

BUILDING CONDITION ASSESSMENT REPORT

Countryside Adult Home

353 Schroon River Road
Town of Warrensburg, New York

May 6, 2019
Revision 1

Prepared For:

Warren County Board of Supervisors

Prepared By:

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EXECUTIVE SUMMARY

Beardsley Design Associates Architecture, Engineering, Landscape Architecture, D.P.C. (Beardsley) and Jade Stone Engineering, PLLC (Jade Stone) have conducted a Building Condition Assessment at the Countryside Adult Home facility located at 353 Schroom River Road (subject property) in the Town of Warrensburg, New York. The Building Condition Assessment was conducted following the scope and limitations of ASTM Standard Practice E2018-15.

The Building Condition Assessment is being conducted to identify needed repairs and replacements associated with building materials and systems. Immediate and short-term needs will be identified and evaluated to prioritize replacements. Replacements will be evaluated for safety improvements, thermal efficiency, and code mandated improvements.

Immediate needs were identified at the subject building which are necessary to correct unsafe conditions, building or fire code violations, or items that if uncorrected, would contribute to building system failure. Short term needs were also identified that would improve occupant's quality of life, enhance the marketability of the property, and facilitate the rehabilitation of the subject building. The Building Condition Assessment has identified the following cost associated with immediate needs and short-term needs (1-2 year) at the facility:

COST SUMMARY		
SYSTEM	IMMEDIATE NEEDS (Priority Items)	SHORT TERM NEEDS (1-2 years)
Site	\$6,360	\$109,375
Architectural	\$14,500	\$1,806,070
Mechanical	\$368,000	\$24,000
Electrical	\$155,000	\$192,000
Plumbing	\$12,000	\$6,000
ESTIMATED TOTAL (+/-10%)	\$500,274-\$611,446	\$1,923,700-\$2,351,190

For additional information refer to Report Section 4.0 – Property Review and Condition Summary and Report Section 10.0 – Opinions of Probable Cost. Recommendations for additional investigation are provided in Report Section 8.0.

ACKNOWLEDGEMENTS

The following individuals are recognized for their effort and contributions that have resulted in the completion of the Countryside Adult Home Building Condition Assessment:

1. Chairman Ronald F. Conover, Members of the Warren County Board of Supervisors and County Administrator Ryan Moore for seeking funding and undertaking a formal process to complete a comprehensive Building Condition Assessment of the County's Countryside Adult Home.
 - This public facility is a 48-bed assisted living residential facility within Warren County that addresses the needs of the homeless, low income and others who cannot live independently in the private home setting. Its residents are generally elderly and on temporary assistance but are not candidates for skilled nursing care. This facility also accommodates the local needs for adult day care and is a senior meal site in the Town of Warrensburg. The County desired to understand the immediate and short-term building needs of this facility- built 39 years ago- in order improve its physical condition. The future investment of public funds, with information provided by the report, will guide decisions on extending the useful life of this residential structure.
2. Governor Andrew Cuomo's Regional Economic Development Council and the Consolidated Funding Application for awarding the County Community Development Block Grant Funds through the NYS Office of Homes and Community Renewal and the NYS Housing Trust Fund Corporation for this assessment project.
3. Warren County Planning Department, Director Wayne LaMothe and Planner Patricia Tatich, for project initiation and grant administration for associated work tasks to complete the Building Assessment.
4. Special thanks to Social Services Commissioner Chris Hanchett, Deputy Commissioner Christina Mastrianni, Countryside Director Amy McByrne and Scott Mosher, Head of Building Maintenance for their willingness to provide relevant information concerning building issues and operations - as well their enthusiasm for maintaining a high quality of life for the residents.
5. Also, Special thanks to the Warren County Superintendent of Public Works Kevin Hajos for providing direction and important information concerning DPW's efforts to adequately maintain this County facility and the surrounding property.

1.0 INTRODUCTION

1.1 Purpose

The objective of the Building Condition Assessment (BCA) is to assess the current physical condition of the facility, since the building condition may directly impact economic soundness and overall value of the property and to identify needed repairs and replacements associated with building materials and systems. This BCA is intended to identify immediate needs and short-term needs at the Countryside Adult Home facility. Opinions of probable cost are provided for itemized listings of the costs of repairs or replacements, calculated according to the following categories:

- A. Immediate Needs: Repairs, replacements, and significant maintenance items that should be done immediately to prevent further degradation of building materials and systems. Immediate needs include unsafe conditions, building or fire code violations, or items that if uncorrected would contribute to building system failure.
- B. Short Term Needs: Major repairs and replacements that should be completed within the next two years to improve occupant's quality of life, enhance the marketability of the property, and facilitate the rehabilitation of the subject building.

The Building Condition Assessment was completed by Beardsley and Jade Stone Engineering in accordance with a March 14, 2019 Consultant Agreement with Warren County.

1.2 Assessment and Methodology

The Building Condition Assessment was conducted following the ASTM E2018-15 Standard practice for Property Condition Assessments and consisted of the following:

- A. Interviews were conducted to discuss pertinent building systems with property management personnel. The interviews were conducted to inquire about the subject building's historical repairs, replacements, improvements, and maintenance procedures.
- B. Site observations to review the physical condition of the property.
- C. Review of available maintenance/replacement records provided by property management.
- D. Review of future improvements and anticipated maintenance/replacements as described by property management.
- E. Determination of the immediate and short-term replacement needs.

As outlined in the agreement for professional services, Beardsley reviewed architectural/structural and site systems with our in-house professional staff. Jade Stone acting as a sub-consultant to Beardsley, reviewed building mechanical, electrical, and plumbing systems.

2.0 SITE INFORMATION

2.1 General Site Information

Category	Property Data
Ownership	Warren County Alms House
Address	353 Schroon River Road; Town of Warrensburg, New York
Access	Vehicle access from Schroon River Road
Tax ID	198.-1-14
Area	67.62 ± acres

The subject property contains the Countryside Adult Home, the Warren County Cooperative Extension Office, the Town of Warrensburg Public Water Supply Wells as well the Warren County Fair Grounds and the Warren County Soil and Water Conservation District Offices. The Building Condition Assessment is limited to the Countryside Adult Home facility which is located in the southwest corner of the County's property.

The Countryside Adult Home facility is a 48-bed home for elderly adults which offers personal care assistance, meal preparation, and twenty-four-hour supervision. The subject building is approximately 21,400 square feet and consists of several areas which are used for resident rooms, dining room, kitchen, lounge, living room/family room, activities, a nurse's aid station, offices, common restrooms, shower rooms, and maintenance/utility rooms.

The subject building is located centrally on the southwestern portion of the subject property. An asphalt paved access drive is located on the east side of the property and provides vehicle access to the building from Schroon River Road. Asphalt paved parking areas are located on the north and east side of the subject building. A concrete patio is located on the west side of the subject building and has raised bed gardens and a fire pit. Concrete and asphalt paved walkways provide pedestrian egress from building exits to parking areas. An asphalt paved walking path is located around the perimeter of the building. The remainder of the subject property in the area of the facility consist of mature grass vegetation with trees and shrubs.

The location of the subject property in relation to major roads and other points of reference is indicated on Figure 1 - *Location Plan* and Figure 2 - *Parcel Location Plan*. Photographs 1 through 40, presented in Report Attachment A, show the current conditions of the facility.

Topography

The United States Geologic Survey (U.S.G.S.) topographic map for the Town of Warrensburg indicates that the site is located at approximately 680-715 feet above sea level. The subject property slopes to the east towards Schroon River Road. The map did not reveal any special hazards that would adversely impact the physical condition of the subject building.

Geologic Survey

According to information available from the United States Department of Agriculture - Soil Conservation Service, the surficial soil at the subject property consists of Hinckley cobbly sandy loam soils at the north portion of the site which are well drained with 8-15% slopes. The south portion of the site consist of

Raynaham silt loam soils which are poorly drained soils.

Building Code/Zoning Review

The subject property is located in a residential mixed-use zone according to the Town of Warrensburg. Warren County tax records indicate that the property classification is 633 – Aged Home.

No building or fire code violations were reported to Beardsley during the course of the Building Condition Assessment. The base certificate of occupancy for the building was not provided for review.

A March 1, 2019 New York State Uniform Fire Prevention & Building Code Fire Inspection Report prepared by Warren County was provided to Beardsley for review during the assessment. The Inspection Report did not note any building or fire code deficiencies during the inspection.

Refer to Report section 4.0 for additional findings related to building code deficiencies.

Flood Conditions

According to the Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for this area of New York (Community Panel No. 3608820022B, dated March 1, 1984), the subject building is located in an area of minimal flooding. The southern portion of the subject property is located in the Schroon River 100-year flood plain.

Flooding is not considered a concern at the building.

2.1.1 Available Utilities

Utilities serving the subject property are provided in the table below.

Type	Provider	Use
Electric	National Grid	Conventional power supply
Water	Town of Warrensburg	Potable water supply
Sanitary Sewer	The onsite septic system is being replaced by a full-service connection to the Town of Warrensburg Municipal Wastewater System	Wastewater discharge

Natural gas service is not available at the site. A 3,000-gallon fuel oil above ground storage tank is located north of the building at the edge of the asphalt parking lot. Three above ground propane storage tanks are also located adjacent to the north exterior wall of the building.

3.0 Document Review and Interviews

3.1 Review of Maintenance Records

The purpose of the review of maintenance records and itemized repairs/improvements is to determine the extent of deferred maintenance, if any, and the nature of future expenditures as they may relate to

the condition of the property. Documents that were requested from Warren County as part of the review included:

- Property survey.
- Prior architectural and engineering records/construction records.
- Historic capital expenditure and property maintenance records.
- Other records of the property as they may relate to the site and its improvements.
- Certificate of occupancy.
- Records of building and fire code violations.

Of these requested items, Beardsley received the following:

- May 31, 1979: Construction Documents for Adult Residential Care Facility for Warren County prepared by Paul E. Cushing Associates and R.N Strenkowski, P.E. Consulting Engineer.
- March 2017: Phase 1 Archaeological Survey for the Horicon Avenue Sewer Extension prepared by Curtin Archaeological Consulting, Inc.
- March 1, 2019: New York State Uniform Fire Prevention & Building Code Fire Inspection Report prepared by Warren County Code Enforcement Office.
- March 2019: Property Map prepared by Warren County GIS.

For additional information, please review the above referenced documents which are available from Warren County under separate cover.

3.2 Interviews

Ms. Amy McByrne, Director of Countryside Adult Home and Mr. Scott Mosher, Maintenance Director accompanied Beardsley and Jade Stone during the building walk through/site reconnaissance on March 28, 2019. Interviews conducted during the site reconnaissance revealed the following information:

- Currently the facility is occupied by 36 residents.
- The facility was originally designed as a State licensed 60-bed facility but was reduced to a 48-bed facility in 2009. The goal for the facility is to return to a 60-bed facility. With the current operational needs, it is felt that the facility needs additional space for support operations such as activity rooms, storage rooms, etc.
- The brick fire place located in the Living Room on the south side of the building is not operational due to an inoperable chimney flue.
- The western portion of the Living Room floor slopes towards the west. It was noted that there is a concern that the sloping floor may be associated with building settling. The eastern portion of the Living Room was formerly utilized as part of the facilities Kitchen. A difference in depth of flooring materials may be the cause of the sloping floor. Refer to Report Section 4.2.1 for more information.
- Property Management did not believe any other areas of the building were experiencing signs of foundation settlement.
- Windows at the facility were replaced approximately ten years ago. Property Management commented that larger windows would provide additional light into the facility and provide a warmer feel.

- Property Management indicated that flooring materials are original and have not been replaced. It is desired to have updated flooring materials throughout the facility.
- Resident Room wardrobes are mostly original to the building although some have been replaced. The current arrangement of the wardrobes near the room entrances is a safety concern since the bottom drawer can be opened and used to block staff access into the rooms.
- A single ceiling mounted light fixture is located at the Resident Room's and does not provide adequate light.
- Magnetic door hold opens were added to Resident Room entry door's during a prior project. When the door is held open it creates an awkward and unsafe condition with the adjacent Resident Room bathroom door.
- The fin tube heating covers are a recurring issue at the facility. The covers are easily knocked off their supports and as a result are a safety concern to residents due to the sharp edges that are often exposed.
- The heating system is difficult to control in its current arrangement and is likely unbalanced.
- The facility's connection to the Town of Warrensburg's Municipal Wastewater System will complete state regulatory approvals in 2019.
- Suspended ceiling tiles are a problematic maintenance issue at the facility. Any staining of the tiles has to be replaced or re-painted to meet state cleanliness standards. It is desired to have upgraded commercial grade kitchen/hospital grade ceiling tiles that are easily washable.
- Resident Room walls do not extend to the roof deck and are not insulated. Noise easily transmits between Resident Rooms.
- The existing roof was replaced approximately 15-20-years ago and has been patched several times. Flooding occurs at the roof due to buildup of ice and snow.
- The Nurse's Aide Station has operational issues. The space needs better/more sound attenuation measures, better medication refrigeration, the space is too small for the staff, and should have improved security.
- The nurses call system was recently repaired. A short in the system was causing the system to malfunction.
- Electric panel boxes in the corridors are not secure due to inoperable locks. It is desired to have corridor lighting controls moved to a central location.
- The floor drain in the resident Laundry Room backs up on a reoccurring basis (typically on a weekly basis) when the washing machine is in use. Refer to Report Section 4.5.2 for more information.
- Ventilation in the building is generally perceived to be inadequate.
- The fire/smoke barrier at the Nurse's Aide Station is believed to be non-continuous. During a prior renovation project to the Nurse's Aide Station, the fire/smoke barrier was compromised to enlarge the space.
- The main entrance doors are in need of upgrades or replacement. The locks at the door are not operational. The handicap automatic opener controls operate in a manner that could cause safety concerns to the residents and trap them in the vestibule.
- The emergency generator powers the heating system, nurse call system, select corridor lights, kitchen, walk-in freezer, and walk-in cooler. It is desired to expand the capacity of the emergency power system.
- The Exam Room is desired to be set up like a doctor's office and have improved lighting, sound attenuation, and additional electrical outlets.

- Currently the tubs in the Shower Room are not used. It is difficult to assist persons while using the tubs. A walk-in whirlpool tub should be considered as a replacement. Added heat and ventilation are needed in the Shower Rooms.
- The Activity Room is a central gathering place for residents and is used frequently. It is desired to have a state-of-the-art entertainment system with hearing assistance installed in this space. The space should also be designed/renovated with a modern/home like feeling.
- The eastern portion of the reception area is currently underutilized. It is desired for this space to be converted into additional office/record storage space.
- The main facility Laundry Room needs to have added ventilation. The commercial washer and dryer generate excessive heat in the room.
- It is desired to relocate the resident gift shop and turn it back into an office.
- It is desired to have additional exterior lighting around the perimeter of the building along with added hose bibs for garden/landscaping watering.
- It is desired to have a clearly marked and nicely landscaped exterior walking path around the building. The current path is narrow, made of asphalt, uneven and is in dis-repair.
- Water coming off the roof canopy at the Main Entrance covered walk can cause ice to build up on the concrete sidewalk causing a potential slip hazard that is typically treated with the application of salt.
- It is desired to have expanded parking areas.
- A pavilion structure is desired at the north patio area.
- The former Director's Apartment space at the northeast corner of the building is being utilized as office space. It is desired for this space to be renovated into more open office space.

Beardsley and Jade Stone met with Warren County project stakeholders following the site investigation field work on March 28, 2019. Meeting notes are provided in Report Attachment B.

3.3 Work in Progress

A building improvement grant is currently being sought through the Dormitory Authority of the State of New York (DASNY) for the facility in the amount of approximately \$85,000. Work being planned through the grant includes upgrades to the fire alarm system, handicap door openers at the main building entrance, and nurse call system.

A hazardous building material survey is currently being conducted at the building by Atlantic Testing Laboratories. The hazardous building material survey is planned to be complete in May 2019.

No other work is currently contracted at the facility.

3.4 Reported Replacements

Warren County reported the following repair and/or renovation projects that have occurred at the facility:

- The nurse call system was recently repaired to fix a short in the system.
- The existing roof was replaced approximately 15-20-years ago.
- The Dining Room was built as an addition to the main building approximately 22-years ago.
- The building's domestic hot water heaters were installed in 2013, 2014, and 2018.
- The condensers for the walk-in cooler and freezer were recently replaced in the last three

years.

- Some of the exhaust fans at the building have been replaced in the last 10-15 years.
- A Lochinvar hot water boiler was installed in 2016.

No other information was provided related to past repair/renovation projects which have recently occurred at the building.

4.0 PROPERTY REVIEW AND CONDITION SUMMARY

The purpose of the site observation visit and building walk through is to observe and document the physical condition of the building and site improvements. The condition of the building and site amenities is based on our judgment of the physical appearance of the item under review. During our site visit on March 28, 2019, Beardsley and Jade Stone reviewed all common areas of the building, unoccupied resident rooms, former resident rooms being utilized for other functions, roof, utility rooms, mechanical rooms, and the immediate site surrounding the building. General building/site features and conditions are noted within the sections below.

Operational and performance tests of electrical and mechanical equipment were not performed since the need for these tests could not be predicted prior to the site observation visit.

4.1 Site Review

4.1.1 Vehicular Parking and Access Drives

An asphalt paved driveway provides vehicular access from Schroon River Road to the Warren County Cornell Cooperative Extension located on the north side of the subject property and the Countryside Adult Home building located at the southwest corner of the property. Vehicle parking areas are located on the north and east side of the building.

