

# *Southwest Building Inspection Service, Inc.*

## **Property Inspection Report Miracle Valley Campus**



**Inspection prepared for:  
Mr. Daniel Coxworth, AICP  
Director, Development Services  
Cochise County**

**Date of Site Inspections:**

March 28, 2024

April 2, 2024

*Inspector: Dr. Jim Johnson, PhD, CBO, CCI*

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## Inspection Details

### **What We Inspected:**

The onsite property inspection was a non-invasive visual examination of selective buildings located on the Miracle Valley Campus. It should not be considered a comprehensive building inspection analysis. Even though the inspector is an engineer, no testing of materials, operations of any mechanical, electric or plumbing systems, roof load review or any form of structural analysis, forensic engineering, design work, specialized testing or calculations were performed for this property. The sole purpose of the inspection was to determine the general condition of the selected buildings and provide my professional opinion and recommendations for these buildings. It is based on the observation of the visible and apparent condition of each of the buildings and their components on the date of the site inspections and not a prediction of future conditions. The report will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the site inspections.

### **Introduction:**

We appreciate the opportunity to provide this inspection report for you! Be sure to read the entire report carefully, as it contains all kinds of facts and information pertaining to this property. Remember, although the site inspections have been completed and the report has been delivered, we are still available to answer any questions you may have. The property being inspected does not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure and its systems at the time and date of the site visits only; inspection may have been limited by general safety concerns, vegetation, equipment, furniture, and possessions.

## Property Overview

Per your request, I personally conducted onsite inspections and a general review of four selective buildings only, located on the Miracle Valley Campus grounds. The remaining buildings on the site were not included in our inspection, nor included in our inspection report. The site inspection was conducted over two days, Thursday March 28 and Tuesday April 2, 2024. A total of about five hours were spent on the site. The following buildings were included in my review:

1. Main Auditorium
2. Boys Dormitory
3. Girls Dormitory
4. Laundry

## Main Auditorium Building

### General Construction Information:

This building was originally built as the main auditorium for the Bible College, as well as for church services. There is a lot of history dating back to the days of the A.A. Allen Ministry. The building consists of a concrete slab on grade foundation/floor, masonry exterior walls, steel roof trusses with wood slats and decking for the main portion of the building and wood rafter ceiling joists for the side extension portions on the north and south sides of the auditorium.

There is a large dome structure attached to the front of the auditorium on the west side, with a large open foyer, multi-user restrooms to the north and south. The dome was formed with a combination of wood and red iron steel, with a central compression ring at the peak that all the iron arcs attach to. Arcs are one of the strongest forms of construction as the load factors equalize evenly over the formed dome. It was an impressive example of engineering and construction for the time it was designed and built, and that it remains standing this many years later.

There is a metal stairway located in the middle of the foyer which leads up to the inside of the base of the dome structure itself, with a door that opens out to a roof deck around the base portion of the dome. The installation of this exterior door was a great idea, making it easy and accessible for maintenance of the roofing and exterior façade of the dome itself, as well as inspection of the main auditorium roof itself without having to use a ladder or bucket lift.

### Observations:

The auditorium building was noted to be in a major state of disrepair and neglect. It appears that someone has tried to rebuild some areas of the roof, but unfortunately was not able to finish. The original roofing materials for the main portion of the building have been removed, as well as a good portion of the roof decking. This has left the interior of the building open and exposed to the weather elements. At some point some metal standing seam roofing panels were installed on a very small section of the southeast portion of the roof. This is a great roofing product. The overall auditorium basically does not have any watertight roofing at all, except possibly where the noted metal standing seam roofing panels were installed; however, I was unable to visually confirm these joint seams were ever sealed off.

The roofing for the dome structure itself is still intact, but with heavy signs of water leakage into the interior of the structure. I was unable to determine how long this has been occurring, but knowing the structure has been neglected for many years, I would say it has been several years. The roofing materials for the flat portion of the roof around the dome portion were noted to be completely worn out, with some areas open to the wood decking that was found to be rotted out.

