

September 21, 2026

Dr. Darron Arlt, Superintendent
Plainview Public Schools
301 W Pilcher Ave
Plainview, NE 68769

Dear Dr. Arlt,

Introduction

At your request, I visited the Plainview CSD School in Plainview, NE on Wednesday September 9th, 2026. The intent of the site visit was to perform an in-depth structural assessment of the entire school building. It shall be noted that I originally visited the school in September 2024 to address an ongoing floor settlement issue. Please refer to that report dated 9/30/2024 for further information.

Individuals Present at the Time of the Observations

- Jerad Hoffman – Raker Rhodes Engineering, LLC
- Dr. Darron Arlt – Plainview Schools Superintendent
- Gayle Sellin – Plainview Schools Head Custodian

Observations & Concerns

1. 3rd Floor Settlement: It is my understanding that only the floor structure in the southwest corner of the building has been stabilized by a contractor per the recommended fixes issued in the report by William P. Murphy, PE of CMBA Architects dated 10/5/2016.
 - a. My report from 9/30/2024 also identified that the southeast corner of the 3rd floor was exhibiting the same behavior as the southwest corner, and I recommended that the same supplemental support should be installed as recommended in the 2016 report. These supports should be installed immediately to prevent further settlement and alleviate life safety concerns.
 - b. It shall be noted that the floor was not leveled in these classrooms. While this is no longer a structural concern in the southwest corner of the building, it does present potential performance and functionality issues for the school.
2. Exterior Conditions:
 - a. The exterior parapet continues to show signs of deterioration (Photos 1, 2 & 3). This was identified in the 2024 report.
 - i. The stone parapet cap shows several spalled sections. This was reported damage from the previous reroofing project. It appears that the anchorage system caused the outside corner to fracture in several locations.

- ii. The cast stone square panels show cracking. The most severe location being the north parapet wall (Photo 3).
 - b. The loading dock retaining wall is deteriorating and starting to fail (Photo 4).
 - c. Several stoops, stairs, and railings are showing signs of deterioration (Photos 5, 6, 7).
- 3. Wrestling Floor: It is my understanding that this was not an engineered & framed addition to the school (Photo 8).
 - a. I recorded measurements of the wood-framed existing structure reportedly framed 20+ years ago. The floor consists of 18" deep two and three-ply LVL primary beams, 6x6 timber columns at 16' centers, and 14" deep TJI joists spaced @ 16" centers. While I have no life safety concerns of the floor structure; depending on the grade of lumber used, these members may be undersized by 5%-15% by current design standards.
 - b. The post to beam connections do not appear to use the appropriate connectors.
- 4. North Wall: Gayle pointed out that there has been water damage at the 3rd floor exterior wall (Photo 9).
 - a. As identified in Photo 3, it appears that the water infiltrated the exterior wall and created water damage on the interior face of the masonry walls. Gayle reported that the water damage has been since resolved.
- 5. CTE/ Shop Structure: It appears that supplemental wood joists were added in an attempt to reinforce the roof structure. It is worth noting that the joists are spliced and midspan and are twisting (Photo 10).
- 6. Gymnasium: A settlement crack was observed in the newer gymnasium. It is unknown how long this crack has been present (Photo 11).

Recommendations

- 1) Continued monitoring of the 2nd and 3rd floor structures of the 1920 school building is recommended to ensure that the failed brick pockets supporting the steel floor joists do not propagate. Given the age of the building, this will be a potential continuing concern.
- 2) While the exterior façade of the building still appears to be in structurally sound condition given the age of the building; any damaged or spalled masonry at the exterior of the building should be addressed in the near future. As the building goes through seasonal freeze/ thaw cycles, any damaged masonry will allow moisture to enter the building envelope and continue to deteriorate the exterior façade. Keeping ahead of moisture related deterioration will be key in the longevity of this building.
- 3) While no immediate life safety concerns are present of the wrestling rooms; the girls wrestling room in the lower level is restricted by the column layout. Renovating the space to remove columns would likely require complete removal and reframing of the floor structure to ensure adequate head height clearance.
- 4) The roof structure over the CTE / Shop area—originally a bus barn renovated for educational use— has supplemental wood joists installed between the steel roof purlins that are severely twisted and inadequately spliced, creating a high probability of structural failure under

significant snow or wind loads. While a formal structural analysis was outside the scope of this assessment, these observed conditions present potential life-safety concerns during severe weather events for this roof structure. I recommend that the district commissions a detailed structural engineering investigation to plan for necessary reinforcement or reframing.

- 5) In the gymnasium where the settlement crack was noted, I recommend monitoring the crack for further movement.