The asphalt paved driveway and parking areas were observed in poor-fair condition during the site reconnaissance. Fatigue and traverse cracking were observed in several locations of the parking areas and may be caused by shrinkage of the asphalt, weakened asphalt base material or poor subbase material. Painted parking stalls and markings have weathered and are hard to see in some locations. It also appears that the pavement has not been sealed in a number of years due to its weathered appearance. Concrete curbs are located along the western edge of the eastern parking area and were observed in good condition.

Two dedicated handicap parking stalls are located adjacent to the main building entrance on the east side of the building. The handicap parking stalls do not currently have signage that meets Americans with Disabilities Act (ADA) requirements. One of the dedicated handicap stalls should also be designated as a van assessable parking space. During the site reconnaissance, it was noted that additional parking is needed to accommodate the facility parking needs.

The following recommendations are provided associated with our review of the paved parking areas:

- Due to the amount of cracking observed, the asphalt pavement at the parking areas should be removed and replaced. Delineated parking stalls should be painted following replacement of the asphalt pavement.

- Signage meeting ADA standards should be installed for the dedicated handicap accessible parking areas.
- Provide additional parking area to meet facility needs.
- County forces should be considered for completion of site work (such as the items noted above) as a cost saving measure.

4.1.2 Pedestrian Walkways and Stairs

Concrete pedestrian walkways are located along the edge of the eastern parking area. The concrete walkways appear to be in good condition. No substantial cracking or deterioration was noted. A concrete stair is located on the east side of the subject building and provides access to the former Director Apartment/Office space building entrance. The steel railing concrete bases at the stairs appear to have been patched and are loose/deteriorated.

An asphalt walkway is provided around the perimeter of the building and connects to the parking areas, building entrances, and west patio. It was noted that some residents utilize the walking path around the building for routine exercise. Traverse and edge cracking were observed in several locations of the walkway and may be caused by shrinkage of the asphalt or poor subbase material. The cracks in the walkway could be considered potential trip hazards due to movement of asphalt from freezing/thawing cycles.

The following recommendations are provided associated with our review of the pedestrian walkways and stairs:

- The steel railing base at the stairs adjacent to the former Director's Apartment space should be repaired.
- Due to the condition of the asphalt walkway, it is recommended that the asphalt be removed and replaced. Additional subbase material is likely needed to support the walkway.
- A dedicated walking path should be added along the northern parking area to prevent residents from walking within the parking area into the traffic pattern.

4.1.3 Patios

A covered concrete patio is located at the main building entrance on the east side of the building. An additional open-air patio is located west of the Dining Room addition. The concrete at the patios was observed in good condition but there are a few areas at the edge of the open-air patio where the concrete was delaminating or damaged by moving lawn equipment over it. Wooden picnic tables are provided at the open-air patio for resident use. During the site visit most of the picnic tables were covered in snow.

During the site reconnaissance, it was noted that a prior canvas pavilion structure was formerly located at the open-air pavilion. The canvas structure was damaged due to weather conditions and a more permanent structure is desired.

The following recommendations are provided associated with our review of the patios:

- Areas of damaged concrete at the open-air patio should be repaired/patched.
- The wooden picnic tables should be re-stained/painted. Additional composite picnic tables could

be added to the sitting areas and would require less maintenance and upkeep.

- Consideration should be given to adding a wood pavilion at the open-air patio for shade and cover from inclement weather.

4.1.4 Landscaping

Landscape plantings and flower beds are located along the eastern edge of the building, near the main entrance, between the north and east parking area, and on the west side of the building near the patio. Raised bed gardens and a masonry fire pit are also located on the west side of the building near the patio. The landscape plantings and raised bed gardens appear to be well maintained. Wood landscaping timbers are located at some flower beds and the raised bed gardens. Wooden benches were observed at building entrances and the patio. The benches and landscape timbers have a worn appearance. During the site reconnaissance it was noted that the area to the south of the west wing of the building could utilize additional landscaping and a sitting area for residents.

Grass vegetation is located around the subject building with mature trees and shrubbery. Grass vegetation at the edges of the parking areas was observed to be torn up/rutted due to recent winter snowplowing operations.

The following recommendation are provided associated with our review of the site's landscaping:

- The wooden benches and landscape timbers should be re-stained. Additional composite benches could be added to the sitting areas and would require less maintenance and upkeep.
- Provide a gazebo and/or landscaped sitting area in the area south of the west building wing.
- Grass vegetation at the edges of the parking areas should be reseeded. Add topsoil as required to smooth rutted areas.

4.1.5 Site Fencing

A chain link fence is located along the edge of the lawn/forested area on the western portion of the site. The chain link fence was observed in good condition; however, tree branches and some shrubs are growing in the fence.

A wood stockade fence is located at the north side of the building and is utilized as a trash receptacle enclosure/screen. The wood stockade fence has a worn appearance and is in need of minor repairs to the fence.

The following recommendations are provided associated with our review of the site fencing:

- The tree branches and shrubs that are intertwined within the fence should be removed to prevent damage to the fence.
- The stockade fence should be re-stained following repairs to damaged/missing fencing.

4.1.6 Site Drainage

The site is drained of stormwater runoff by sheet flow to vegetative swales located to the northeast and northwest of the building. The swales drain to the eastern portion of the site. The site in general slopes

towards the east and drains to the Schroon River which is located 1,100 feet to the east of the building. During our site reconnaissance, approximately 1-2 feet of frozen snow was located on the western portion of the site. Areas of ponding/frozen water appeared to be present associated with the spring freezing and thawing cycle. The area around the subject building appeared to be graded in a manner that would allow for positive drainage away from the structure. It was noted that drainage is an issue at the property especially at the eastern portion of the site where a naturally occurring low area is located.

The following recommendations are provided associated with our review of the site's drainage features:

- Areas of the site around the building that experience excessive drainage issues should have underground drainage tiles installed that tie into the vegetated swales.

4.1.7 Other Site Features

A wood framed storage shed is located within the northern parking area. The shed has wood T-111 siding and asphalt shingles that appear to be nearing the end of their useful life.

A 3,000-gallon above ground fuel oil storage tank and three above ground propane tanks are also located in the north parking area. The propane storage tanks are located north of the dumpster enclosure and do not have permanent foundations.

The following recommendations are provided associated with our review:

- The siding and roofing on the wood framed storage shed should be replaced.
- The above ground propane storage tanks should be relocated to a permanent concrete foundation/slab. The addition of shrubbery around the tanks would provide a visual barrier and improve the aesthetics of the north side of the building which is first seen by persons visiting the site.

4.2 Architectural Review

4.2.1 Foundations

The building is constructed on a continuous poured concrete foundation. Reinforced concrete footings support reinforced concrete stem walls at the perimeter of the building and at column locations within the footprint of the building. A four-inch reinforced concrete slab is located throughout the building.

An area of sloping floor was noted during the site reconnaissance at the Living Room located centrally at the east side of the building. The area of sloping floor could be caused by foundation settlement, but no cracking was observed at the room's walls which would be expected if foundation settlement was occurring. It was noted that a kitchen was formerly located within the eastern portion of the room. It is believed that the difference in depth of flooring materials may be the reason for the sloping floor. No other obvious evidence of settlement, cracking, or deterioration of the foundation system was observed during the site reconnaissance.

The following recommendations are provided associated with our review of the building's foundations:

- The carpet in the Living Room should be removed to determine if a difference in the depth of

flooring levels is causing the sloping floors or to determine if any cracking is present in the concrete slab. The sloping floor should also be infilled with self-leveling concrete to a level surface.

4.2.2 Framing Systems

The building is supported by a metal frame structure. Steel column supports are located at perimeter and corridor walls. The columns support a metal bar joist roof framing system spaced at five feet on center with metal roof deck above. Interior partition walls are framed with metal studs.

No obvious evidence of deterioration, settlement, movement, or other distress of the framing system was observed on interior and exterior surfaces of the building that would suggest a structural concern.

4.2.3 Roofing

The existing roof system is comprised of flat rigid insulation over sloping metal roof deck and covered with an EPDM single-ply membrane. The roof membrane and flashing are fully adhered, where the balance of the roof system is mechanically fastened to the roof deck below. Sloping roof structure creates positive drainage to the roof drains.

It was noted that the roof is approximately 15-20 years old and has been patched several times. Ice and snow build up on the roof and cause water to infiltrate through flashing at roof penetrations associated with vent pipes and roof top exhausts.

The EPDM rubber membrane roofing system is nearing the end of its useful life. Several patches were observed during the site reconnaissance. Lap sealant at roof membrane joints appeared to be weathered and cracked. Overall, the southern wing appeared to be in the worst condition and had an accumulation of ice and snow remaining on the roof likely due to the roof being shaded more than other areas of the building. Areas of ponding water were also observed at the south and west wing roofs. The ponding water may be caused from plugged /froze roof drains or low spots that have developed overtime by the settlement of roof insulation.

A covered entryway at the main building entrance also has an EPDM roof membrane system. The roof drains via scuppers that are located along the side of the roof. It was noted that ice can build up on the sidewalk below due to the scuppers draining along the side of the roof onto the ground.

The following recommendations are provided associated our review of the roofing systems:

- The EPDM roof membrane system is approaching the end of its useful life and should be removed and replaced with new thermal barrier, vapor barrier, rigid/tapered insulation for improved drainage, cover board and single-ply, EPDM membrane.
- Roof drainage at the covered entryway should be improved to prevent the build up of ice and eliminate potential safety concerns.
- All roof curbs and penetrations should be extended to a min of 8" above the finished roof.

4.2.4 Exterior Building Finishes

Exterior finishes located at the building include brick veneer with insulated plaster veneer at building

entrances, window canopies, and between window units. Continuous slate window sills are located between window units. Weep holes are located near the bottom of brick veneer walls to allow the movement of water away from the building interior.

The brick veneer was generally observed in good condition during the site reconnaissance. Areas of stained and discolored brick were observed around the perimeter of the building and are likely due to its age and excessive moisture at the walls of the building. An approximately four-foot vertical crack was observed on the south wall of the building at the brick veneer which indicates that the veneer has failed at this location. No other cracks were observed at the brick veneer. The mortar at the brick veneer appears to be in good condition with the exception of a few areas that are showing signs of minor deterioration. No obvious spalling or significant deterioration of the brick veneer was observed during the site reconnaissance.

The insulated plaster veneer was observed in fair-good condition with no significant separation from substrate materials. Vertical cracks were observed at the plaster veneer and minor areas of chipping plaster/paint were observed at the window canopies. The plaster has a worn appearance and staining is present on the window canopies. The current arrangement of window canopies contributes to the dated appearance of the building. During the site reconnaissance, it was noted that it is desired to improve upon the exterior visual appearance of the building.

The following recommendations are provided associated with our review of the building's exterior finishes:

- The exterior of the building should be cleaned to remove staining and discoloration.
- Select areas of masonry should be re-pointed.
- The crack at the south wall of the building should be repaired.
- Removal of the exterior insulated plaster veneer is recommended to provide an updated/modern appearance to the facility. An insulated metal paneling system could be used to infill areas of the plaster veneer. This system can incorporate accents, panel size variation, solar shading devices and other materials such as fiber cement panels to provide visual interest to the exterior of the building.

4.2.5 Windows

Sliding aluminum framed windows are located throughout the building. The windows are equipped with double pane glass and have wood composite window stools on the interior of the building. The windows were replaced approximately ten years ago according to Property Management.

The windows were observed in good condition and operated easily; however, cold air can be felt adjacent to the window and select Resident Rooms presented evidence of possible water infiltration at plaster/paint around windows. Deteriorated steel lintels located above the windows were observed in a few locations on the north and east side of the building. It was also noted that larger windows are desired to allow increased natural light within the building and improve the residents view of the surrounding scenic site features.

The following recommendations are provided associated with our review of the building's windows:

- Existing windows located throughout the building should be replaced with energy efficient

windows to improve the thermal efficiency of the building.

- Additional and/or larger windows could be added to the building, particularly if exterior façade improvements are implemented as noted in Report Section 4.2.4.
- Steel lintels should be inspected and replaced as needed during the window replacement.

4.2.6 Fire Separation Zones

The building is divided into three separate fire areas that diverge at the Nurse's Aide station. The three separate fire areas consist of the building wing to the west (approximately 4,465 square feet), the building wing to the south (approximately 4,565 square feet) and the building wing to the north (approximately 10,250 square feet). The fire barrier walls separating the fire areas extend to the underside of the roof deck and appear to be sealed between the flutes of the roof deck. The fire barrier walls have 1-1/2-hour fire rated doors that are on magnetic hold open devices tied to the fire alarm. The fire barrier wall separating the west wing jogs around the Nurse's Aide Station.

The building is equipped throughout with an automatic sprinkler system. The sprinkler system appears to be a "wet" system and is charged at all times.

The following recommendations are provided associated with our review of the building's fire separation zones:

- Update smoke doors, frames, and hardware to have a less institutional appearance.

4.2.7 Building Entrances

The main entrance of the building is located centrally along the east facing wall of the building. A covered walkway provides protection from inclement weather from the parking area to the building entrance. The covered walkway has brick veneer columns with plaster exterior wall covering and EPDM roof membrane. A sloped concrete sidewalk leads from the parking area to the building's main entrance. Aluminum framed storefront double doors are located at the building's main entrance and are equipped with handicap openers. Two covered seating areas/patios are located on the north and south sides of the main entrance.

The aluminum storefront doors and covered walkway were generally observed in good condition, although it was noted during the site reconnaissance that the doors do not lock correctly and the handicap openers at the vestibule doors do not operate in conjunction with each other. The presence of the covered walkway and patios at the main entrance give the area a closed in and dark feeling to the facility. The slope of the concrete sidewalk below the covered walkway is approximately 4%, which meets ADA standards for accessible routes.

Exterior doors at the remainder of the building consists of metal insulated doors set in metal frames with lever lock sets, panic devices, and automatic closers. Exterior doors at utility/mechanical spaces are solid metal doors while entrances to building corridors are metal doors with half lite glass. Wired glass was observed at the doors with half lite glass. Wired glass poses a safety risk to individuals that may impact and break the glass since it does not meet current safety standards. The wired glass also presents an institutional aesthetic. Exterior doors were observed in good condition although rust was observed at the base of some door frames. The exterior doors are also approaching the end of their useful life and have deteriorated weather seals.

The following recommendations are provided associated with our review of the building's entrance doors:

- The main entrance of the facility should be reconfigured to provide an updated open and inviting appearance.
- The existing storefront double doors and handicap openers should be replaced at the main entrance doors and vestibule.
- The addition of a handrail should be considered at the main entrance covered walkway.
- The exterior doors with half lite wired glass should be replaced with new doors to improve resident safety, aesthetics and improve the energy efficiency of the building.

4.2.8 Interior Finishes

The following interior finish types were observed during the site reconnaissance:

Building Area	Interior Finishes		
	Floor	Wall	Ceiling
Corridors	Vinyl floor tile	Painted gypsum wallboard Vinyl wall covering Wood wainscot	Suspended tile
Resident Rooms and Bathrooms	Vinyl floor tile Sheet vinyl flooring	Painted gypsum board FRP wainscot with ceramic tile pattern	Suspended tile
Storage and Activity Rooms	Vinyl floor tile Sheet vinyl flooring	Painted gypsum board FRP wainscot with ceramic tile pattern	Suspended tile
Living Room and Family Room	Vinyl floor tile Carpet	Painted gypsum board	Suspended tile
Library	Vinyl floor tile Carpet	Vinyl wall covering Wood wainscot	Suspended tile
Dining and Activity Room	Vinyl floor tile	Painted gypsum wallboard Wood wainscot	Suspended tile
Common Shower Rooms	Ceramic floor tile	Ceramic wall tile FRP paneling	Suspended tile
Common Restrooms	Vinyl floor tile	Painted gypsum wallboard	Suspended tile
Resident Laundry Room	Sheet vinyl flooring	Painted gypsum board FRP wainscot with ceramic tile pattern	Suspended tile
Offices	Vinyl floor tile Ceramic floor tile Carpet	Painted gypsum board	Suspended tile
Nurses Aid Station	Vinyl floor tile	Vinyl wall covering Painted gypsum wallboard	Suspended tile

Building Area	Interior Finishes		
	Floor	Wall	Ceiling
Kitchen	Quarry tile	Painted gypsum wallboard FRP paneling	Suspended tile
Staff Lockers and Restrooms	Vinyl floor tile	Painted gypsum wallboard	Suspended tile
Mechanical/Utility Rooms	Unfinished concrete Painted concrete	Painted gypsum wallboard FRP paneling	Unfinished

Interior finishes were observed in fair-good condition throughout the building. The finishes are generally worn and approaching the end of their useful life. Existing finishes presented a dated aesthetic. Vinyl floor tiles were observed with separating seams at the Dining Room near exterior entrances and in Restrooms where the flooring has been exposed to excess moisture. The construction documents for the building indicate that the vinyl tile specified was “vinyl asbestos tile”.

Fiberglass reinforced plastic (FRP) wainscot paneling is located in Resident Room Bathrooms and was noted in several locations to be separating from the wallboard walls. Property Maintenance noted that wallboard walls in Resident Room Bathrooms have deteriorated due to exposure to water over the years. Wood wainscot is located in various areas of the building at the corridor and Main Activity Room. Solid wood railings are also located along corridor walls. The wood wainscot and railings have a stained finish that appears worn and dated.