I have concerns with the exterior masonry walls, particularly where the steel roof trusses attach on to the horizontal I-beams. The roofing has been removed, which has lessened the overall loads, but the structure has been dormant for many years. Without any blueprints to confirm the structural design and reinforcement, my concern is just how structurally sound is the entire building. If the building is to be restored into a usable structure, I would strongly recommend a Structural Engineering firm be contacted to assess the walls before any roofing is installed. My question is since the building was gutted, were there plans to restore it to its original use but with updated systems and additional upgrades to the structural portion of the building frame? This may pose a structural concern. For example, the installation of updated HVAC units could add a considerable load to the roofing members.

The interior of the building has been pretty much gutted down to just a shell of the original structure. Most of the glass windows and doors have been broken out, making the building completely accessible. The electrical, plumbing and heating/cooling systems have mostly been removed as well. The walls of the foyer restrooms have been gutted out and all the plumbing fixtures have been removed. Exposed galvanized supply piping and cast-iron sanitary drain piping was noted coming up out of the concrete slab. This is a major concern as none of these items meets the current County adopted plumbing code and would need to be completely removed.

The concrete slab in the auditorium itself has suffered an extensive amount of cracking with several of the cracks measuring a ½ inch or more in width. There are several factors that may have contributed to this, but geotechnical testing would be required for a better understanding of the exact cause. I also found a section of the concrete slab that has dropped down about 4 inches on the north outer wall, right next to the exterior masonry. This normally indicates there may be a soil issue directly underneath it.

**Recommendation:**

This structure is quite unique not only for its size, but also for its engineering and construction. The overall structure has withstood the test of time. It was occupied and well maintained for many years. Then at some point maintenance became more lacking and the building began to deteriorate as a result. There appears to have been several attempts to make repairs and/or remodel the building; however, the work was never completed. I have no information on why the building was gutted out and left as it stands today. If there were plans to remodel it, then the main lobby restroom wall and stage area finishes did not need to be removed. In its present stage, one must consider that the eventual plans were to demo the building, but because of its massive structure it just never got to that stage.

I must say that with its history one may want to consider restoring this auditorium. It would make a fantastic event center to hold trade shows, speaking engagements, concerts, weddings or even church services again. The building directly to the west was the complex cafeteria and it could possibly be restored as well. But one must keep in mind that restoring it would be a major undertaking, not just in terms of the work involved but also the expense. Replacing the auditorium slab itself would be a major and costly undertaking. Just the removal of the concrete will take a considerable amount of time. Repouring will need to be done in smaller sections to ensure the concrete curing process remains stable. But first, the soil underneath will need geological testing to know exactly what you are dealing with.

The major factor for consideration with this building is the cost to restore or demo. In its current condition it will require an architect to design the reconstruction plans for the structure itself, as well as installation of all new systems. I do have some serious concerns with the present concrete slab and the structural reinforcement within the exterior masonry walls. Are they capable of handling any new structural loads placed on them. Forensic testing and engineering will be required should you decide to move forward to restore the building. Besides the remodeling of the building itself, the County adopted building codes will require the installation of fire sprinklers and ADA (Americans with Disabilities Act) requirements, just to name a couple areas of required upgrades. Providing the required hard surface parking to comply with county regulations would also be a costly undertaking to consider.

Of course, restoration is not the only option. The other option would be to completely demolish the building down to bare ground. Demo costs will be expensive due to the building size with the masonry walls, concrete slab foundation, dome, and the roof structure assembly. But overall, the cost would be considerably less than restoration. There will be the need for a large onsite crane to lift off the steel roof trusses before the exterior walls can be pushed in. Bottomline, is it comes down to the costs involved to restore this structure to a usable building and whether the County wants to tackle this size of a project and whether they can find the funds necessary. In the end, demolition is probably the best and most logical path.



