

More Than Bread Sanborn Bakery

Client – Valley View Commerce Center LLC

Owner – Valley View Commerce Center LLC



The site includes an existing commercial warehouse, office, and food production building. The building is a concrete tilt up structure with tubular steel interior columns supporting the roof structure, and concrete slab-on-grade floors. Since the construction of the building shell, tenant improvements have been constructed within the building; including interior walls and installation of interior plumbing below the slab. A large portion of the northern half of the building is occupied by a bakery which includes large ovens, mixers, and cooling racks. Settlement and distress of the slab-on-grade floor around a column within the bakery was observed. The distress observed includes cracking of the concrete slab-on-grade floor and dry wall near the column.

GES will evaluate the relative difference in the top of slab elevation around the column using a manometer; up to 3 manometer surveys are anticipated. The concrete slab-on-grade will be cored within the zone of distress and the thickness of the concrete and supportive aggregate base will be measured. An exploratory boring will be drilled to a depth of approximately 30 feet below the existing slab-on-grade surface using a track mounted limited clearance drill rig and hollow-stem augers. Relatively undisturbed subsurface soil samples will be obtained using a California sampler lined with rings. Ring samples will be obtained throughout the upper ten feet of the subsurface soils. Laboratory testing including unit weight, moisture, solubility and hydrocollapse potential will be performed. GES will submit a report to our client which will include the results of our analysis regarding the observed distress and present recommendations for remediating the distress.