Suspended ceiling tiles are located throughout a majority of the building. Several types of ceiling tiles are located throughout the facility due to the need to replace damaged/stained tiles. Maintenance of the suspended ceiling tiles was noted as an issue during the site reconnaissance due to facility cleanliness standards.

Common Shower Rooms are located at the central hub of the building and include ceramic tile at floors and walls. The ceramic tile finishes at the Shower Room were observed in poor-fair condition. Separation of seams was observed at the floor/wall intersection. The seams have been patched with caulk as a temporary repair which is stained and unattractive. FRP panels are also located at some of the Shower Room walls and were likely used to cover the ceramic wall tile. Suspended ceiling tile in the space did not appear to be a water-resistant type.

The following recommendations are provided associated with our review of the interior finishes:

- Interior floor finishes should be replaced at the building to provide an updated appearance and to replace vinyl flooring that is reaching the end of its useful life. The vinyl floor tile should be sampled and analyzed by a certified NYSDOL asbestos building inspector to determine if the vinyl tile that was installed at the building actually contain asbestos. Refer to Report Section 7.2 for additional information. If the vinyl floor tile is confirmed to contain asbestos, abatement will be required prior to any disturbance of the existing flooring.
- FRP wainscot should be removed and replaced with a durable PVC wainscot up to approximately 60” above finished floor. The gypsum board behind the PVC should be replaced with a more durable and water-resistant material such a Durock or DensGlass. Any other areas of deteriorated gypsum wallboard should be repaired during the replacement of the wainscot.

- Suspended ceiling tiles should be replaced with washable commercial grade ceiling tiles throughout the building to provide a unified appearance. Ceiling finishes, elevations, and features could also be designed to provide a more attractive space for residents in Common Spaces/Activity Rooms.
- Refinish wood wainscot located in various areas of the facility to provide a refreshed appearance.
- The ceramic tile at the Shower Rooms should be replaced to provide a fresh appearance to the space. Water resistant ceiling tiles should also be installed in the Shower Rooms.

4.2.9 Interior Doors

Resident Room entry and Bathroom doors are solid wood construction set in a metal frame and are equipped with a mixture of knob and lever handles. Resident Room entry doors are also equipped with automatic closers and magnetic door hold opens that are connected to the building fire alarm system. Metal fire rated doors set in metal frames are located at each wing of the building and function as smoke barriers. These doors have a 1 ½ hour fire rating. Interior pass doors at offices, activity rooms, storage rooms, and mechanical rooms are a mixture of wood and metal doors set in metal frames. Doors located at storage rooms and mechanical rooms are fire rated with ¾ hour or 1 ½ hour rating. Wired glass was also observed at doors to offices, activity rooms, and vestibules. Refer to Report Section 4.2.6 for additional information on wired glass.

The interior doors at the facility were observed in fair-good condition but are approaching the end of their expected lives. It was noted during the site reconnaissance that the doors are difficult to adjust due to their age and that the current arrangement of the doors causes a potential safety issue with residents becoming entrapped between the Resident Room entry doors and Bathroom doors.

The following recommendations are provided associated with our review of the building's interior doors:

- Interior pass doors should be replaced at the facility to provide a fresh appearance, help reduce maintenance issues adjusting doors, and to eliminate potential safety hazards with wired glass doors. Retrofitting existing door frames for new doors may be an option for potential cost savings.
- Replacement of existing knob style door pulls with lever pulls should be conducted to meet current ADA standards.

4.2.10 Building Furnishings and Cabinetry

Resident Rooms are provided with twin beds, chair, dressers and double wardrobes with lockable drawers. The location of the double wardrobes does not provide adequate clear distance at entry doors according to current ADA standards. It was also noted that the presence of the lower drawer at the wardrobes creates a security/safety issue to Residents since it is possible for Residents to open the wardrobe drawers and block access into Resident Rooms by not allowing entry doors to open.

Furniture (including tables and chairs, sofas, lounge chairs, etc.) is also provided for Resident use at the Family Room, Living Room, and other Activity Rooms. A variety of vintages of furniture was observed during the site reconnaissance which was noted in fair-good condition. Tables and chairs located in the Dining Room appeared to be a newer vintage and were observed in good condition.

The majority of cabinetry and countertops located within the building appears to be original to the building, offers a dated appearance, and are beyond their expected useful lives. Laminate cabinetry and countertops were observed at the Nurses Aid Station, Exam Room, Resident Laundry Room, Personal Care, Gift Shop and other support areas. Existing cabinetry at the main Activity Room adjacent to the Dining Area appears to be a newer vintage and was observed in good condition.

Building furnishings were observed in fair-good condition. The majority of the furnishings have a dated appearance and are approaching the end of their useful lives. Cabinetry was observed in fair condition and in some cases has delaminating finishes.

The following recommendations are provided associated with our review of the building's furniture and cabinetry:

- Resident Room and Common Area furnishings should be replaced to provide up to date attractive furnishings suitable for use in an adult home. The wardrobes should also be relocated to allow adequate clear space at entry doors with lockable drawers at a more desirable and accessible height.
- Cabinetry should be replaced with updated fixtures. Consideration should be given to facility operations and the need for additional cabinetry/storage in certain areas of the building.

4.2.11 Facility Operations

During the site reconnaissance and interviews with the Site Director and Maintenance Director, several areas of the building were discussed that could be upgraded to improve facility operations and improve Residents quality of life.

- Partition walls at Resident Rooms do not go up to the ceiling deck above and allow noise to transmit between rooms. It is desired to improve acoustics between Resident Rooms.
- It was noted that Resident's often utilize the Family Room, Living Room, and main Activity Room on a normal basis. Improvements to these rooms are desired to create a more residential/family feeling to the rooms and to provide additional light in the rooms through the addition of windows.
- The Building's dedicated Physician Exam Room is located at the west wing of the building in a former Resident Room. It is desired to renovate this room with durable finishes and to make the space feel like a doctor's office.
- The Nurses Aid Station is located centrally at the hub of the building and is utilized by facility Nurses and Care Givers. The Aid Station is currently sized too small to efficiently provide all the needs of the facility Nurses and Care Givers. The space is currently utilized for work stations, medication storage, and storage of moveable aid carts. Partition walls at the Aid Station are not insulated and do not go to the roof deck which allows for easy noise transmission and creates privacy issues associated with discussion of Resident health needs. The Aid Station also does not have a secure access system.
- The Administrative Offices and Reception Area are located to the north of the building's main entrance. The Reception Area is currently oversized and underutilized. It is desired to convert this space into additional office and record storage space. The Administrative Offices are located in the former Director's Apartment Space. This creates an inefficient use of the space. It is desired for the space to be opened up to allow for cubicle workstations and additional dedicated file storage space.

The following recommendations are provided associated with our review of the building and discussion with project stakeholders:

- Installation of acoustic dampening batt insulation should be conducted above suspended ceiling tiles at Resident Rooms to help with noise transmission between rooms.
- Renovations to the Family Room, Living Room, and main Activity Room adjacent to the Dining Area are recommended to improve the living space for residents and include upgrades to finishes within the rooms and the addition of additional windows.
- Renovation's to the Physician's Exam Room are recommended to provide a room at the facility that can support Resident needs in addition to the Physician's needs.
- A substantial reconfiguration of the Nurses Aid Station is recommended to expand the size of the room into the Library/Lounge adjacent to the space, allow for sound proofing of the walls, provide a secure access system, updated work stations, and medication storage.
- The Reception Area and Administrative Office Spaces should be reconfigured to improve the efficient use of the space.

4.3 Mechanical System Review

4.3.1 Heating and Air Conditioning

Observations noted during the Building Condition Assessment related to the building's heating and air conditioning systems included the following:

- **Building Heating:**
 - The building is equipped with Two Central Boilers that feed finned tube radiators along the perimeter of the building. There is an older 613 MBH Peerless oil-fired cast-iron boiler that is original vintage (1979) and one more modern, Lochinvar 850 MBH boiler which was installed in 2016.
 - Entry way vestibules are equipped with cabinet unit heaters.
 - There are three (3) Unit ventilators. Two of them are floor mounted. The floor mounted units are located in the Living Room (Rm. 10) and in the Dining Room (Rm. 89), The third unit ventilator is located within the ceiling of the Dining Area (Rm. 89). These units appear to be more modern (not original to the building).
 - There are some spaces such as the Mechanical Room that are served by hydronic unit heaters that appeared to be original vintage.
 - Baseboard covers have been damaged, knocked off by residents and/or staff due to the nature of their location. Many covers have been repaired/zip-tied as a temporary fix.
 - Hydronic unit heaters appear aged and worn; however, no known maintenance or operation issues are known by Property Management.
 - Unit ventilators seem to be in decent shape, and there are no known issues of operation.
 - Property Maintenance mentioned Unit Ventilator 3 is located above the ceiling in the central area of the building. This makes maintaining the equipment very difficult, between physically getting up in the ceiling to perform any tasks and shutting down the area from residents when it is in a primary pathway to each resident wing.

- Pumps - There are various in line B&G pumps supplying zones in the building. They have had various component replacements to maintain operation within the last 5 years.
- Addition off back end of North Wing (Dining Area) was completed in the mid 90's. This area is fed by 2-unit ventilators (Lennox). There have been problems with keeping the large open area at a constant space temperature (73 degrees). Residents have complained it is either too hot or too cold. Most likely a result of under sizing, or a delay in response of the units causing a simultaneous heating and cooling of the space. There are windows and doors lining the entire exterior perimeter.
- There is an existing wood burning fire place in the Living Room. The existing chimney flue is inoperable and should be repaired.
- Building Cooling:
 - The majority of the building is not cooled. There appears to be condensing coils in the unit ventilators and a split system that services cooling in the corridors. No other cooling was observed during the site visit.
 - Note on the kitchen centrifuge system. Condensers are located above coolers. Associated exhaust fan is undersized to remove heat. In discussing with Property Management, the past maintenance issues have been resolved but it is clear the exhaust and supply are undersized. There is excessive heat that builds up in the Kitchen Area as it's being used more than it had when original constructed.
- Building Exhaust:
 - Original bathroom exhaust consisted of individual ceiling mounted bathroom fans connected into a shared duct stack. Approximately 15-20 years ago, these units were replaced with a roof mounted Greenheck direct drive fan. Since then, there have been concerns of the exhaust rate of the bathrooms. Bathrooms and locker rooms felt stagnant and no indications of adequate exhaust. Check sizing of fan.
 - Concerns with the exhaust rate of the Laundry Room, excessive heat in the summer. Check equipment sizes.

The following recommendations are provided associated with our review of the building's heating and air conditioning systems:

- Building Heating:
 - Baseboard Covers - Recommend tamper resistant covers and/or full replacement of baseboards.
 - Add heat and ventilation to the Common Shower area per Property Management request.
 - Spare Boiler is original to the building, new spare boiler should be added to avoid the building going without heating if the current newer boiler fails.
 - Cabinet Unit heaters at entry ways appear to be original and should be replaced based on the age of the units.
 - Review and possibly replace/upgrade Dining Room addition HVAC off the northwest corner of the North Wing. The two existing Unit ventilators have reported issues keeping the space at a constant temperature. Based on the age of installation they are also approaching the end of their useful life.

- A number of internal equipment is original but in good working order. We wouldn't recommend replacing equipment unless there is a known issue not discussed during our site visit. There isn't much that goes bad with hydronic equipment unless there is poor water quality which we cannot observe.
- Pumps are looking in rough condition and should be replaced. A number of them have been worked on in the last 5 years. Based on the condition we recommend replacing them.
- Repair chimney flue of living room fire place.
- Building Cooling:
 - Consider adding cooling to other spaces in the building.
 - Review Kitchen coolers condensers heat rejection.
- Building Exhaust:
 - Review and replace Restroom exhaust fans as needed.
 - Review and replace Laundry Room exhaust.

4.3.2 Ventilation

The building ventilation systems noted during the site reconnaissance are listed below:

- There is no ventilation at the building other than a few unit ventilators.

Observations noted during the Building Condition Assessment related to the building's ventilation system included the following:

- The building is lacking proper ventilation throughout. Code requires ventilation throughout the building. In some spaces natural ventilation is allowed when the operable portions of the windows are equal to 4% of the floor area. Mechanical ventilation needs to be provided since a number of spaces do not meet this requirement.
- Building ventilation will improve the indoor environment for Resident's by bringing fresh air into the building, remove stagnant air/impurities, and help control temperatures.

The following recommendations are provided associated with our review of the building's ventilation system:

- Add Energy Recovery Ventilators (ERVs) and provide adequate ventilation throughout the building. This will allow the capture of building exhaust air to preheat the code required ventilation air and save on energy and operating cost.

4.3.3 Controls

The building mechanical controls system noted during the site reconnaissance are listed below:

- Controls are a mix between pneumatic and Siemens.

Observations noted during the Building Condition Assessment related to the building's mechanical controls system included the following:

- Several pneumatic controlled thermostats do not function but are remaining in place. The unit ventilators are attached to the existing Siemens building management system (BMS), as well as some of the Kitchen equipment. Property Management desires to have a unified control system.

The following recommendations are provided associated with our review of the building's mechanical controls system:

- Upgrade Control system to have all equipment on one system.

4.4 Electrical System Review

4.4.1 Electric Service and Distribution

Observations noted during the Building Condition Assessment related to the building's electric service and distribution system included the following:

- The facility is demand metered and fed via a National Grid Pole mounted transformer array, estimated to contain (3) 100kVA pole mounted, Y connected transformers.
- The main electrical gear is 1980 (original) vintage and consists of an 800A fused (bolted pressure switch) main device and a single section of 800A, 208/120V 3ph, 4W distribution gear (MDP).
- Panelboards are located throughout the facility and serve as branch circuit wiring connection points. A total of 8 panels were identified, each fed via the MDP. Panelboards are also original vintage.
- A 30kW Onan diesel fire standby generator system is located within the Mechanical Room. This generator serves the following loads:
 - Refrigerator/cooler
 - Half of the corridor lighting (Every other fixture)
 - Approximately six receptacles within the facility
 - Heating system
 - Sewage pump system

The following recommendations are provided associated with our review of the building's electric service and distribution system:

- Due to the age of the distribution gear, it is recommended that it all be replaced and upgraded with a modern system. This includes both the main distribution gear (MDP) and the 8 associated downstream panelboards.
- When replacing panelboards, it is recommended that they be replaced with 42 or 54 circuit panelboards to allow for future circuit space.
- Additional power/circuits are needed within the Exam Room.
- We would recommend that additional research and investigation be performed to determine if the existing electrical panelboard feeders contain asbestos insulation, cloth type insulation or consist of aluminum type material.
- Additional exterior receptacles are desired to accommodate holiday lighting systems.
- The generator system currently does not operate as life safety equipment. The system is original vintage and has reached the end of its useful life and should be replaced. We would recommend that the size of the replacement system be carefully considered. It is advisable that this system

be reconfigured and expanded to handle life safety loads (emergency lighting and fire alarm), kitchen loads and additional systems throughout for user comfort.

4.4.2 Lighting

Observations noted during the Building Condition Assessment related to the lighting system included the following:

- The existing lighting throughout the facility consists of fluorescent technology, primary recessed troffers and surface globes.
- Exit signage appears to be old incandescent type, probably original vintage.
- Battery operated emergency lighting fixtures (wall mounted type) serve the emergency lighting needs for the facility.
- Exterior lighting consists of:
 - Fluorescent (CFL) equipped post tops
 - Wall mounted fixtures which were recently replaced with LED style lamps
 - Low profile surface mounted fixtures eave mounted, assumed to also be Fluorescent technology.

The following recommendations are provided associated with our review of the building's lighting system:

- Replace the entire interior lighting distribution system with LED technology and dimmable controls.
- Provide interior occupancy sensors and appropriate switching control for corridor areas.
- Emergency lighting levels should be increased throughout the facility to meet current code requirements. It is recommended that the emergency lighting system be fed via the upgraded generator system.
- Improve exterior lighting fixtures. LED fixtures should be considered to both increase lighting levels and achieve better energy efficiency.
- Exterior lighting controls should be upgraded. Connection to the buildings BMS system is recommended.
- Exam Room lighting was identified as being less than desirable, recommend improving the lighting within this space to meet user expectations.

4.4.3 Fire Detection

Observations noted during the Building Condition Assessment related to the building's fire detection system included the following:

- The building fire alarm system appears to be original vintage (1980) and is maintained by Mahoney Alarms.
- Initiation devices consist of smoke detectors, heat detectors and pull stations. Spacing is generally adequate but will need to be revisited when replaced, to meet current code. Some additional devices in various locations should be expected.
- Notification appliances appear to be bell and strobe type. Coverage is generally adequate but does not meet current code requirements. Additional appliances should be expected when the system is replaced.

The following recommendations are provided associated with our review of the building's fire detection system:

- Due to the age of this system, we would recommend a complete replacement to consist of a new addressable type system, addressable initiation devices and modern annunciation system equipment consistent with current building code requirements.
- Replace all existing Fire alarm cabling with new.

4.4.4 Building Security System

Observations noted during the Building Condition Assessment related to the building's security system included the following:

- The facility currently uses a closed-circuit type camera system for internal observation.

The following recommendations are provided associated with our review of the building's security system:

- Camera system appears to suit the current needs of the facility.
- A wireless key fob door access system was requested during our site visit.