Overall Exterior View



Overall Exterior View



Overall Exterior View



Overall Exterior View



Exterior View Under Overhang



Exterior View of Dome & Roof Surrounds



Rotted Roof Decking Around Dome



Overall Roof Deck View Around Dome



Flat Roofing Around Dome



Exposed Roof Decking



Exposed Rafters on North Wing



Deteriorated Masonry Finish



Overall Interior View of Main Auditorium



Overall Interior View of Main Auditorium



Overall View of Steel Roof Trusses



Severely Cracked Slab in Auditorium



Concrete Slab Portion Depressed Down



Concrete Slab Portion Depressed Down



Steel Column Attachment at I-Beam



Steel Column Attachment to Floor



Overall Interior Stage View



Overall Interior View of Open Roof



Overall Interior Lobby View



Overall Interior Lobby View



Main Lobby Fountain



Main Entrance Glass Panels and Doors



Interior Lobby Stairway to Dome



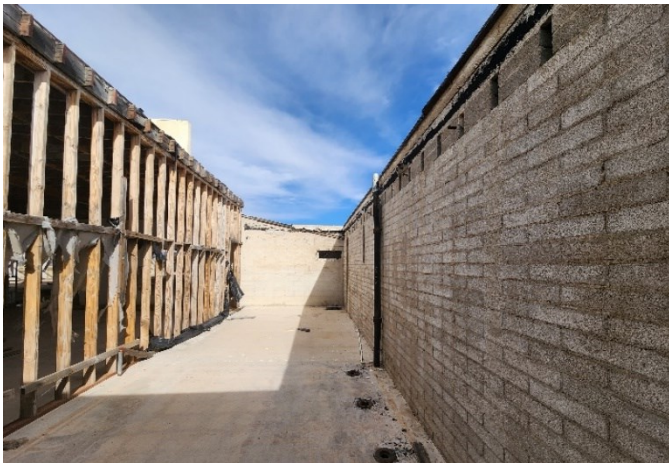
Interior View of Dome Compression Ring



Interior Dome Water Stains



Interior Dome Water Stains



Overall View of Main Restroom



Main Restroom Cast Iron Plumbing



Exposed Galvanized Pipe in Restroom



Ceiling Mounted Gas Furnace

## **Boys and Girls Dormitory Buildings**

### **General Construction Information:**

These buildings were originally built to be temporary living quarters, one for the boys and the other for the girls, while attending the bible college. The buildings are a carbon copy of each other. They are single-story structures with a concrete slab on grade foundation/floor, masonry exterior walls, wood frame rafter roof structure, wood framed interior walls, a large masonry brick fireplace and chimney.

The buildings have an open room at the entrance that served as the main lobby. There are several sleeping dorm-style rooms and a large multi-fixture restroom with showers located near the main lobby set up to be capable of handling a large volume of users at a time. Small kitchenettes were noted in a few locations throughout the buildings, possibly connected to several of the dorms for convenience. Basic plumbing was noted within the buildings, for the restrooms and the few kitchenette locations with galvanized piping noted. The buildings were set up with large heating and cooling units to handle the demand. The primary and secondary electrical panels were installed on the exterior of the buildings. Basic electric was noted within the buildings, consisting mainly of minimal outlets and lighting.

### **Observations:**

The boys building was noted to have been heavily damaged by fire and vandalism, while the girls was damaged by vandalism and heavy water damage from the roof. Windows are broken out, doors are damaged, interior walls and ceilings are damaged beyond repair. Black mold was noted throughout the building and appears to be actively growing. Plumbing fixtures are damaged beyond use, shower surround tile is cracked and/or missing. Most of the cabinets and countertops have been removed from the buildings and left outside in the weather elements making them now beyond any use. Remaining cabinets and countertops within the buildings are also damaged beyond repair. The ceiling insulation is falling out and has been left exposed to the rain as well. A few furnaces were noted and some ductwork; however, no cooling units were noted so they must have all been removed. All electrical panels were noted to be quite old and beyond any use. All MEP systems were noted to be damaged beyond repair, so you are looking at full replacement of all electrical, plumbing and heating/cooling systems.

The masonry exterior walls are still intact but with the amount of fire damage within the boys dormitory building, there is a serious concern that the heat may have caused them to crystallize. In addition, I have a concern whether there is adequate structural rebar, cell grouting and other reinforcements within the masonry walls for both buildings to handle any additional structural loads. At this point with the amount of damage and missing building materials, bringing these buildings up to the current building, structural and fire codes would be a major expense.

