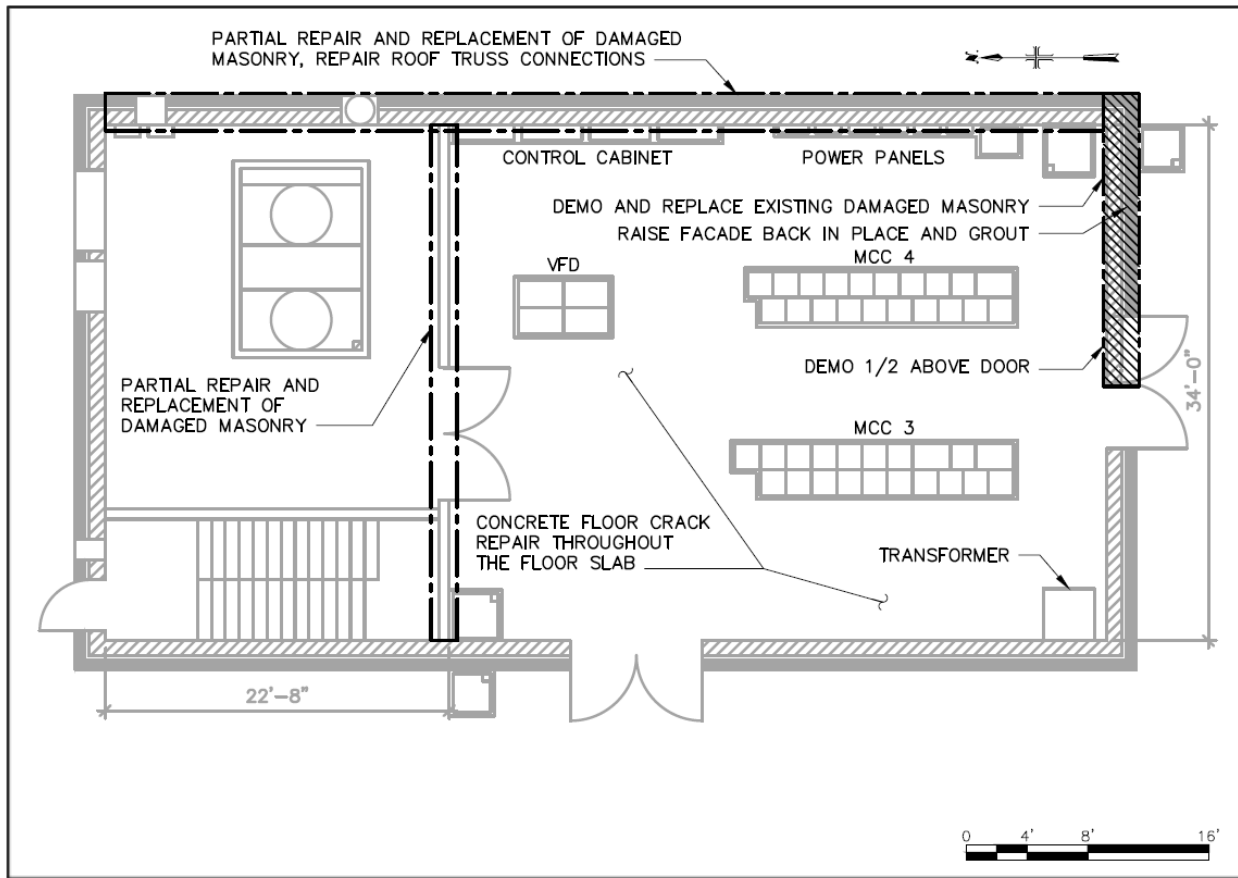


Figure 1. Areas of structural repair at EB2.

### South Wall

Definition of problem:

1. Substantial 12" CMU wall structural damage (See Appendix Photos 3 through 6)
2. Precast panel separation and joint sealant failure on Eastern half of South Wall (See Photo 1 and 2)
3. Unknown support condition of precast panels on Western half of South Wall
4. Damaged double door frame

Explanation of proposed structural repairs:

1. Demolition:
  - a. Leave existing wall façade in place and provide additional bracing (by contractor) as needed to ensure stability throughout CMU wall repair procedure.
  - b. Remove double door.
  - c. Demo masonry wall from double door opening to SE corner including double door jamb and lintel.
  - d. During demo, leave the first 4-6 wall courses in place and repair any cracks in order to avoid the need to remove the existing electrical fiber cabinet off the wall. Contractor to verify in field.
  - e. Relocate existing conduits supported by masonry wall being demolished to new support trays under roof trusses. After repair, relocated conduit may be returned to the refurbished wall or left in place.
  - f. During demo and for the duration of repairs, provide temporary wall or enclosure (by contractor) to keep electrical equipment protected from exterior weather and internal dust exposure.