4.4.5 Building Telecom, Data and CATV System

Observations noted during the Building Condition Assessment related to the building's telecom system included the following:

- The existing facility is fed with a Verizon copper (phone) system connection from the Street. This system is distributed via cat3 cables from the Electrical Room. The system appears to have plenty of capacity for future use.
- The existing phone system is a conventional server type system and is schedule to be replaced with a modern VOIP system. Typically, VOIP phones utilize more modern UTP (CAT 6 or better). It is possible that additional cabling may be required to accommodate the new phone system.
- A cable tv (CATV) coaxial utility service also enters the Electrical room. The coaxial cable handles both cable tv needs and internet connectivity for the facility. This system appears to be relatively modern. No issues were noted.
- A single central data rack was observed within the Administrative Area. Various data drops are distributed from this central location.
- Ubiquiti type wireless access points were noted throughout the facility and handle the WiFi needs of the residents.

The following recommendations are provided associated with our review of the building's telecom system:

- Community Room improvements:
 - Upgrade existing television system, consider projector type equipment
 - Consider the addition of assistive listening equipment
- Resident Rooms:

- Consider the addition of assistive listening equipment in all Resident Rooms

4.4.6 Nurse Call and Paging Systems

Observations noted during the Building Condition Assessment related to the subject building's telecom system included the following:

- The existing facility is equipped with a small nurse call system which consists of patient call pendants and associated dome alert lights in all Resident Rooms and the Exam Room.
- Toilet stations and associated dome alert lights are located within the Restrooms.
- All common spaces and corridor areas contain paging speakers.

The following recommendations are provided associated with our review of the building's telecom system:

- Although there were no identified complaints regarding the nurse call system, a replacement/upgrade should be considered due to the age of the system and the availability of parts.

4.5 Plumbing System Review

4.5.1 Building Water System

The building domestic water system noted during the site reconnaissance are listed below:

- Hot Water Heaters (Mech 116)
 - (2) Bock Water heaters serving the hot water plumbing fixtures in the building. Mixing valve to achieve tempered water for building (also in Mech. room).
 - Model 71E: 68 gallon, 173 mbh fuel oil fired water heater installed 10/23/14
 - Model 72E: 68 gallon, 199 mbh fuel oil fired water heater installed 4/3/18
 - One Water heater serving the kitchen equipment (160-degree hot water)
 - Model 71E: 68 gallon, 173 mbh fuel oil fired water heater installed 3/22/13
- Building is supplied with a 2" domestic water line.

Observations noted during the Building Condition Assessment related to the building's domestic water system included the following:

- The domestic water from the Town is hard and has accelerated wear to new equipment (dishwasher new within last 2 years but looks much older).
- The 2 hose bibs on the exterior of the building are damaged and require repair. Also, there is desire to have better located hose bibs closer to the gardening areas at the façade of the building.

The following recommendations are provided associated with our review of the building's domestic water system:

- Add Water softening system.
- Repair Hose bibs.

4.5.2 Waste and Vent System

The building waste and vent system noted during the site reconnaissance are listed below:

- The sanitary sewer (6 inch) that connects to a septic and leach field configuration will have limited use with the connection to the Town of Warrensburg Municipal Wastewater System. The new system will undergo full testing by mid-year.
- In the Resident Laundry Room, there are times when the washer is running it will cause a backup of water to come out the Laundry Room floor drain. The exact cause is known.

Observations noted during the Building Condition Assessment related to the building's waste and vent system included the following:

- Desire to move grease trap currently located in Food Storage Room 91 outside and provide outsourced maintenance.
- A hand sink is desired within the trash room on the north side of the building (Room 99).
- Plumbing fixtures appear in decent working condition, with some regular wear and tear.
 - Some toilets have been replaced from flush tank type to flushometer type. These new units have caused some issue to the existing sanitary systems (clogs, pressure issues, etc.).
 - Shower Room desired to be more handicap accessible. Tub is not walk-in. Shower heads need updating.

The following recommendations are provided associated with our review of the building's waste and vent system:

- Nothing from a code requirement is recommended. It would be up to Owner/Client if they are unhappy with the plumbing fixtures themselves.
- Send camera down the floor drain of the Residence Laundry Room and run the washing machine to try to figure out the cause of the occasional backups. Following the investigation repair work should be conducted as required.

4.5.3 Fire Protection

The building fire protection system noted during the site reconnaissance are listed below:

- The building is supplied with fire sprinklers throughout the building that is connected to the building's municipal water supply system.

Observations noted during the Building Condition Assessment related to the building's fire protection system included the following:

- The existing sprinkler system has been inspected and passed in the last 5 years. In good shape and no maintenance issues noted. Currently a wet sprinkler system.

The following recommendations are provided associated with our review of the building's fire protection system:

- No recommendations.

4.5.4 Propane Piping

The building propane piping system noted during the site reconnaissance are listed below:

- The building is currently using 2 fuel sources, propane and fuel oil. The original boiler, as well as, the newer hot water heaters are on fuel oil, while the newer boiler and various kitchen equipment are on propane. Currently a 3,000-gallon fuel oil tank located on the north side of the building at the edge of the parking lot. There are 3 propane tanks at this location, a smaller propane tank dedicated to the new boiler, and two larger (~1,000-gallon) tanks to feed the kitchen.

The following recommendations are provided associated with our review of the building's propane piping system:

- Everything appears to be in good condition.
- Refer to report Section 4.1.7 for additional information regarding the propane tanks location.

5.0 BUILDING AND SITE COMPONENT EFFECTIVE REMAINING LIFE

Building and site components are summarized on the table below with their estimated effective remaining life.

Expected Useful Life - The Expected Useful Life (EUL) figure is taken from common, published expected useful life tables. These tables provide standard and consistent estimates of the expected useful lives of many components typically found in multi-family properties. A copy of the FANNIE MAE Expected Useful Life Tables is included in Report Attachment C.

Effective Age - The actual or estimated age of the component. A range in age, due to the fact that components may have been replaced over time, may be noted (i.e., five to seven years).

Condition - The condition of the component, generally described as excellent, good, fair, or poor, or a similar and consistent qualitative evaluation.

Effective Remaining Life - An estimate of the remaining life of the component in its current condition. The age of the component is deducted from the expected useful life and the value is compared to the estimated effective remaining life where there is a difference of over two years, a footnote is provided to explain why the effective remaining life of the component varies from the standard estimate.

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Action - If any Action is required, the Action is recorded as "Immediate need," "Short term need," or "Maintain".

Estimated Effective Remaining Life					
Item	Expected Useful Life	Effective Age	Estimated Effective Remaining Life	Condition (poor, fair, good, excellent)	Action (immediate need, short term need, maintain, no action)
Site Components					
Asphalt Pavement	25	40	0	Poor-fair	Short Term
Additional Parking	N/A	40	40	N/A	Short Term
Signage at Handicap Parking	N/A	N/A	N/A	N/A	Immediate
Concrete Sidewalks and Patio	50	40	10	Good	Maintain
Concrete Patio Repair	50	40	10	Fair	Short Term
Asphalt Paved Walking Path	25	40	0	Poor-fair	Short Term
Dedicated Concrete Sidewalk	50	N/A	N/A	N/A	Immediate
Repair Steel Railing Bases at Stair	50	40	10	Poor	Immediate
Picnic Tables and Benches	N/A	40	Varies	Fair	Short Term
Installation of Wood Pavilion	N/A	N/A	N/A	N/A	Short Term
Landscaping	N/A	40	Varies	Good	Maintain
Re-stain Wood Landscape Timbers	N/A	Varies	Varies	Fair	Short Term
Installation of Gazebo	N/A	N/A	N/A	N/A	Short Term
Chain Link Fence	40	40	5+	Good	Short Term
Stockade Fence	15	Varies	5+	Fair	Short Term
Storage Shed	N/A	40	N/A	Fair	Short Term
Site Drainage	N/A	40	Varies	Fair	Short Term
Propane Tank Relocation	N/A	N/A	N/A	N/A	Short Term
Architectural Components					
Foundations	50+	40	10+	Good	No Action
Investigate Concrete Slab/Floor	50+	40	10+	Good	Immediate
Building Framing	50+	40	10+	Good	No Action
Roof System	20	15-20	0	Poor	Short Term
Brick and Mortar Veneer	50+	40	10+	Good	Short Term
Insulated Plaster Veneer	20	40	Varies	Fair -Good	Short Term
Windows	30	10	20	Good	Short Term
Smoke Doors	30	40	1+	Good	Short Term
Exterior Doors	25	40	1+	Good	Short Term
Main Entrance Doors	30	40	1+	Good	Short Term
Vinyl Flooring	15	40	1+	Fair	Short Term
FRP Wainscot	N/A	N/A	N/A	Poor	Short term
Suspended Ceiling Tiles	15	40	1+	Fair-Good	Short Term
Wood Wainscot	N/A	N/A	N/A	Fair	Short Term
Ceramic Tile Floors/Walls	25	Varies	1+	Fair	Short Term
Interior Pass Doors	30	40	1+	Fair-Good	Short Term
Building Furnishings	N/A	Varies	Varies	Fair-Good	Short Term
Cabinetry	25	40	1+	Fair-Good	Short Term
Acoustic Insulation	N/A	N/A	N/A	N/A	Short Term
Family/Living Room Renovation	N/A	N/A	N/A	N/A	Short Term

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Estimated Effective Remaining Life					
Item	Expected Useful Life	Effective Age	Estimated Effective Remaining Life	Condition (poor, fair, good, excellent)	Action (immediate need, short term need, maintain, no action)
Physician Room Renovation	N/A	N/A	N/A	N/A	Short Term
Aide Station Renovation	N/A	N/A	N/A	N/A	Short Term
Administrative Office Renovation	N/A	N/A	N/A	N/A	Short Term
Mechanical Components					
Unit Ventilators	30	25+	0	Poor	Immediate
Building Exhaust Fans	30	40	0	Poor	Immediate
Building Pumps	25	25	0	Poor	Immediate
Spare Boiler	25	40	0	Poor	Immediate
Finned Tube Radiation	40 Plus	40	10	Fair	Maintain
Pneumatic Controls	40	25	0	Poor	Immediate
Entry Way Cabinet Unit Heaters	40	40	0	Fair	Short Term
Lack of Ventilation	N/A	N/A	N/A	N/A	Immediate
Repair Fire Place Flue	N/A	N/A	N/A	Poor	Immediate
Electrical Components					
Electrical Distribution	40	40	0	Fair	Short Term
Electrical Generator	25	40	0	Poor	Immediate
Interior Lighting Fixtures/Control	10	10	0	Poor	Short Term
Exterior Lighting Fixtures/Control	10	Varies	2	Poor	Short Term
Fire Alarm System	25	40	0	Poor	Immediate
Camera System	8	5	3	Good	Maintain
Data Distribution	15	10	10	Good	Maintain
Voice Distribution	40	40	0	Good	Maintain
CATV Distribution	30	40	10	Good	Maintain
Nurse Call System	25	20	5	Fair	Maintain
Paging System	25	20	5	Fair	Maintain
Plumbing Components					
Water Piping	50	40	10	Fair	Maintain
Sanitary Piping	50	40	10	Fair	Maintain
Water Heaters	15	6 to 1	10	Good	Maintain
Hose Bibs	30	40	0	Poor	Immediate
Add Water Softening System	N/A	N/A	N/A	N/A	Immediate

6.0 ONSITE ENERGY PRODUCTION

Onsite Electrical power generation is possible at this facility, and from a preliminary investigation standpoint, appears to be a worthwhile future discussion. The most feasible type of onsite power generation is Photovoltaics (PV). The power generation system would likely consist of one of (or a combination of) the following configurations:

- Roof mounted array on ballast blocks – fixed pitch
- Ground mounted array on micro-piles – fixed pitch

- It appears that there is room on the Northwest side of the Building and on the East side of the building. The available land on the East side appears to be the most suitable, as it has less shading concerns and a larger view of the Southern sky.
- Ground mounted array on a tracker system. Tracker systems track the sun as it moves across the sky. These systems are sometimes more maintenance. However, they can produce more energy with a smaller footprint.

The facility currently has a 3-phase electrical service and is likely capable of accepting a photovoltaic back feed connection. The best solution would be a net metered PV system. Net metered systems are run in parallel with the Utility. They cannot produce power during a Utility outage. These systems are the more cost-effective variety, often have NYSERDA rebate options, operate without batteries and have an expected useful life of 30+ years.

We believe that this site could easily accommodate a 60kW system (or greater). Many options exist and could be further explored upon request.

7.0 ENVIRONMENTAL CONDITIONS

A separate Limited Hazardous Building Materials Survey is being completed by Atlantic Testing Laboratories coincident with the completion of the Building Condition Assessment Report. The sections below outline Beardsley's observations related to hazardous building materials.

7.1 Asbestos-Containing Materials

Asbestos (a generic term for several naturally occurring hydrated mineral silicates found in gypsum and related metamorphic rock formations) has been added to more than 3,000 products, including common construction materials, primarily for its thermal and acoustical properties. Inhalation of asbestos fibers has been associated with lung cancer, asbestosis, and mesothelioma.

Suspect asbestos-containing materials were observed at the subject building including vinyl floor tiles and associated mastics, gypsum wallboard, spackling joint compound, ceiling tiles, caulks/sealants, roofing materials, etc. All suspect asbestos-containing materials should be classified as asbestos-containing materials until proper sampling and laboratory analysis proves otherwise. The suspect asbestos-containing materials were generally observed in fair-good condition throughout the subject building.

- All suspect asbestos-containing materials should be classified as asbestos-containing materials until proper sampling and laboratory analysis proves otherwise. Sampling and laboratory analysis would be necessary to make a conclusive determination as to the presence or absence of asbestos within the materials. Asbestos-containing materials in any form or condition can present a potential health hazard and liability, and are subject to various State and Federal regulations, relative to hazard communication, abatement, transportation, and disposal. Any asbestos-containing materials disturbed during future repairs, renovations, or demolition projects should be removed and disposed of by a licensed contractor in accordance with applicable regulations.

7.2 Lead-Based Paints

Prior to 1978, many oil-based paints contained lead for durability and pigment-retaining purposes. Ingestion or inhalation of lead-based paint may cause lead poisoning, which may occur gradually and imperceptibly, showing no obvious symptoms. Over time, even low levels of lead in the bloodstream can interfere with growth and cause learning disabilities, permanent hearing and visual impairment, and other damage to the brain and nervous system.

The subject building's original date of construction was in 1979/1980. Therefore, the presence of lead-based paints is not considered a significant concern.

7.3 Mold

Mold is a multi-cellular fungus, with different colors, textures, and odors. Mold growth requires water/moisture, an organic food source (paper, wallboard, etc.), and proper temperature. Exposure to mold can cause allergic reactions and toxic health effects.

- No obvious areas of visible suspect microbial mold growth were observed within the building during the site reconnaissance.

7.4 Cultural Resources

A March 2017 Phase 1 Archaeological Survey was provided to Beardsley for review as part of the assessment. The Phase 1 Archaeological Survey was conducted in conjunction with the Horicon Avenue/Schroon River Road Sewer Extension project that is being conducted to enable the building to be connected to the municipal sewer system. The survey was conducted to determine if archaeological resources are present within the work area. No evidence of archaeological sites was found during the survey.

8.0 RECOMMENDATIONS FOR FURTHER INVESTIGATION

The carpet in the Living Room should be removed to determine if a difference in the depth of flooring levels is causing the sloping floors or to determine if any cracking is present in the concrete slab that could be an indication of foundation settlement.

Prior to conducting any renovation or demolition work at the site, a hazardous building material survey is required in accordance with State and Federal law. Any hazardous building materials disturbed during future repairs, renovations, or demolitions are required to be handled by licensed contractor in accordance with applicable regulations.

Additional research and investigation should also be performed to determine if the existing electrical panelboard feeders have asbestos-containing insulation, cloth type insulation or consist of aluminum type material.

A video drain inspection should be conducted at the Resident Laundry Room floor drain to determine the reason for periodic backups.

9.0 EXCLUSIONS AND DISCLAIMERS

Beardsley and Jade Stone are not responsible for the identification of any concerns or conditions which result from activities which have taken place after the date of the Building Condition Assessment site visit. The contents of this Report, opinions, and recommendations presented herein, are based on information available at the time of the preparation of the Building Condition Assessment.

10.0 OPINIONS OF PROBABLE COST

Opinions of probable cost were developed as part of the Building Condition Assessment. The estimates were developed to provide a budget for planning future repair and renovation projects at the building.

The estimated cost does not include “soft cost” for the building construction projects such as legal, administrative, or architecture and engineering fees since the scope of planned projects is not fully defined at this time. The estimated cost may be impacted by the size and type of projects that are planned and bid at one time. Contractor overhead and profit is included in the estimated cost and as such, there may be a cost savings if some of the items are completed using County forces. It is strongly recommended that the County apply appropriate design and construction contingencies when budgeting for potential projects. A breakdown of individual cost for the immediate and short-term needs is provided in Report Attachment D.

10.1 Immediate Needs

Immediate needs that were identified at the building and site are summarized below:

- ADA Signage at Existing Handicap Parking
- Repair Steel Railing Bases at Stairs to Administrative Offices
- Installation of Dedicated Concrete Walkway
- Investigate Concrete Slab at Living Room
- Hazardous Building Material Survey (currently under contract and being completed in May 2019)
- Unit Ventilators
- Building Exhaust Fans
- Building Mechanical Pumps
- Spare Boiler
- Pneumatic Control Valves to DDC
- Adding ERV's and Ductwork for Ventilation
- Repair Fire Place Flue
- Replacement of the Electrical Generator System
- Replacement of the Fire Alarm System
- Replace Broken Hose Bibs
- Add Water Softening System
- Send Camera down Residence Laundry Floor Drain

The estimated cost of immediate needs identified at the building and site is **\$500,274 - \$611,446.**

10.2 Short Term Needs

Short-term needs that were identified at the building are summarized in the table below. Short term needs have been prioritized based on code requirements, safety, operational efficiency, and are also based on the ability to improve occupant’s quality of life and enhance the marketability of the building.