**Recommendation:**

These buildings are in very poor condition and would require extensive work in all areas to restore them to usable structures. It would almost be like starting from scratch, with all new systems and finishes. To restore the buildings to meet all the current County adopted building codes would be a major undertaking in terms of overall work and expense. It would also require architect drawings and some engineering.

Each of these buildings would need to be completely gutted down to the foundation and exterior walls. The exterior masonry walls would need to be tested to confirm they can handle the necessary structural loads. These buildings were not connected to a public sewer system but relied on onsite septic tanks that have been inoperable for many years. This would mean that none of the systems are up to the current design and health department standards. Replacement will be a major expense.

Due to the extent of the damage to these buildings and the work and expense that would be necessary to restore them, it is my professional recommendation to demolish them both back to the ground. I feel that this is the best option for these buildings. This should be easy to complete in a relatively short period of time.



Overall Boys Dormitory Exterior Front View



Overall Boys Dormitory Exterior View



Overall Boys Dormitory Exterior View



Boys Dormitory Crack in Exterior Wall



Boys Dormitory Front Lobby View



Boys Dormitory Front Lobby View



Boys Dormitory Typical Dorm Room View



Boys Dormitory Typical Dorm Room View



Boys Dormitory Typical Dorm Room View



Boys Dormitory Room Full of Debris



Boys Dormitory with Black Mold



Boys Dormitory With Black Mold



Boys Dormitory Restroom Showers



Boys Dormitory Restroom Sinks



Boys Dormitory Restroom View



Boys Dormitory Restroom View



Boys Dormitory Kitchenette View



Boys Dormitory Kitchenette View



Boys Dormitory Private Bath View



Boys Dormitory Water Heater



Boys Dormitory Exterior Electrical Panels



Boys Dormitory Exterior Debris



Overall Girls Dormitory Exterior Front View



Girls Dormitory View of Front Entrance



Overall Girls Dormitory Exterior View



Overall Girls Dormitory Exterior View



Girls Dormitory Overall Lobby View



Girls Dormitory Typical Dorm Room View



Girls Dormitory Typical Dorm Room View



Girls Dormitory Typical Dorm Room View



Girls Dormitory With Black Mold



Girls Dormitory With Black Mold



Girls Dormitory With Black Mold



Girls Dormitory With Black Mold



Girls Dormitory Restroom View



Girls Dormitory Restroom View



Girls Dormitory Kitchenette View



Girls Dormitory Kitchenette View



Girls Dormitory Private Bathroom View



Girls Private Bathroom View



Girls Dormitory Furnace



Girls Dormitory Water Heater



Onsite Septic System



Onsite Septic System

## Laundry

### **General Construction Information:**

This building was originally built as the main laundry facility for the Bible College back when it was in operation. One side was for the boys and the other for the girls with a dividing wall and no passage door between them. Its location on the campus is also somewhat isolated from the other structures. The building is a single-story structure with a concrete slab on grade foundation/floor, masonry exterior walls and a wood frame roof/ceiling structure. The plumbing was noted to be galvanized piping, which was common when this structure was built but is not allowed by the current plumbing code

**Observations:**

Most of this building was noted to have been heavily damaged by fire. All of roof structural supports are exposed, with no decking or roofing materials left. All the Interior wall finish materials are gone leaving everything exposed. All electrical and sanitary plumbing lines are all exposed and damaged beyond repair. The exterior masonry walls are pretty much still intact; however, I did note several vertical cracks that could have occurred as a direct result of the fire. Extreme heat has been known to crystallize masonry materials. I did notice the lack of structural rebar, masonry cell grout and mortar bed reinforcement in these walls which is a major concern if the building was to be restored.

**Recommendation:**

This building is in very poor condition and would require extensive work in all areas. To restore this building to a usable structure that would meet all the current County adopted building codes would be a major undertaking in terms of work and expense. In my professional opinion, this building is far too damaged with basically nothing that is salvageable, to include the exterior masonry walls, foundation, the plumbing system and the electrical system. Restoring this building would be very costly. It is my professional recommendation to demolish this building to the ground. I feel that this is the best option. This should be easy to complete in a relatively short period of time.



