

August 14, 2026

Project Number: 260791

ENGINEER:

Aurora Engineering LLC
16521 Mayfield Dr
Eden Prairie, MN 55347
(763) 843-8867

CLIENT:

Coffing Concrete LLC
Jeff Coffing
PO Box 92
Webster, MN 55088
(612) 229-8789

Project Name: Jay Mitchell Foundation Wall

Project Location: 947 Fremont Avenue East, St. Paul, MN 55106

The above noted property was visited by Thomas A. Weber, P.E. of Aurora Engineering LLC on **Tuesday, July 21, 2026**, to evaluate the structural condition of the foundation wall through a visual review.

A section of the concrete masonry unit (CMU) foundation wall along the rear of the home has caved in. The affected section measures approximately 15 feet in length by 7 feet 4 inches in height, matching the interior ceiling height at this location.

The affected wall shows clear signs of movement, including visible displacement and inward collapse of the block in this section. This portion of the foundation wall is no longer providing reliable structural support and requires full removal and replacement.

Prior to construction, install temporary shoring to carry the existing loads as work is performed. This should be done on both sides of the load-bearing wall, from floor to ceiling. Once the temporary shoring is in place, the failed portion of the CMU wall can be removed, and the new CMU wall can be installed.

Required steps to restore structural integrity:

1. Install temporary shoring to support the structural load above the affected wall section prior to, and for the duration of, demolition and rebuild.
2. Excavate and dig out the area along the exterior of the wall as needed to expose the affected section and provide access to work from the outside.
3. Remove the caved-in CMU wall section, approximately 15' (L) x 7'-4" (H), down to sound, existing undamaged footing.
4. Install new CMU to match the existing wall construction at the removal area.
5. Install horizontal reinforcement consisting of two (2) 3/8" (#4) rebar bonded into every other course, tied into the adjoining original CMU wall.
6. Core fill the existing CMU cells being tied into, as well as all new CMU cells, at the reinforced courses.
7. Install vertical #4 rebar in all core-filled CMU cells, full height, tied into the footing below.
8. Apply an exterior waterproofing membrane to the new wall section prior to backfilling.
9. Backfill the void between the rebuilt wall and the surrounding soil with suitable granular backfill material, placed and compacted in lifts, to close the existing gap and restore proper soil support against the new wall.

To mitigate any further stress on the wall, proper water management on the site is advised to reduce the hydrostatic pressure on the foundation wall. Currently, the site is graded toward the foundation. This should be corrected to prevent water from this building and the adjoining properties draining towards the foundation wall.

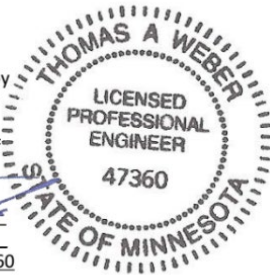
Please feel free to contact Aurora Engineering for any additional questions or concerns.

Sincerely,

Thomas A. Weber, P.E.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

Signature: 
Name: Thomas A. Weber, P.E.
Date: 08/14/26 License Number: 47360



 Digitally signed by
Thomas Weber
Date: 2026.08.14
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