The short-term needs are given a priority ranking based on Priority Selection Criteria:

Category 1: Item is checked for repairs or replacements associated with code deficiencies, safety issues, or high priority building infrastructure issues, and items that effect facility marketability to a higher degree.

Category 2: Item is checked for repairs or replacements that are associated with operational efficiency of the facility or building infrastructure and items that effect facility marketability to a moderate degree.

Category 3: Item is checked for repairs or replacements that are associated with operational efficiency of the facility or building infrastructure and items that effect facility marketability to a lesser degree and if needed could be considered for future phases of building rehabilitation.

Short Term Needs			
Item	Priority (1-highest/3-lowest)		
	1	2	3
Site			
Asphalt Pavement at Parking Areas	X		
Parking Lot Expansion			X
Asphalt Pavement at Pedestrian Walkway	X		
Repair Damaged Concrete at Patio	X		
Picnic Tables and Benches		X	
Wood Pavilion Structure (10'x15')		X	
Re-Stain Existing Landscape Timbers		X	
Gazebo (10') and Landscaping			X
Add Topsoil and Re-seed near Parking	X		
Chain Link Fence Maintenance		X	
Wood Stockade Fence Maintenance	X		
Shed Maintenance		X	
Propane Storage Tank Relocation		X	
Site Drainage Improvements		X	
Landscaping at Northeast Corner		X	
Architectural			
Roof Replacement	X		
Improve Roof Drainage at Covered Walkway	X		
Clean Exterior Façade	X		
Masonry Re-pointing and Repair	X		
Replacement of Insulated Plaster Veneer	X		
Resident Room Window Replacement			X
Dining and Living Room Windows			X
Kitchen Windows			X

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Short Term Needs			
Item	Priority (1-highest/3-lowest)		
	1	2	3
Dining Room Windows			X
Steel Lintel Replacement			X
Replace Smoke Doors	X		
Main Entrance Reconfiguration		X	
Main Entrance Doors and Openers	X		
Exterior Doors		X	
Abatement of Existing Vinyl Flooring	X		
Resident Room Flooring	X		
Corridor and Dining Room Flooring	X		
Flooring at Support Spaces			X
Wainscot at Resident Restrooms	X		
Suspended Ceiling Tile Replacement	X		
Refinishes Wood Wainscot and Railings		X	
Common Shower and Restroom Floor	X		
Common Shower and Restroom Walls	X		
Interior Door Replacement		X	
Resident Furniture		X	
Cabinetry Updates		X	
Acoustic Dampening Insulation	X		
Family Room Renovation			X
Living Room Renovation		X	
Activity Room Renovation	X		
Physician Room Renovation	X		
Nurses Aid Station Reconfiguration	X		
Renovations at Reception/Admin Offices			X
Mechanical			
Entry Way Cabinet Heaters		X	
Electrical			
Electrical Distribution Gear Replacement		X	
Interior Lighting Systems (Energy Savings, Fast Payback)	X		
Exterior Lighting Systems (Energy Savings, Fast Payback)	X		

The estimated cost of short-term needs identified at the building and site is **\$1,923,700 - \$2,351,190**.

FIGURES

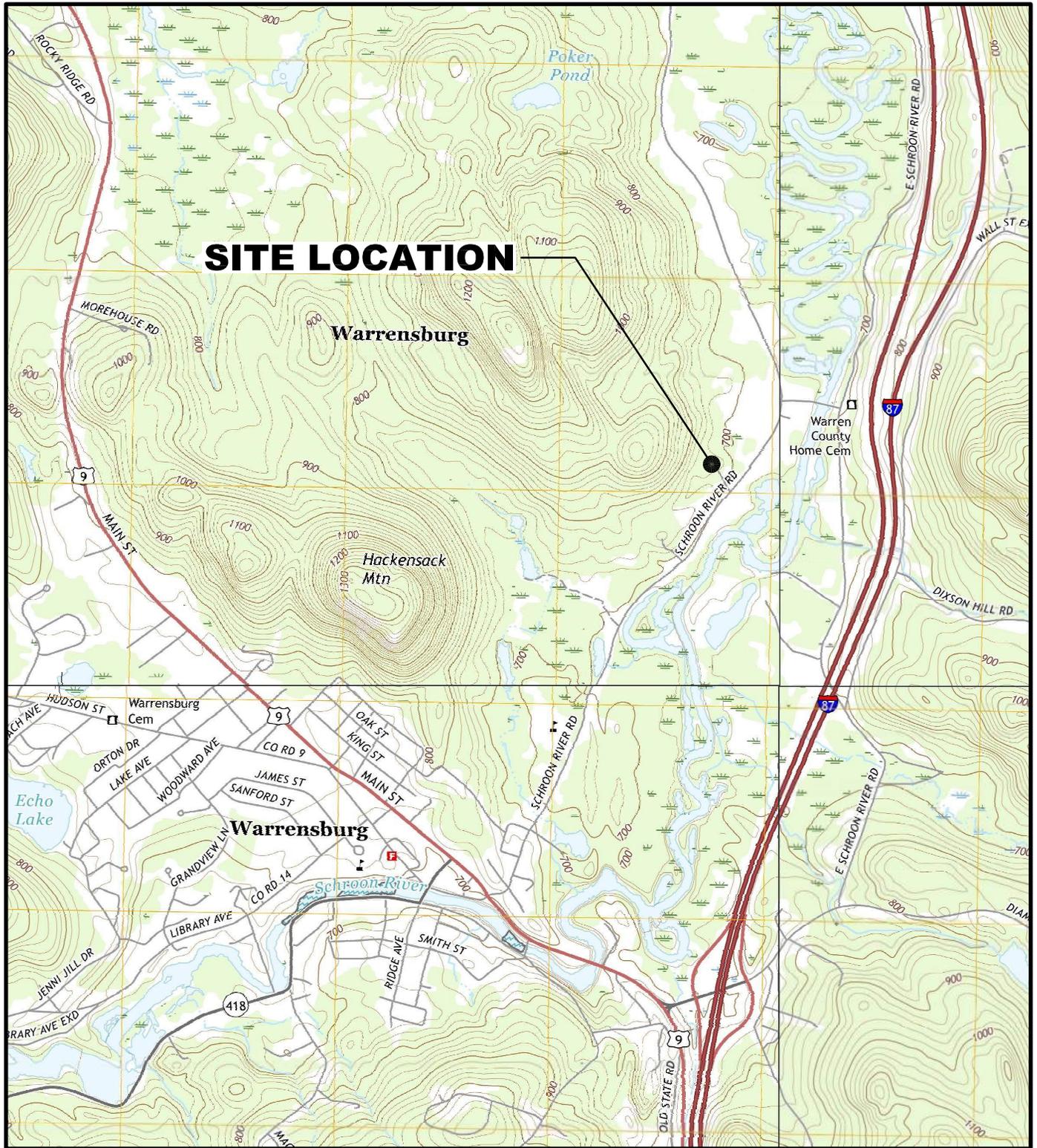


FIGURE 1 - LOCATION PLAN

Countryside Adult Home
 353 Schroon River Road
 Warrensburg, New York

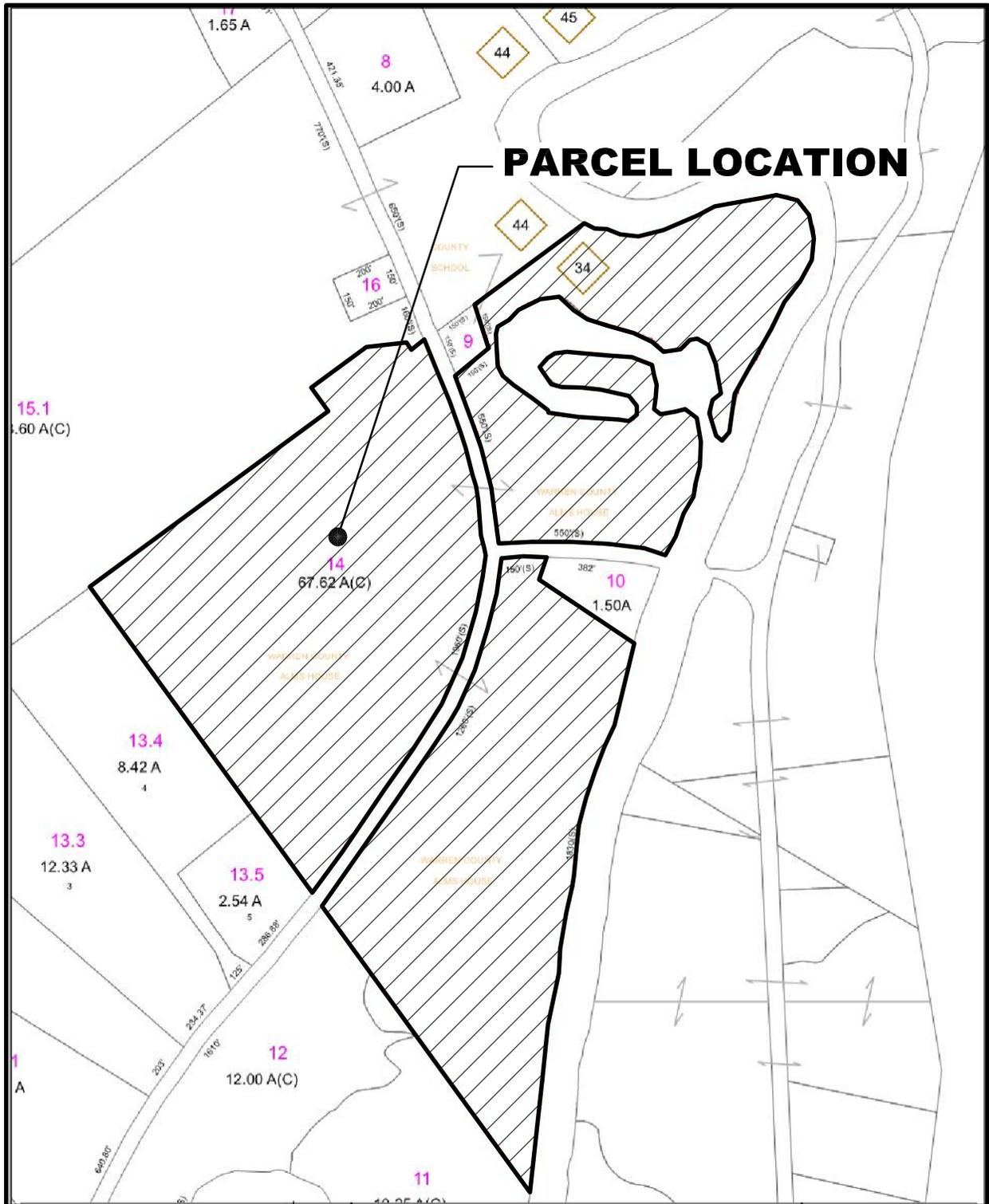
Building Condition Assessment

Scale: 1" = 2,000'

Note:

1. Location Plan referenced from USGS Topographical Map.





PARCEL LOCATION

FIGURE 2 - PARCEL LOCATION PLAN

Countryside Adult Home
 353 Schroon River Road
 Warrensburg, New York

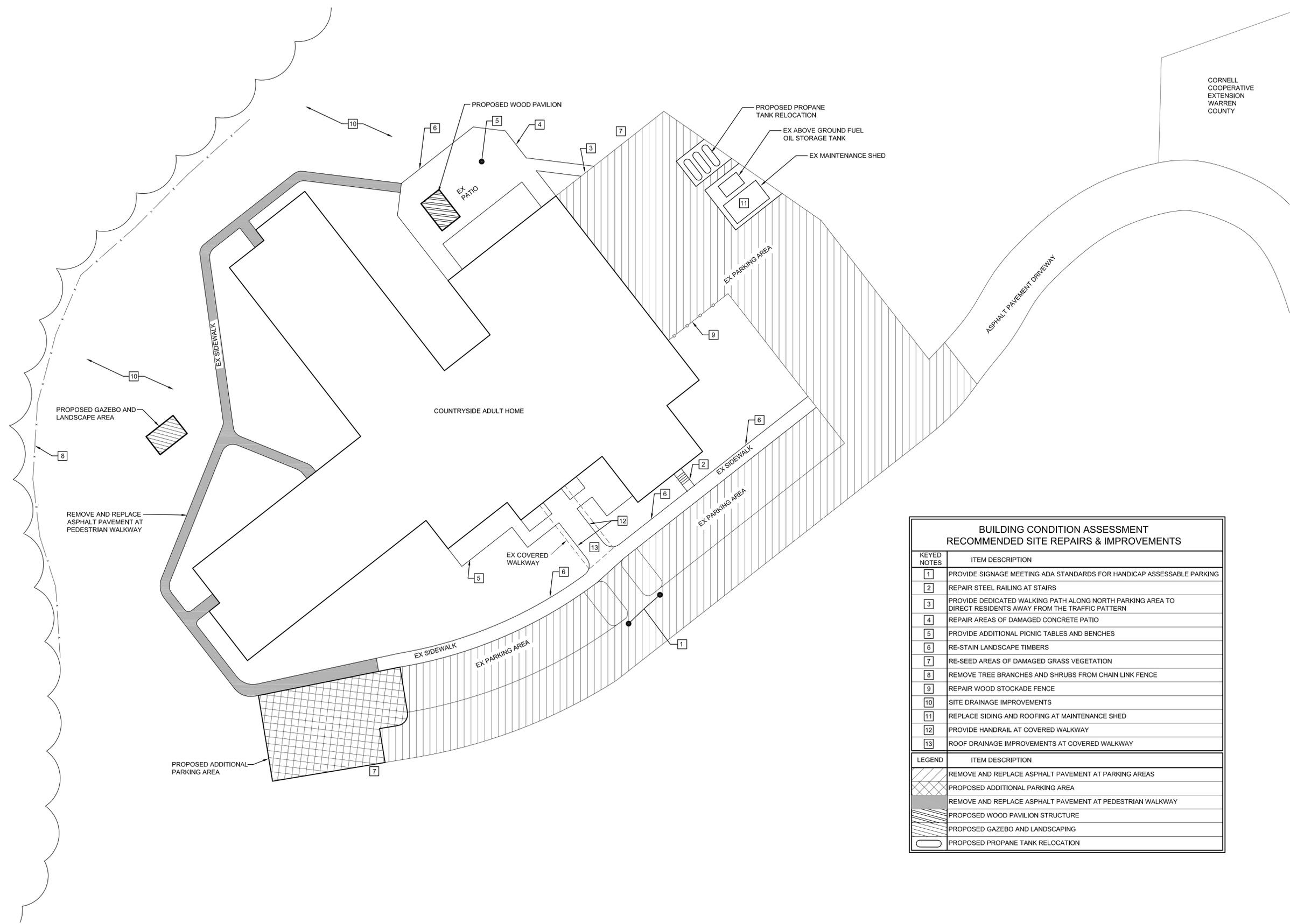
Building Condition Assessment

Scale: 1" = 2,000'

Note:

1. Parcel Location Plan referenced from March 2019 Warren County GIS Property map prepared by Warren County Real Property





BUILDING CONDITION ASSESSMENT RECOMMENDED SITE REPAIRS & IMPROVEMENTS	
KEYED NOTES	ITEM DESCRIPTION
1	PROVIDE SIGNAGE MEETING ADA STANDARDS FOR HANDICAP ACCESSIBLE PARKING
2	REPAIR STEEL RAILING AT STAIRS
3	PROVIDE DEDICATED WALKING PATH ALONG NORTH PARKING AREA TO DIRECT RESIDENTS AWAY FROM THE TRAFFIC PATTERN
4	REPAIR AREAS OF DAMAGED CONCRETE PATIO
5	PROVIDE ADDITIONAL PICNIC TABLES AND BENCHES
6	RE-STAIN LANDSCAPE TIMBERS
7	RE-SEED AREAS OF DAMAGED GRASS VEGETATION
8	REMOVE TREE BRANCHES AND SHRUBS FROM CHAIN LINK FENCE
9	REPAIR WOOD STOCKADE FENCE
10	SITE DRAINAGE IMPROVEMENTS
11	REPLACE SIDING AND ROOFING AT MAINTENANCE SHED
12	PROVIDE HANDRAIL AT COVERED WALKWAY
13	ROOF DRAINAGE IMPROVEMENTS AT COVERED WALKWAY
LEGEND	
[Hatched Box]	REMOVE AND REPLACE ASPHALT PAVEMENT AT PARKING AREAS
[Dotted Box]	PROPOSED ADDITIONAL PARKING AREA
[Cross-hatched Box]	REMOVE AND REPLACE ASPHALT PAVEMENT AT PEDESTRIAN WALKWAY
[Diagonal Lines]	PROPOSED WOOD PAVILION STRUCTURE
[Wavy Lines]	PROPOSED GAZEBO AND LANDSCAPING
[Circle]	PROPOSED PROPANE TANK RELOCATION