Overall Exterior View



Overall Exterior View



Overall Exterior View



Non-Reinforced Masonry



Closeup Non-Reinforced Masonry



Non-Reinforced Masonry



Masonry Structural Vertical Crack



Closeup View of Masonry Vertical Crack



Masonry Structural Vertical Crack



Structural Vertical Crack



Overall Interior View



Overall Interior View



Overall Interior View



Overall Interior View



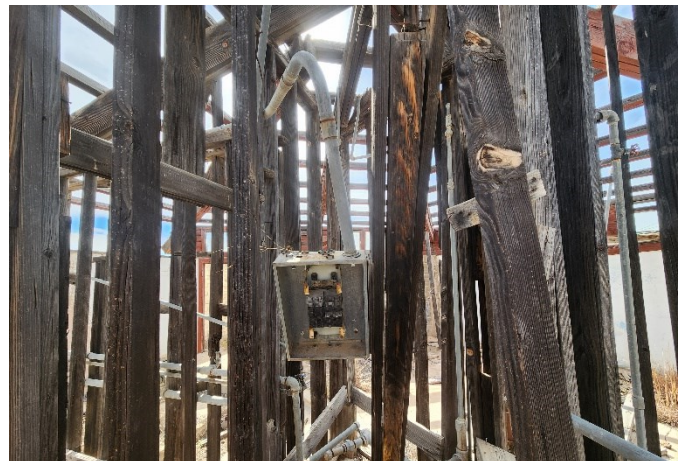
Galvanized Supply Piping



Galvanized Supply Piping



Galvanized Supply Piping



Interior Electrical Sub-Panel

## Conclusion

This concludes the findings of my site inspection. The results rendered are based solely on my professional opinion and at the time of the site inspections only. Please note that no destructive investigations, cutting, or dismantling were performed. Additional and/or hidden issues may be present that were not visible or known to the inspector during the inspection process. Please note that not every issue or comment in the report includes a picture. The ones chosen for your report only help to point out certain items or areas to help get a better understanding of the overall issue. Please keep in mind that just because there may not be a picture does not mean the item is less important and should not be removed, corrected, updated, or investigated further.

This report of the four requested buildings is just a small part of the remaining buildings to deal with on this large-scale campus. All four buildings were found to be deteriorated and/or heavily damaged and in no way do they comply with any current County adopted building, structural or fire codes. This report did not deal with any environmental issues or building products. I am aware that the County has already done a considerable amount of asbestos removal, which could be just a small part of the concerns with the buildings that still need to be dealt with, particularly with the visible black mold that is present within the dorm buildings. This is a major health concern that will need to be dealt with. I also noted a lot of peeling paint, both on the interior and exterior. This is the main characteristic of lead-based paint. I would recommend samples be collected and tested to confirm. In addition, being all open and exposed as they are making the buildings a target for further damage from the weather elements and vandalism.

In my professional opinion, the laundry and both dorm buildings should be demolished. The cost of restoring them under the current codes would be a major expense that would greatly outweigh the value of the buildings. As for the auditorium building, that is going to come down to the cost to restore and the desire of the County to allocate the required funds to do so. In the end it too may come down to demolition as well.

There is a lot of history on the campus grounds but again the cost to the taxpayers is a major factor that must be weighed out carefully. Liability to the County just as all the buildings set today is a major factor for safety, as I noticed in all of them people have been coming in and out of them. The cost of posting a full-time security watch would be time-consuming and would become a burden and strain on the budget and other County resources. The bottom line is unfortunately with today's cost of construction, current conditions of the buildings, code/fire requirements, architect fees, engineering design, geotechnical testing, contractors, liability, insurance, security/safety, and health department requirements all must be weighed out carefully. In the end demolition of all the buildings may be the most cost-effective pathway to go.

I hope this report has been a helpful tool in your decision-making process and I want to thank you for the opportunity for Southwest Building Inspection Service, Inc to help you with this process. If you have any questions regarding the property or this report please feel free to contact me at 520-458-3208 or email me at [jim@southwestinspectionsservice.com](mailto:jim@southwestinspectionsservice.com). We are also available should you decide to have the remaining buildings reviewed as well.



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