2. Repair Eastern "Half" of Wall:
  - a. Replace portion of wall removed with new CMU wall with same vertical and horizontal reinforcing as noted on original contract drawings.
  - b. Provide bond beam at top of wall with same horizontal reinforcing as noted on original contract drawings.
  - c. Vertical dowels will be required to be epoxied into existing foundation.
  - d. During repair of CMU wall, provide new connections to existing precast panels to match contract drawings.
  - e. Clean out the open joint between precast panels above the door. Install expansion joint filler and fill with elastomeric sealant to match existing.
  - f. Fill any crack in precast panel with crack repair mortar (minimum 6000 psi) and as suggested by manufacturer.
3. Stabilize Western "Half" of Wall Façade:
  - a. Since condition of façade support is not known, provide additional connections to CMU wall.
  - b. Drill in (2 rows) of stainless-steel adhesive anchors from the inside of the masonry wall into the precast panels at maximum 16-inch on center (o.c.) vertically to match grouted cells near mid-height and top of wall.
  - c. Embed anchors 6-inch min. into façade.
  - d. Provide nut and 6-inch square plate in lieu of washer on inside face of wall to secure anchors.

### **East Wall**

Definition of problem:

1. Damaged bond beam.
2. Damaged Truss Bearing and embed plates. (See Photos 7 through 11)
3. Some CMU cracking not clearly visible.
4. Wall out of plumb due to potential rotation with slab during previous foundation displacement.

Explanation of proposed structural repairs:

1. Permanent Shoring:
  - a. Keep existing precast panels and exterior shoring permanently. Demolition and replacement of this CMU wall will cause substantial interruption to electrical equipment and adversely impact plant operations.
  - b. Keep existing roof shoring supports below roof trusses until completion of entire repair procedure.
2. Truss Support:
  - a. Chip out cracked masonry blocks at top of the wall. Keep existing vertical reinforcing and bond beam reinforcing as-is.
  - b. Remove existing truss embed plates from the truss and replace with new embed plates with min. (2) ½-inch diameter studs.
  - c. Install mini-pilaster supports for each truss at top of wall each consisting of two (2) new 12-inch CMU bond beam blocks turned 90° to existing wall blocks.
  - d. Anchor half of each "pilaster" block into the existing bond beam by breaking block and installing over existing reinforcement.
  - e. The other half of the pilaster blocks should sit directly below truss embed plates with studs.
  - f. Fully grout pilaster blocks. If needed, drill additional reinforcement into existing grouted cells to establish structural connection.

### **Interior non-load bearing Partition Wall (as seen from inside HVAC Room No. 2)**

Definition of problem:

1. Substantial cracking in masonry wall (See Photos 12 through 15).
2. Crushed and damaged masonry at base of wall near intersection with East Wall.
3. Damaged wall intersection at intersection with East Wall (See Photos 1 and 2).

4. Cracking in masonry above door.

Explanation of proposed structural repairs:

1. Crack Repair:
  - a. Clean the crack and the surface surrounding it to allow the epoxy to bond to sound surface.
  - b. Remove all laitance, clean surface per manufacturer's recommendation. Apply high modulus, high strength, structural epoxy paste adhesive to crack (SIKADUR 31 or equal) to seal it.
  - c. Provide injection ports every 16-inch o.c. horizontally and vertically to inject low viscosity epoxy adhesive (SIKADUR 52 or equal).
2. CMU Demo and Replacement:
  - a. Selectively demo and remove damaged CMU blocks at wall base 4 courses high and 8 courses wide from East Wall.
  - b. Provide temporary support for CMU above demolished CMU blocks.
  - c. Replace demolished CMU blocks.
  - d. Chip out all damaged masonry at corner of interior partition wall and East Wall. Keep existing vertical reinforcing as it is.
  - e. Replace portion of masonry blocks removed with combination of new CMU blocks and repair mortar.

**Miscellaneous**

1. Contractor to replace the drop ceiling to match original construction.
2. All cracks in the concrete floor will need to be filled by injecting epoxy or structural grout depending on the width and nature of the cracks to match manufacturer recommendations.
3. Repaint entire interior of the building walls and floor with approved painting system to match existing.
4. Contractor will paint conduit to match interior wall up to the drop ceiling height.
5. Paint existing exterior east wall support struts to safety yellow or to matching existing exterior of the building as determined by DWM's operations staff.