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Submission Name
MM.DD.YYYY

Project Number: 19055

Drawn By: FJS
Designed By: DEP
Reviewed By: -

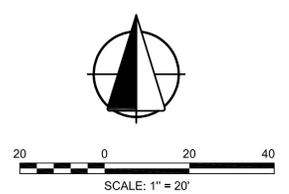
Countryside Adult Home
Building Condition Assessment
353 Schroon River Road
Warrensburg, NY 12885

no.	revision description	by	date
0	Issued to Bidders		

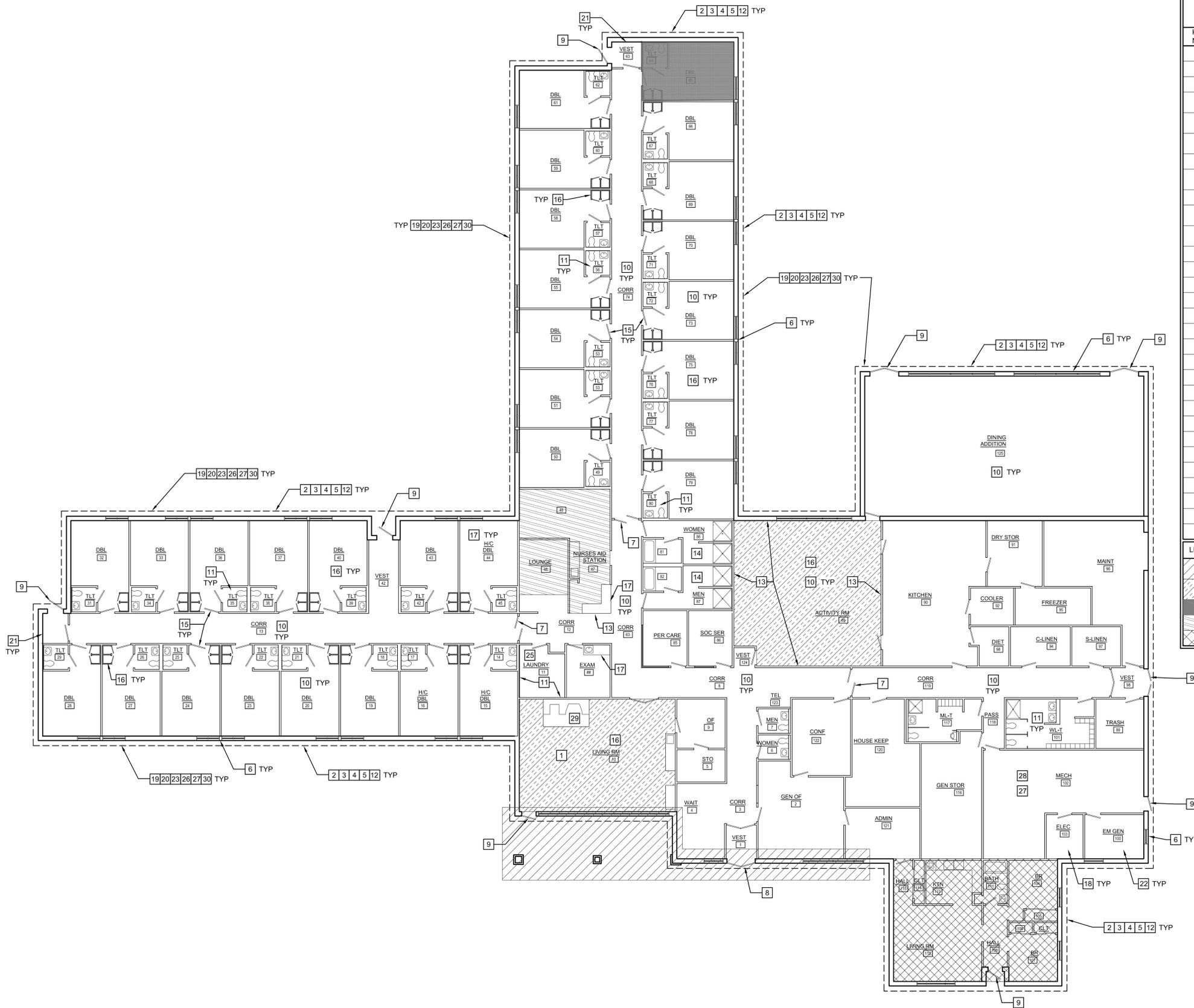
Civil
SITE
IMPROVEMENT PLAN

FIG-3

A SITE IMPROVEMENT PLAN
SCALE: 1" = 20'



BUILDING CONDITION ASSESSMENT RECOMMENDED BUILDING REPAIRS & IMPROVEMENTS	
KEYED NOTES	ITEM DESCRIPTION
1	EVALUATE SLOPING CONCRETE SLAB AT LIVING ROOM
2	CONDUCT HAZARDOUS BUILDING MATERIAL SURVEY
3	ROOF REPLACEMENT
4	CLEAN EXTERIOR BUILDING FACADE AND CONDUCT SELECTIVE MASONRY REPOINTING
5	PROPOSED REMOVAL OF INSULATED PLASTER VENEER WITH INSULATED METAL PANEL/SIDING INFILL
6	REPLACE EXISTING WINDOWS WITH ENERGY EFFICIENT UNITS WITH SELECTIVE STEEL LINTEL REPLACEMENT
7	REPLACE EXISTING SMOKE DOORS
8	REPLACE EXISTING MAIN ENTRANCE STORE FRONT DOOR SYSTEM AND HANDICAP OPENERS
9	REPLACE EXTERIOR DOORS
10	REPLACE VINYL FLOOR TILE AT RESIDENT ROOMS AND CORRIDORS WITH COMMERCIAL GRADE SHEET VINYL FLOORING
11	REPLACE FRP WAINSCOT AT RESIDENT ROOM BATHROOMS AND RESIDENT LAUNDRY ROOM
12	REPLACE SUSPENDED CEILING TILES THROUGHOUT THE BUILDING
13	REFINISH WOOD WAINSCOT AT CORRIDOR WALLS AND ACTIVITY ROOM
14	REPLACE INTERIOR FINISHES AT COMMON SHOWER ROOMS
15	REPLACE INTERIOR PASS DOORS AND DOOR PULLS
16	REPLACE INTERIOR FURNISHINGS AT RESIDENT ROOMS AND COMMON AREAS
17	REPLACE EXISTING CABINETRY
18	ELECTRIC GEAR REPLACEMENT
19	INTERIOR LIGHTING REPLACEMENT
20	EXTERIOR LIGHTING REPLACEMENT
21	ENTRYWAY CABINET HEATERS
22	ELECTRIC GENERATOR REPLACEMENT
23	FIRE ALARM REPLACEMENT
24	WATER SOFTENING SYSTEM
25	INVESTIGATE FLOOR DRAIN
26	UNIT VENTILATORS AND EXHAUST FANS
27	REPLACE BUILDING PUMPS
28	REPLACE SPARE BOILER
29	REPAIR CHIMNEY FLUE
30	BUILDING CONTROLS TO BUILDING MANAGEMENT SYSTEM
LEGEND	ITEM DESCRIPTION
	RECONFIGURE MAIN ENTRANCE TO PROVIDE AN UPDATED OPEN AND INVITING APPEARANCE
	PROPOSED INTERIOR RENOVATION TO FAMILY ROOM, LIVING ROOM, AND ACTIVITY ROOM
	PROPOSED INTERIOR RENOVATION TO PHYSICIAN EXAM ROOM
	PROPOSED INTERIOR RENOVATION AND RECONFIGURATION TO NURSES AID STATION
	PROPOSED INTERIOR RENOVATION TO ADMINISTRATIVE OFFICES



A FIRST FLOOR IMPROVEMENT PLAN
SCALE: 3/32" = 1'-0"

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Submission Name
MM.DD.YYYY

Project Number: 19055

Drawn By: FJS
Designed By: DEP
Reviewed By: -

Countryside Adult Home
 Building Condition Assessment
 353 Schroon River Road
 Warrensburg, NY 12885

0	Issued to Bidders		
no.	revision description	by	date

Architectural
FIRST FLOOR IMPROVEMENT PLAN

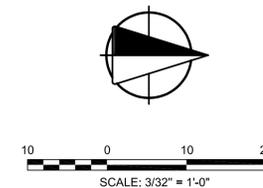


FIG-4

ATTACHMENT A
PHOTOGRAPHIC RECORD

**Building Condition Assessment
Countryside Adult Home**



Photograph No. 1: Main building identification sign and landscaped patio area.



Photograph No. 2: Main building entrance.



Photograph No. 3: Northeast corner of the building with handicap parking space (currently not meeting ADA signage standards).



Photograph No. 4: Southeast side of the building with stained insulated plaster veneer overhangs.

**Building Condition Assessment
Countryside Adult Home**



Photograph No. 5: Typical exterior perimeter wall with brick and mortar veneer and insulated plaster veneer.



Photograph No. 6: Brick and mortar veneer with staining at south side of the building.



Photograph No. 7: Main entrance doors.



Photograph No. 8: Typical exterior door.

**Building Condition Assessment
Countryside Adult Home**



Photograph No. 9: Concrete patio west of dining area.



Photograph No. 10: Raised bed gardens and masonry fire pit.



Photograph No. 11: Existing EPDM roofing.



Photograph No. 12: Typical patches at existing roofing.

**Building Condition Assessment
Countryside Adult Home**



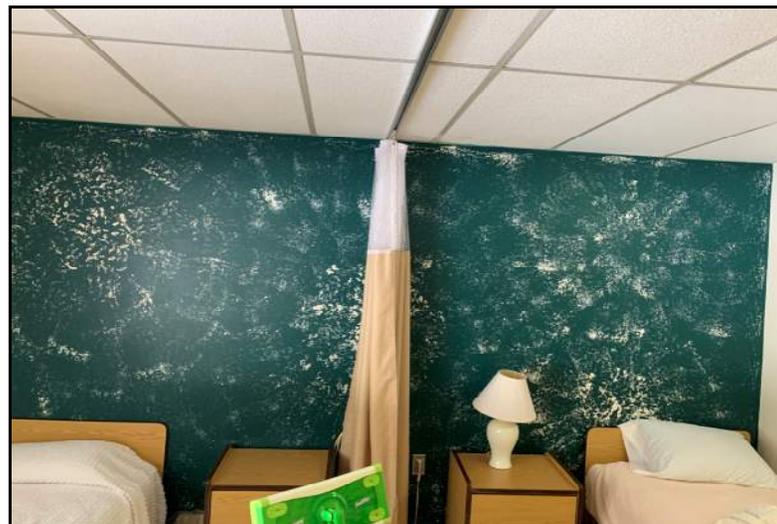
Photograph No. 13: Main entrance Lobby/Reception area.



Photograph No. 14: Common Restroom.



Photograph No. 15: Typical Corridor.

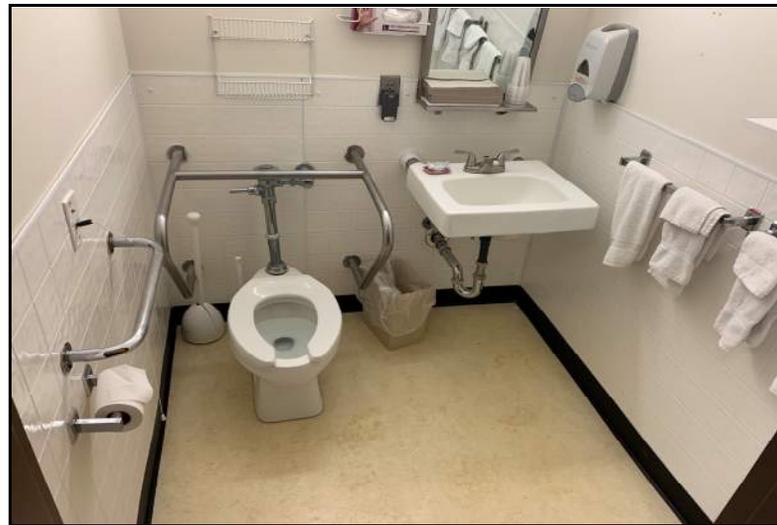


Photograph No. 16: Typical Resident Room.

**Building Condition Assessment
Countryside Adult Home**



Photograph No. 17: Typical Resident Room.



Photograph No. 18: Typical Resident Room Bathroom.



Photograph No. 19: Damaged FRP wainscot at Resident Bathroom.



Photograph No. 20: Resident Room wardrobes

**Building Condition Assessment
Countryside Adult Home**



Photograph No. 21: Fin tube baseboard with damaged enclosure at Resident Room.



Photograph No. 22: Typical Resident Room entry door with hold open.



Photograph No. 23: Common Shower Room.



Photograph No. 24: Common Shower Room.

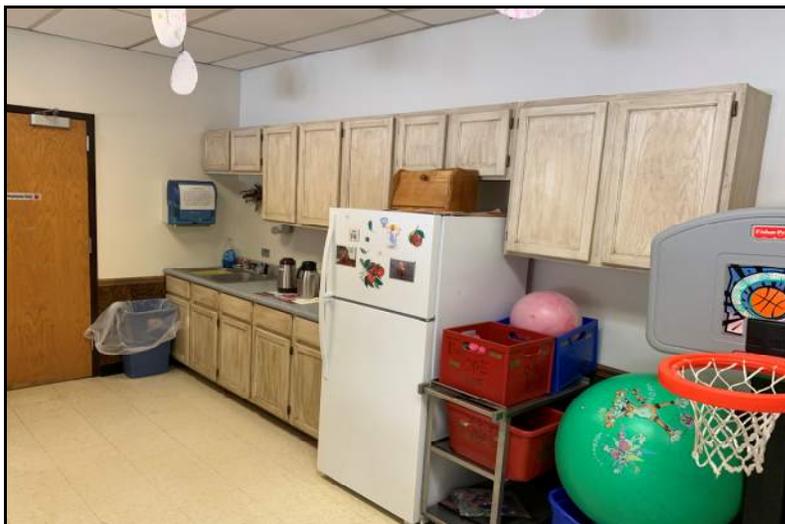
**Building Condition Assessment
Countryside Adult Home**



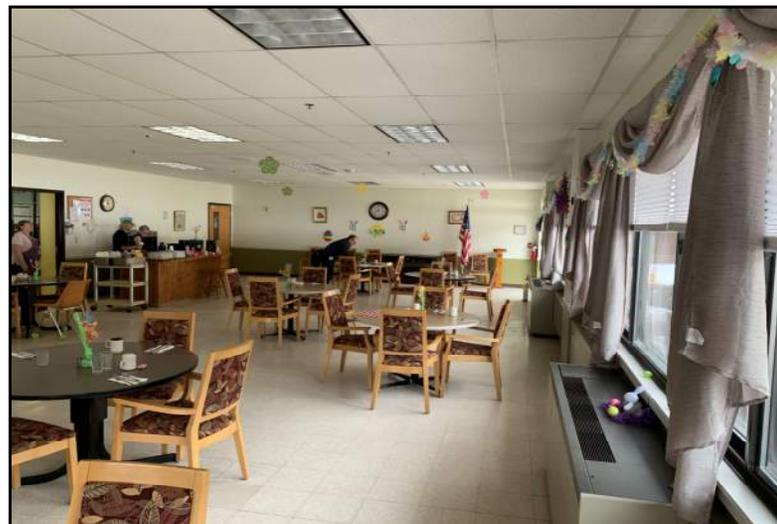
Photograph No. 25: Existing tub not currently utilized in Shower Room.



Photograph No. 26: Main Activity Room.

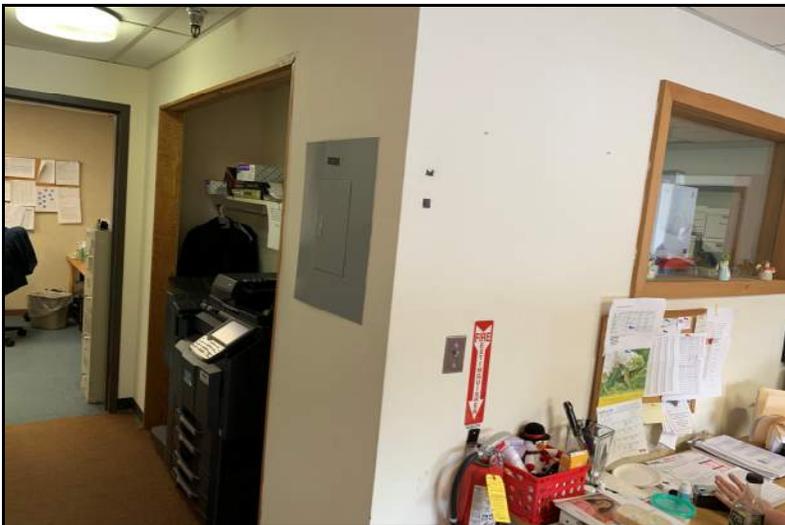


Photograph No. 27: Kitchenette at main Activity Room.



Photograph No. 28: Dining Area addition.

**Building Condition Assessment
Countryside Adult Home**



Photograph No. 29: Administrative Offices located in former director's Apartment space.



Photograph No. 30: Administrative Offices located in former director's Apartment space.



Photograph No. 31: Fire protection riser.



Photograph No. 32: Hot water boiler.

**Building Condition Assessment
Countryside Adult Home**



Photograph No. 33: Hot water boiler.



Photograph No. 34: Main electric service switch gear.



Photograph No. 35: Existing emergency generator.



Photograph No. 36: Typical Corridor subpanel.

**Building Condition Assessment
Countryside Adult Home**



Photograph No. 37: Existing fire alarm panel.



Photograph No. 38: Fire alarm notification device and pull station at corridor exit.



Photograph No. 39 Existing propane storage tank.



Photograph No. 40: Existing 3,000-gallon above ground fuel oil storage tank.