Conclusion

This structural evaluation concludes that the 1920 school facility remains in relatively structurally sound condition given its age, despite some expected deterioration of the masonry wall structure. However, preserving its long-term integrity will depend entirely on a commitment to continual and proactive maintenance to prevent future structural decay.

It is worth noting that due to original 1920 structural system, any future structural modifications or modern layout reconfigurations necessary to meet current code compliance or educational spatial standards would not prove to be feasible.

Limit of Liability

The information presented in this report is based on the visual observations made only at the date indicated herein. No demolition was performed. The observations were limited to the visible framing only. No field or laboratory testing was completed in conjunction with this report. The scope of the services is limited to the areas addressed in this report and RRE may not be held liable for conditions not visible or evident at the time of this site visit. Items that are specifically beyond the scope of this report include, but are not limited to, design of repairs for any deficiencies observed. RRE is not certifying the original design, construction, or condition of the structure as it pertains to the original design intent and no warranty of its ability to resist the structural loads as intended during the original design is implied. RRE reserves the right to amend or modify this report as appropriate if the additional information or other discoveries become known.

Regards,



Jerad Hoffman, PE



PHOTO 1 - SOUTH PARAPET



PHOTO 2 - SE PARAPET

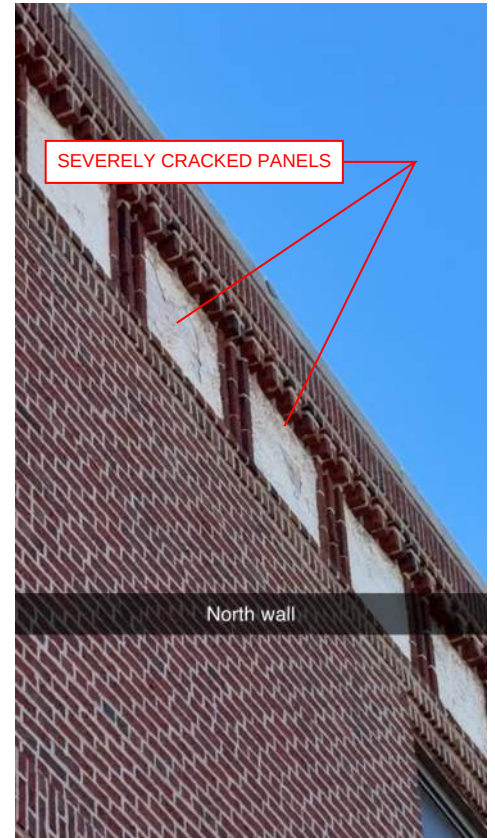


PHOTO 3 - NORTH PARAPET



PHOTO 4 - LOADING DOCK RETAINING WALL



PHOTO 5 - DAMAGED STAIRS/ RAILINGS



PHOTO 6 - LEANING RETAINING WALL



PHOTO 7 - NON-ADA COMPLIANT STOOP



PHOTO 8 - GIRL'S WRESTLING



PHOTO 9 - WATER DAMAGE @ NORTH WALL



PHOTO 10 - CTE ROOF STRUCTURE

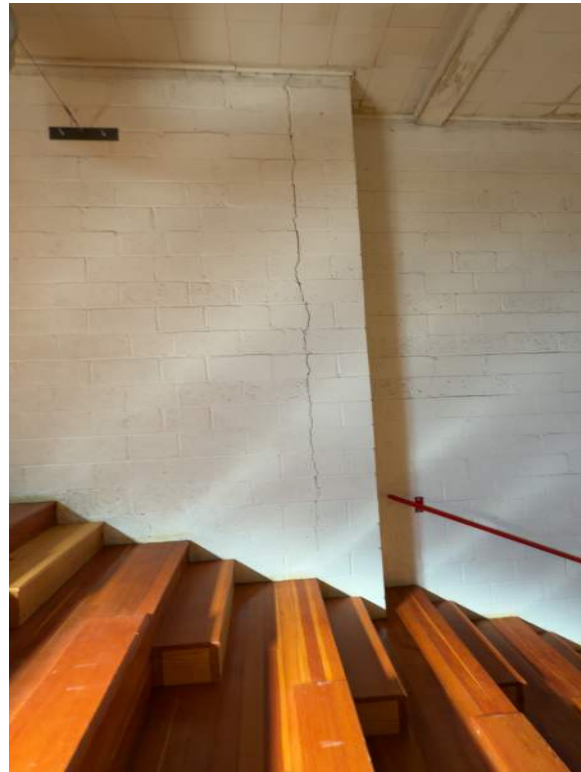


PHOTO 11 - SETTLEMENT CRACK IN GYM