

June 16, 2026

Dave Leriche
JMJ Holdings
1243 Kenmount Road
Paradise, NL, A1L 0V8

Re: Condition Assessment
Martin Gallant Building, Stephenville Crossing

The following is our limited assessment of the existing structural condition of the Martin Gallant Building located in Stephenville Crossing, NL, along with our recommendations for next steps.

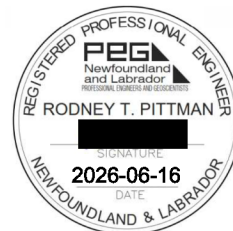
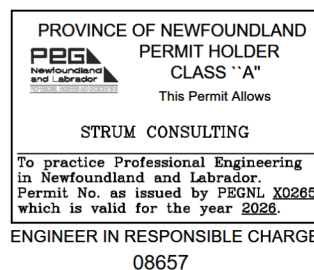
In the fall of 2025, Strum was retained to perform a limited, selective assessment of the existing block wall and to evaluate temporary support requirements to allow the contractor to progress their scope of work. A follow-up assessment was completed in April 2026. During these initial assessments, observations were made that raised concerns regarding the overall structural integrity of the building. Accordingly, our review is restricted in scope and does not represent a comprehensive evaluation of all structural components.

Our scope of services also includes the development of repair details for select deficiencies identified and communicated by the contractor. Communication with the contractor during the repair detailing process reinforced the concerns regarding structural integrity that were noted during the initial 2025 assessment.

We trust this letter to be satisfactory for your review. Once you have had an opportunity to review this correspondence, please contact us to address any questions you may have.

Thank you,

Todd Pittman, P.Eng.
Senior Structural Engineer
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INTRODUCTION

This letter presents Strum's limited assessment of the existing structural condition of the Martin Gallant Building in Stephenville Crossing, NL, along with our recommendations for next steps.

Strum was retained to perform a selective assessment of an existing block wall and to evaluate temporary support requirements to allow the contractor to progress their work. Observations made during this assessment raised concerns regarding the overall structural integrity of the building. Accordingly, this review is limited in scope and does not represent a comprehensive evaluation of all structural components.

Strum's scope also includes the development of repair details for select deficiencies identified by the contractor. Coordination during this process reinforced the structural integrity concerns identified during the initial assessment.

OBSERVATIONS

The following sections summarize observations made during Strum's involvement with the project, including findings from the initial site assessment as well as additional conditions identified during the repair detailing phase. Together, these observations provide context for the overall condition of the building and form the basis for the recommendations that follow.

Initial Site Visits

During the 2025 site visit, removal of portions of the existing concrete floor slab was ongoing, which allowed for observation of the underlying subgrade. Based on these exposures, the floor slab appears to be constructed on uncompacted fill. The slab itself was observed to vary in thickness from approximately 100 mm to 50 mm, with no visible evidence of reinforcing. Additionally, there was no indication of slab thickening or localized reinforcement beneath the block walls to support imposed loads.

The block walls do not appear to have been designed or constructed as structural elements. Widespread cracking was observed throughout the block walls, including at one location where significant distress above a doorway prompted a recommendation to barricade the area due to potential localized failure. This condition raises concerns regarding the adequacy of lintel detailing at these openings. Strum's recommendation was that the block walls be removed prior to proceeding with the excavation to install mechanical services. These recommendations were accepted and the block walls were subsequently removed.

No evidence of expansion or contraction joints was observed within the building. The absence of these joints would have made the structure susceptible to movement-related distress, particularly in response to temperature. Over an extended period during which the building remained unheated and exposed to environmental conditions, repeated freeze-thaw cycles would have induced expansion and contraction within the materials. Without adequate joints to accommodate this movement, stresses would accumulate within the floor slab and block walls, contributing to the development of cracking and progressive deterioration observed throughout the structure.

During the second visit in April 2026, concern was noted regarding the ability to install anchors in the double tee beams. It was noted that the beam flange measured approximately 38mm thick, which is less than the 50mm specified for the section.

Site personnel further indicated that ongoing deterioration and additional cracking have been observed since the start of construction activities. This reported behavior appears to be associated with settlement resulting from equipment loading, which further supports the conclusion that the underlying fill is inadequately compacted.

Repair Phase

Strum is currently providing detailed repair for various typical deficiencies observed within the building. Throughout this process, ongoing coordination and communication with the contractor have been maintained as additional areas are exposed and new deficiencies are identified. The extent of observed damage ranges from minor localized issues to more severe conditions affecting larger portions of the structure. These findings are consistent with, and further reinforce, the concerns identified during the initial assessment, particularly with respect to the adequacy of the original construction and its impact on the overall structural performance of the building.

Limiting Conditions

The observations and opinions presented herein are based on a limited scope of work and are subject to several important limitations. Not all areas of the building were accessible or reviewed during the initial site visit, and the assessment was focused on specific elements as defined by the original scope. Similarly, repair detailing currently being undertaken is based on deficiencies identified by the contractor as work progresses and additional building components are exposed.

As such, the findings outlined in this report may not be representative of conditions throughout the entire building. Strum has not performed a comprehensive evaluation of all structural systems, and it is possible that additional deficiencies exist beyond those identified to date. Accordingly, the conclusions and recommendations provided should be considered within the context of these limitations.

CONCLUSIONS

Based on Strum's limited assessment of the building and the extent of deterioration observed during both the initial site visit and subsequent repair detailing activities, there is concern regarding the overall structural condition of the building. The findings to date indicate that the observed deficiencies may be more widespread and reflect underlying issues related to the original construction and ongoing performance of the structure. Particularly, the noted deterioration of the concrete structural system, evidence of quality issues related to concrete precast components, and general construction execution.

As such, it is recommended that a comprehensive evaluation of the building be undertaken. This evaluation should include, but not necessarily be limited to, a detailed inspection of all accessible structural components, an assessment of the building's current condition, and a structural review in consideration of both current building code requirements and the standards applicable at the time of original construction. Based on the findings of this comprehensive review, recommendations should be developed to address

required repairs to ensure the building can be safely occupied, or alternatively, to determine whether reuse of the structure is not feasible. It is anticipated that a comprehensive review of this nature would require approximately 2 to 3 months to complete, depending on site access, extent of deficiencies, and required level of investigation.