ATTACHMENT B

MEETING NOTES

PROJECT: Warren County
Countryside Adult Home
Building Assessment
Beardsley #19055
SUBJECT: Site Observations/Kick Off Meeting
BY: Douglas E. Porter, P.E./Imm

Final copy issued via email -4/1/19

PRESENT:

WARREN COUNTY

Amy McByrne, Facility Design
Scott Mosher, Facility Maintenance
Patricia Tatich, Planning
Chris Belden, Planning
Deanna Park, Office for the Aging
Ryan Moore, County Administrator
Tammie DeLorenzo, Assistant to the Administrator
Chris Hanchett, Commissioner Social Services
Christina Mastrianni, Deputy Commissioner DSS
Kevin Hajos, Superintendent

BEARDSLEY ARCHITECTS + ENGINEERS

Douglas Porter, P.E., Project Manager
Jason B. Coe, R.A., Architect

JADE STONE ENGINEERING

Jason Jantzi, R.A., Operations Director
Mike McGrath, I.E., Mechanical

cc: All Present
Internal Warren County distribution by Patricia Tatich
Carmen J. Lapine, P.E., Principal, Beardsley Architects+ Engineers

OPEN ITEMS:

[W] = Warren County
[B/J] = Beardsley Architects + Engineers/Jade Stone

PURPOSE OF SITE VISIT AND MEETING

1. The purpose of the site visit was to commence the site review for the Countryside Adult Home Building Assessment. Following the site visit at Countryside, Beardsley and Jade Stone attended a project kick off meeting at the Warren County Office complex to meet with project stakeholders and discuss the project.

SITE REVIEW

2. Ms. Amy McByrne Director of Countryside Adult Home and Mr. Scott Mosher Maintenance Director accompanied Beardsley and Jade Stone during the building walk through. The items noted below are highlights from our building walk-through.
3. Currently the facility is occupied by 36 residents. The facility was originally designed as a State licensed 60-bed facility but was reduced to a 48-bed facility in 2009. The goal for the facility is to return to a 60-bed facility. With the current operational needs, it is felt that the facility needs additional space for support operations such as activity rooms, storage rooms, etc.
4. The brick fire place located in the Living Room on the south side of the building is not operational due to an inoperable chimney flue.
5. The western portion of the Living Room floor slopes towards the west. It was noted that there is a concern that the sloping floor may be associated with building settling. The eastern portion of the

Living Room was formerly utilized as part of the facility's Kitchen. A difference in depth of flooring materials may be the cause of the sloping floor.

6. Property management did not believe any other areas of the building were experiencing signs of foundation settlement.
7. Windows at the facility were replaced approximately ten years ago. Property management commented that larger windows would provide additional light into the facility and provide a warmer feel.
8. Property management indicated that flooring materials are original and have not been replaced. It is desired to have updated flooring materials throughout the facility.
9. Resident room wardrobes are mostly original to the building although some have been replaced. The current arrangement of the wardrobes near the room entrances is a safety concern since the bottom draw can be opened and used to block access to the rooms.
10. A single ceiling mounted light fixture is located at the Resident Room's and does not provide adequate light.
11. Magnetic door hold opens were added to Resident Room entry door's during a prior project.
12. The fin tube heating covers are a reoccurring issue at the facility. The covers are easily knocked off their supports and as a result are a safety concern to residents due to the sharp edges that are often exposed.
13. The heating system is difficult to control in its current arrangement and is likely unbalanced.
14. The facility is currently connected to an onsite septic system but is being connected to the municipal sewer system.
15. Suspended ceiling tiles are a problematic maintenance issue at the facility. Any staining of the tiles has to be replaced or re-painted to meet state cleanliness standards. It is desired to have upgraded commercial grade kitchen/hospital grade ceiling tiles that are easily washable.
16. Resident room walls do not go up to the ceiling deck and are not insulated. Noise easily transmits between Resident Rooms.
17. The existing roof was replaced approximately 20-years ago and has been patched several times. Flooding occurs at the roof due to build ups of ice and snow.
18. The Nurse's Aide Station has operational issues due to its size and arrangement. The space needs sound attenuation measures, better medication refrigeration, is too small, and should have improved security.
19. The nurses call system was recently repaired. A short in the system was causing the system to malfunction.
20. Electric panel boxes in the corridors are not secure due to inoperable locks. It is desired too have corridor lighting controls moved to a central location.

21. The floor drain in the resident Laundry Room backs up on a reoccurring basis (typically on a weekly basis) when the washing machine is in use.
22. Ventilation in the building is generally perceived to be inadequate.
- [B/J] 23. The fire/smoke wall at the Nurse's Aide Station is believed to be non-continuous. Beardsley to investigate further.
24. The main entrance doors are in need of upgrades or replacement. The locks at the door are not operational. The handicap automatic opener system controls operate in a manner that could cause safety concerns to the residents.
25. The emergency generator powers the heating system, nurse call system, select corridor lights, Kitchen, walk-in freezer, and walk-in cooler. It is desired to expand the capacity of the emergency power system.
26. It is desired for the Exam Room to be set up like a doctor's office and have improved lighting, sound attenuation, and additional electrical outlets.
27. Currently the tubs in the Shower Room are not used. It is difficult to assist residents while using the tubs. A walk-in whirlpool tub should be considered as a replacement. Added heat and ventilation are needed in the Shower Rooms.
28. The Activity Room is a central gathering place for residents that is used often. It is desired to have a state of the are entertainment system with hearing assistance installed in this space. The space should also be designed/renovated with a modern/home like feeling.
29. The eastern portion of the reception area is currently underutilized. It is desired for this space to be converted into additional office/record storage space.
30. The main facility Laundry Room needs to have added ventilation. The commercial washer and dryer generate excessive heat in the room.
31. It is desired to have additional exterior lighting around the perimeter of the building along with added hose bibs for garden/landscaping watering.
32. Water coming off the roof canopy at the Main Entrance can cause ice to build up on the concrete sidewalk causing a potential slip hazard. This is typically treated with the application of salt.
33. It is desired to have expanded parking areas.
34. A pavilion structure is desired at the north patio area.
35. The former Director's apartment space is being utilized as office space. It is desired for this space to be renovated into more open office space with cubicles.

KICK-OFF MEETING:

36. Following the site review, Beardsley and Jade Stone attended at project kick-off meeting with Warren County project stakeholders.
37. Beardsley provided a summary of the Building Condition Assessment process which generally includes a records review, interviews, site review to assess building finishes and system conditions. Budgetary estimates are developed for immediate needs and short-term replacements/renovations associated with the findings of the assessment.
38. A general overview of initial site visit findings was provided by Beardsley and Jade Stone. Many of the items discussed are noted in the section above. Overall, the building was noted to be in good condition structurally with a need for updated finishes and improvements to certain building systems.
- [B/J]** 39. County Stakeholders discussed their concerns and priorities for the building.
 - The building should be updated with a more modern appearance.
 - Updated finishes within the facility is desired including flooring, ceilings, etc.
 - The front entry should be renovated for a “wow” factor and the front entrance doors should be improved.
 - Nurse’s aid station needs to be improved.
 - Sound proofing should be considered for future renovation projects.
 - Evaluation of the emergency generator should be conducted to determine if there is capacity to add circuits to the generator or replace the generator with a large unit.
 - The Activity Room should be considered for a potential Training Room for other County programs.
 - The Exam Room should be renovated to provide better service to residents.
 - The plumbing issues at the facility should be reviewed and addressed.
 - Improvements to the heating system need to be conducted including additional controls and balancing valves.
 - Site drainage issues should be reviewed.
 - Overall, the County wants to maintain the facility and improve marketability as well as improving safety and building operations.
40. It was noted that the building should be connected to the municipal sewer system by the end of June.
41. Prior renovation/repair projects that have occurred at the facility were discussed and are noted below:
 - The building’s roof was replaced approximately 15-20 years ago.
 - The dining room addition was completed approximately 20 years ago.
 - An energy improvement project was completed in 2005 and included lighting improvements, partial building control system, window replacement, replacement of some entrance doors, and Kitchen hood and appliance upgrades.
42. A current grant application has been submitted to DASNY for improvements to the building fire alarm system, handicap door openers at the main entrance, and nurse call system.

43. The facility's Kitchen is used for a meal prep area to produce approximately 70 meals per day to County residents in need.
44. The County is developing a list of Capital Inventory Projects and would like a list of priority items for Countryside. It is believed that Countryside will be a high priority for future projects.
45. The Building Condition Assessment Report should include a prioritized list of planned building improvements.
- [W]** 46. It was noted that no known hazardous building material testing or surveys have been conducted at the building. It is recommended that Warren County conduct a building wide asbestos survey to determine the presence of asbestos-containing materials that may be located at the building. The following suspect asbestos-containing materials were identified during our site review: vinyl floor tiles, floor tile mastic, carpet mastic, vinyl baseboard, ceiling tiles, gypsum wallboard, spackling/joint compound, roofing materials, stucco, various caulks/sealants, etc.
47. The presence of lead-based paints and polychlorinated biphenyls (PCBs) in caulks and sealant is not expected at the facility due to its date of construction in 1980. Lead-based paints and PCB-containing materials were banned by the federal government in 1978/1979.
- [W]** 48. Building construction documents that include the Dining Room addition will be provided for Beardsley's review.
- [B/J]** 49. The next steps in the Building Condition Assessment process will be to prepare a draft Report for County review.

These Design Review Meeting/Site Visit Minutes represent our understanding of what was observed and/or discussed. If your understanding is different, please advise.

ATTACHMENT C

FANNIE MAE EXPECTED USEFUL LIFE TABLES



**INSTRUCTIONS FOR PERFORMING A
MULTIFAMILY PROPERTY CONDITION ASSESSMENT
(Version 2.0)**

APPENDIX F

ESTIMATED USEFUL LIFE TABLES

These Estimated Useful Life Tables for multifamily property systems and components are intended to represent standardized average estimated useful life (“EUL”) values and are not intended to replace the professional judgment of the PCA Consultant in determining the Effective Age and Remaining Useful Life of the systems and components at the Property. The PCA Consultant should consider preventive maintenance practices, as well as environment, geographic, resident, and other factors when determining Effective Age and Remaining Useful Life of the systems and components of a multifamily Property. In addition to providing guidance on EUL values typically considered capital expenditure items, the EUL tables may include items that are typically considered general maintenance and repair items to be handled by in-house maintenance staff.

Estimated Useful Life (EUL) Tables

FLATWORK, PARKING AREAS AND WALKWAYS	Multifamily / Coop	Seniors	Students
Asphalt pavement	25	25	25
Asphalt seal coat	5	5	5
Concrete pavement	50	50	50
Curbing, asphalt	25	25	25
Curbing, concrete	50	50	50
Parking, stall striping	5	5	5
Parking, gravel surfaced	15	15	15
Security gate (site ingress/egress) - rolling gate / lift arm	10	10	10
Sidewalk, asphalt	25	25	25
Sidewalk, brick paver	30	30	30
Sidewalk, concrete	50	50	50

SITE LIGHTING	Multifamily / Coop	Seniors	Student
Building mounted exterior lighting	10	10	10
Building mounted High Intensity Discharge (HID) lighting	10	20	10
Lighting (pole mounted)	25	25	25

SITE FENCING AND RETAINING WALLS	Multifamily / Coop	Seniors	Students
Bulkhead (barrier) / partition wall /embankment	10	20	10
Fencing, chain-link (4' height)	40	40	40
Fencing, concrete masonry unit (CMU)	30	30	30
Fencing, dumpster enclosure (wood)	12	15	10
Fencing, PVC (6' height)	25	25	25
Fencing, Tennis Court (10' height)-Chain link	40	40	40
Fencing, wood privacy (6' height)	15	20	10
Fencing, wrought iron (4-6' height and decorative)	50	50	50
Retaining walls, 80 lb block type	50	50	50
Retaining walls, concrete masonry unit (CMU) with brick face	40	40	40
Retaining walls, timber (railroad tie)	25	25	25

STRUCTURAL FRAME AND BUILDING ENVELOPE			
BUILDING STRUCTURES	Multifamily / Coop	Seniors	Students
Carports	40	40	40
Canopy, concrete	50	50	50
Canopy, wood / metal	40	40	40
Garages	50	50	50
Storage Sheds	30	30	30
Penthouse (mechanical room)	50	50	50

FOUNDATIONS	Multifamily / Coop	Seniors	Students
Foundations	50+	50+	50+
Waterproofing (foundations)	50+	50+	50+

FRAMING	Multifamily / Coop	Seniors	Students
Brick or block	40	40	40
Precast concrete panel (tilt-up)	40	40	40
Wood floor frame	50+	50+	50+

BUILDING ENVELOPE / CLADDING / EXTERIOR WALL FINISHES	Multifamily / Coop	Seniors	Students
Aluminum Siding	40	40	40
Brownstone	40	40	40
Brick or Stone Veneer	50+	50+	50+
Cement-board siding (Hardi-plank)/ Cementitious (mfgr) siding	45	45	45
Exterior Insulation Finishing Systems (EIFS)	20	20	20
Glass block	40	40	40
Granite block	40	40	40
Insulation, wall	50+	50+	50+
Metal/ glass curtain wall	30	30	30
Painting, Exterior	5-10	5-10	5-10
Pre-cast concrete panel	45	45	45
Stucco systems	50+	50+	50+
Vinyl siding	25	25	25
Wood shingle/ clapboard/ plywood, stucco, composite wood	20	20	20

ROOF SYSTEMS	Multifamily / Coop	Seniors	Students
Asphalt shingle (3-tab)	20	20	20
Built-up roof - Ethylene Propylene Diene Monomer (EPDM) / Thermoplastic Polyolefin (TPO)	20	20	20
Metal	40	40	40
Parapet wall	50+	50+	50+
Caps, copings (aluminum/ terra-cotta) - Parapet	25	25	25
Roof drainage exterior (gutter/ downspout)	10	10	10
Roof drainage interior (drain covers)	30	30	30
Roof railing	25	25	25
Roof structure	50+	50+	50+
Roof hatch	30	30	30
Roof skylight	30	30	30
Slab	50+	50+	50+
Slate, clay, concrete tile	40	40	40
Soffits (wood/ stucco)	20	20	20
Soffits (aluminum or vinyl)	25	25	25
Wood shingles (cedar shake)	25	25	25

DOORS AND WINDOWS	Multifamily / Coop	Seniors	Students
Exterior common door, aluminum and glass	30	30	30
Exterior common door, solid core wood or metal clad	25	25	25
Exterior unit door, solid wood/ metal clad	25	30	20
Residential Sliding Glass Doors	25	30	20
Residential French Glass Doors	25	30	20
Ceilings, open or exterior	30	30	30
Service door (roof)	25	30	20
Storm/ screen doors	7	10	5
Storm/ screen windows	10	15	7
Windows (frames and glazing), vinyl or aluminum	30	30	30

APPURTENANCES:	Multifamily / Coop	Seniors	Students
Chimney	40	40	40
Exterior stairs, wood	15	20	15
Exterior stairs, metal pan- concrete filled	30	30	30
Exterior stairs, concrete	50	50	50
Fire Escapes	40	40	40
Porches, concrete	50	50	50
Wood Decks	20	20	20

AMENITIES	Multifamily / Coop	Senior	Student
Basketball court	25	25	25
Mail kiosk	10	15	10
Mail facility, interior	20	25	20
Pool deck	15	15	15
Pool/ spa plaster liner	8	8	8
Tennis court / basketball court surface (paint markings)	5	7	5
Tennis court Surface (acrylic emulsion)	10	12	10
Tot-lot (playground equipment)	10	15	10
Tot-lot, uncompressed ground cover	2+	3+	2+

MECHANICAL/ELECTRIC/ PLUMBING SYSTEMS

WATER DISTRIBUTION AND DOMESTIC HOT WATER SYSTEMS	Multifamily / Coop	Seniors	Students
Feedwater only (hydronic)	10	10	10
Condensate and feedwater (steam)	Included in boiler	Included in boiler	Included in boiler
Cooling Tower	25	25	25
DHW Circulating Pumps	by size	by size	by size
Domestic Hot Water (DHW) - supply / return	30	30	30
Tank only, dedicated fuel	10	10	10
Exchanger in storage tank	15	15	15
Exchanger in boiler	15	15	15
External tankless	15	15	15
Instantaneous (tankless type)	10	10	10
Domestic Hot Water Storage Tanks, Small (up to 150 gallons)	15	15	15
Domestic Hot Water Storage Tanks, Large (over 150 gallons)	15	15	15
Domestic Cold Water Pumps	15	15	15
Heating Water Circulating Pumps	by size	by size	by size
Heating Water Controller	15	15	15
Hot and Cold Water Distribution	50	50	50
Solar Hot Water	20	20	20
Water Softening and Filtration	15	15	15

SANITARY WASTE AND VENT	Multifamily / Coop	Seniors	Students
Purchased Steam Supply Station	50+	50+	50+
Sanitary Waste and Vent System	50+	50+	50+
Sewage Ejectors	50	50	50

SUMP PUMP	Multifamily / Coop	Seniors	Students
Residential Sump Pump	7	7	7
Commercial Sump Pump	15	15	15

HEATING/COOLING SYSTEM AND CONTROLS	Multifamily / Coop	Senior	Student
Pad/ roof condenser	20	20	20
A/C window unit or through wall	10	10	10
Evaporative Cooler	15	15	15
Fan coil unit, electric	20	20	20
Fan coil unit, hydronic	30	30	30
Furnace (electric heat with A/C)	20	20	20
Furnace (electric heat with A/C)	20	20	20
Furnace (gas heat with A/C)	20	20	20
Packaged terminal air conditioner (PTAC)	15	15	15
Packaged HVAC (roof top units)	20	20	20
Heat pump condensing component	20	20	20
Heater, electric baseboard	25	25	25
Heater, wall mounted electric or gas	20	20	20
Hydronic heat/ electric A/C	20	20	20
Line Dryers	15	15	15
Master TV System	10	10	10
Motorized Valves	12	12	12
Outdoor Temperature Sensor	10	10	10
Pneumatic lines and Controls	30	30	30

BUILDING HEATING WATER TEMPERATURE CONTROLS	Multifamily / Coop	Seniors	Students
Chilled Water Distribution	50+	50+	50+
Chilling Plant	15	15	15
Cooling Tower	25	25	25
Fuel Oil Storage	25	25	25
Fuel Transfer System	25	25	25
Gas Distribution	50+	50+	50+
Heat Sensors	15	15	15
Heat Exchanger	35	35	35
Heating Risers and Distribution	50+	50+	50+

VENTILATION SYSTEMS	Multifamily / Coop	Seniors	Students
Combustion Air, Duct with fixed louvers	30	30	30
Combustion Air, Motor louver and duct	25	25	25
Flue Exhaust	w/boiler	w/boiler	w/boiler
Free Standing Chimney	50+	50+	50+

ELECTRICAL SYSTEMS	Multifamily / Coop	Seniors	Students
Common area	15	15	15
Buzzer/Intercom, central panel	20	20	20
Central Unit Exhaust, roof mounted	15	15	15
Compactors	15	15	15
Dumpsters	10	10	10
Electrical distribution center	40	40	40
Electric main	40	40	40
Emergency Generator	25	25	25
Gas lines	40	40	40
Gas main	40	40	40
Heating supply/ return	40	40	40
Power distribution	40	40	40
Transformer	30	30	30

BOILER ROOM EQUIPMENT	Multifamily / Coop	Seniors	Students
Blowdown and Water Treatment	25	25	25
Boiler Room Pipe Insulation	Included in boiler	Included in boiler	Included in boiler
Boiler Room Piping	Included in boiler	Included in boiler	Included in boiler
Boiler Room Valves	15	15	15
Boiler Temperature Controls	Included in boiler	Included in boiler	Included in boiler

VERTICAL TRANSPORTATION - ELEVATORS	Multifamily / Coop	Senior	Student
Electrical Switchgear	50+	50+	50+
Electrical Wiring	30	30	30
Elevator, Controller, dispatcher	15	20	10
Elevator, Cab	15	20	10
Elevator, Machinery	30	30	30
Elevator, Shaft-way Doors	20	20	20
Elevator, Shaft-way Hoist rails, cables, traveling	25	25	25
Elevator, Shaft-way Hydraulic piston and leveling	25	25	25
BOILERS	Multifamily / Coop	Seniors	Students
Oil-fired, sectional	22	22	22
Gas/ dual fuel, sectional	25	25	25
Oil/ gas/ dual fired, low MBH	30	30	30
Oil/ gas/ dual fired, high MBH	40	40	40
Gas fired atmospheric	25	25	25
Electric	20	20	20

FIRE SAFETY AND FIRE PROTECTION SYSTEMS	Multifamily / Coop	Senior	Student
Call station	10	15	10
Emergency Generator	25	25	25
Emergency Lights	8	10	5
Fire Extinguisher	10	15	5
Fire Pumps	20	20	20
Fire Suppression	50+	50+	50+
Smoke and Fire Detection System, central panel	15	15	15

INTERIOR ELEMENTS (COMMON AREA / DWELLING UNIT)			
INTERIOR / COMMON AREA FINISHES	Multifamily / Coop	Seniors	Students
Common area doors, interior (solid wood/ metal clad)	20	20	20
Common area floors, ceramic / quarry tile, terrazzo	50+	50+	50+
Common area floors, wood (strip or parquet)	30	30	30
Common area floors, resilient tile or sheet	15	15	15
Common area floors, carpet	5	5	5
Common area floors, concrete	50+	50+	50+
Common area railing	20	20	20
Common area ceiling, concrete	50+	50+	50+
Common area ceiling, acoustic tile (drop ceiling), drywall / plaster	10	10	10
Common area countertop and sink	20	20	20
Common area, refrigerator	10	10	10
Common area dishwasher	15	15	10
Common area disposal	5	7	3
Common area kitchen cabinets, wood	15	20	10
Common area walls	15	25	10
Interior railings	20	25	15
Interior lighting	15	20	10
Public bathroom accessories	7	12	5
Public bathroom fixtures	15	20	10

DWELLING FIRE, SAFETY AND SECURITY	Multifamily / Coop	Seniors	Students
Unit Smoke/Fire Detectors *	5	5	5
Unit Carbon Monoxide Detectors *	5	5	5
Unit Buzzer/Intercom	20	20	20

*Tested annually, batteries changed annually.

DWELLING UNIT CEILINGS	Multifamily / Coop	Seniors	Students
Concrete	50+	50+	50+
Acoustic Tile / Drywall / Plaster	10	15	10

DWELLING UNIT FIXTURES	Multifamily / Coop	Senior	Student
Bathroom: Vanity	10	15	10
Bathroom: Fixtures / Faucets	15-20	20+	15-20
Bathroom: Fiberglass Bath / Shower	20	25	18
Bathroom: Toilet	50+	50+	40
Bathroom: Toilet Tank Components	5	5	5
Bathroom: Vent / Exhaust	10	10	10
Interior Doors	15	30	10
Kitchen: Cabinets (wood construction)	20	25	15
Kitchen: Cabinets (particle board)	15	20+	13
Kitchen: Dishwasher	5-10	10-12	5-8
Kitchen: Microwave	10	12	8
Kitchen: Range	15	25	15
Kitchen: Range-hood	10	20	10
Kitchen: Refrigerator	10	20	10
Window covering	3	5	1+

DWELLING UNIT FLOORS	Multifamily / Coop	Senior	Student
Ceramic / Tile / Terrazzo	20	25	20
Wood (strip/ parquet)	15	20	20
Resilient Flooring	10	15	7
Carpet	7	10	3+
Concrete	50+	50+	50+

DWELLING UNIT HVAC AND MECHANICAL EQUIPMENT	Multifamily / Coop	Senior	Student
A/C window unit or through wall	10	10	10
Evaporative cooler	15	15	15
Fan coil unit, electric	20	20	20
Fan coil unit, hydronic	30	30	30
Furnace (electric heat with A/C)	20	20	20
Furnace (gas heat with A/C)	20	20	20
Packaged terminal air conditioner (PTAC)	15	15	15
Packaged HVAC (roof top unit)	15	15	15
Heat pump condensing component	15	15	15
Heater, electric baseboard	25	25	25
Heater, wall mounted electric or gas	20	20	20
Hydronic heat/ electric AC	20	20	20
Unit Electric Panel	50+	50+	50+
Unit Level Boiler	25	25	25
Unit Level Domestic Hot Water	10	15	10
Unit Level Hot Air Furnace	25	25	25
Unit Radiation - Steam/ Hydronic (baseboard or freestanding)	30	30	30
Unit Wiring	30	30	30

ATTACHMENT D

OPINIONS OF PROBABLE COST

BUILDING CONDITION ASSESSMENT- IMMEDIATE NEEDS:

Building Condition Assessment
 Countryside Adult Home
 Town of Warrensburg, New York

Item	Quantity	Unit	Unit Cost	Total Cost	Comments
<u>SITE SYSTEMS</u>					
ADA Signage at Existing Handicap Parking	1	LS	\$500.00	\$500	Refer to Report Section 4.1
Repair Steel Railing Bases at Stair	1	EA	\$2,500.00	\$2,500	Signage should be installed to meet current ADA standards
Installation of Dedicated Concrete Walkway	140	LF	\$24.00	\$3,360	Repair steel railing bases and concrete steps to correct potentially unsafe condition
					Install dedicated walkway along north parking area so residents do not travel through parking area
SUBTOTAL				\$6,360	
<u>ARCHITECTURAL</u>					
Investigate Concrete Slab at Living Room	1	LS	\$1,500.00	\$1,500	Refer to Report Section 4.2
Infill Sloping Floor at Living Room	1	LS	\$3,000.00	\$3,000	Refer to Report Section 4.2.1 and 8.0. Investigate sloping concrete slab/differences in floor materials
Hazardous Building Material Survey	1	LS	\$10,000.00	\$10,000	Infill floor with self leveling concrete to create a uniform floor surface
					Refer to Report Section 7.1 and 8.0. Prior to repair or renovation projects conduct Hazardous Building Material Survey
SUBTOTAL				\$14,500	
<u>MECHANICAL</u>					
Unit Ventilators	3	EA	\$2,000.00	\$6,000	Refer to Report Section 4.3
Building Exhaust Fans	41	EA	\$1,000.00	\$41,000	
Building Pumps	8	EA	\$2,000.00	\$16,000	
Spare Boiler	1	EA	\$80,000.00	\$80,000	
Pneumatic Controls Valves to DDC	1	LS	\$20,000.00	\$20,000	
Adding ERV's and ductwork for Ventilation	1	LS	\$200,000.00	\$200,000	
Repair Fire Place Flue	1	LS	\$5,000.00	\$5,000	
SUBTOTAL				\$368,000	
<u>ELECTRICAL</u>					
Replacement Electrical Generator System	1	LS	\$100,000.00	\$100,000	Refer to Report Section 4.4
Replacement Fire Alarm System	1	LS	\$55,000.00	\$55,000	Consider the size and scope of the Generator System - Consider a Level 1 for Life Safety Support
SUBTOTAL				\$155,000	
<u>PLUMBING</u>					
Replace Broken Hose Bibs	1	LS	\$1,000	\$1,000	Refer to Report Section 4.5
Add Water Softening System	1	EA	\$10,000	\$10,000	
Camera Investigation at Resident Laundry Floor Drain	1	LS	\$1,000	\$1,000	
SUBTOTAL				\$12,000	
TOTAL				\$555,860	
ESTIMATED TOTAL (+/- 10%)				\$500,274-\$611,446	

BUILDING CONDITION ASSESSMENT- SHORT TERM NEEDS: Page 1 of 2

Building Condition Assessment
 Countryside Adult Home
 Town of Warrensburg, New York

Item	Quantity	Unit	Unit Cost	Total Cost	Comments
SITE SYSTEMS					
Asphalt Pavement at Parking Areas	965	SY	\$30.00	\$28,950	Refer to Report Section 4.1
Parking Lot Expansion	300	SY	\$45.00	\$13,500	Removal and replacement is recommended.
Asphalt Pavement at Pedestrian Walkway	140	SY	\$32.50	\$4,550	Installation of additional parking area for 5 cars
Repair Damaged Concrete at Patio	1	LS	\$1,000.00	\$1,000	Removal and replacement is recommended.
Picnic Tables and Benches	10	EA	\$950.00	\$9,500	Repair concrete at patio north of Dining Area
Wood Pavilion Structure (10'x15')	150	SF	\$80.00	\$12,000	Additional site seating
Re-Stain Existing Landscape Timbers	1	LS	\$2,000.00	\$2,000	Installation of wood frame pavilion at north patio
Gazebo (10') and Landscaping	1	LS	\$10,000.00	\$10,000	Re-stain to provide updated appearance
Add Topsoil and Re-Seed near Parking	200	SY	\$3.00	\$600	Installation of gazebo and landscaping at northwest corner of building/property
Chain-link Fence Maintenance	1	LS	\$1,000.00	\$1,000	Repair lawn areas damaged by snowplowing
Wood Stockade Fence Maintenance	1	LS	\$1,500.00	\$1,500	Removal of tree branches and shrubs at chain-link fence
Wood Shed Maintenance	1	LS	\$1,000.00	\$1,000	Repair and re-stain wood fence at trash receptacle enclosure
Propane Storage Tank Relocation	1	LS	\$6,000.00	\$6,000	Replace roof and siding at Maintenance Shed
Site Drainage	150	LF	\$18.50	\$2,775	Relocate propane tanks to new concrete slab by fuel oil tank
Landscaping at Northeast Corner	1	LS	\$15,000.00	\$15,000	Install additional subsurface drainage at wet site areas
SUBTOTAL				\$109,375	Additional landscaping to improve aesthetic when first entering the site
ARCHITECTURAL					
Roof Replacement	21,360	SF	\$18.00	\$384,480	Refer to Report Section 4.2
Improve Roof Drainage at Covered Walkway	1	LS	\$5,000.00	\$5,000	Replace EPDM roofing system and raise roof curbs
Clean Exterior Façade	13,700	SF	\$2.00	\$27,400	Includes the addition of gutters to direct stormwater away from sidewalk
Masonry Re-pointing and Repair	1,370	SF	\$7.00	\$9,590	Power wash and clean exterior surfaces to remove staining
Replacement of Insulated Plaster Veneer	1	LS	\$38,000.00	\$38,000	Re-point/repair select areas of masonry which are showing deterioration
Resident Room Window Replacement	36	EA	\$850.00	\$30,600	Includes replacement with insulated metal panels and/or siding
Dining and Living Room Windows	5	EA	\$1,500.00	\$7,500	Similar size windows with insulating glass (add 40% for increased size windows)
Kitchen Windows	2	EA	\$1,050.00	\$2,100	Similar size windows with insulating glass
Dining Room Windows	6	EA	\$1,600.00	\$9,600	Similar size windows with insulating glass
Steel Lintel Replacement	1	LS	\$7,500.00	\$7,500	Replace steel lintels at windows as needed during window replacement
Replace Smoke Doors	3	EA	\$2,750.00	\$8,250	Replace doors with less institutional appearance
Main Entrance Reconfiguration	1,200	SF	\$200.00	\$240,000	Reconfigure to provide updated open appearance
Main Entrance Doors and Openers	1	EA	\$8,900.00	\$8,900	Replace existing doors and storefront
Exterior Doors	17	EA	\$1,500.00	\$25,500	Replace with insulated half glass doors and new hardware
Abatement of Existing Vinyl Flooring	15,500	SF	\$5.00	\$77,500	Assumes existing floor contains asbestos and requires abatement
Resident Room Flooring	7,200	SF	\$20.00	\$144,000	Commercial grade sheet vinyl/rubber flooring
Corridor and Dining Room Flooring	4,550	SF	\$20.00	\$91,000	Commercial grade sheet vinyl/rubber flooring
Flooring at Support Spaces	1,600	SF	\$8.00	\$12,800	Replace with vinyl tile flooring
Wainscot at Resident Restrooms	2,500	SF	\$10.00	\$25,000	Resident Restroom wainscot replacement and wallboard repair
Suspended Ceiling Tile Replacement	13,800	SF	\$4.50	\$62,100	Replace with commercial grade washable ceiling tiles
Refinishes Wood Wainscot and Railings	1	LS	\$10,000.00	\$10,000	At Corridors/Activity Room
Common Shower and Restroom Floor	450	SF	\$35.00	\$15,750	Ceramic tile flooring
SUBTOTAL				\$1,242,570	

BUILDING CONDITION ASSESSMENT- SHORT TERM NEEDS: Page 2 of 2

Building Condition Assessment
 Countryside Adult Home
 Town of Warrensburg, New York

Item	Quantity	Unit	Unit Cost	Total Cost	Comments
<u>ARCHITECTURAL cont.</u>					
Common Shower and Restroom Walls	2,450	SF	\$12.00	\$29,400	Ceramic tile wall covering
Interior Door Replacement	60	EA	\$800.00	\$48,000	Replace doors and hardware
Resident Furniture	48	EA	\$2,000.00	\$96,000	Resident Room furnishings, bed, chair, wardrobe, and dresser
Cabinetry Updates	1	LS	\$15,000.00	\$15,000	Resident Laundry and Storage Rooms
Acoustic Dampening Insulation	1	LS	\$15,800.00	\$15,800	Install above Resident Room suspended ceilings
Family Room Renovation	1	LS	\$7,000.00	\$7,000	Upgrading finishes to a more home like setting
Living Room Renovation	1	LS	\$28,250.00	\$28,250	Upgrading finishes to a more home like setting
Activity Room	1	LS	\$51,250.00	\$51,250	Upgrading finishes to a more home like setting
Physician Room Renovation	1	LS	\$7,000.00	\$7,000	Upgrading finishes to replicate doctor's office including restroom
Nurses Aid Station Reconfiguration	507	SF	\$120.00	\$60,840	Interior renovations, reconfiguration of the space and MEP systems
Renovations at Reception/Admin Offices	1,708	SF	\$120.00	\$204,960	Interior renovations and reconfiguration of MEP systems
SUBTOTAL				\$563,500	
SUBTOTAL - ARCHITECTURAL (all)				\$1,806,070	
<u>MECHANICAL</u>					
Refer to Report Section 4.3					
Entry Way Cabinet Heaters	1	LS	\$10,000.00	\$10,000	
Baseboard Cover Replacement	1	LS	\$10,000.00	\$10,000	Replace with tamper resistant covers.
Heat and Ventilation at Common Showers	2	EA	\$2,000.00	\$4,000	Upgrades to heat and ventilation at Common Sower Rooms
SUBTOTAL				\$24,000	
<u>ELECTRICAL</u>					
Refer to Report section 4.4					
Electrical Distribution Gear Replacement	1	LS	\$65,000.00	\$65,000	
Interior Lighting System Replacement	1	LS	\$60,000.00	\$60,000	
Exterior Lighting System Replacement	1	LS	\$20,000.00	\$20,000	
Nurse Call System Replacement	1	LS	\$15,000.00	\$15,000	
Add Key Fob Access Control System	1	LS	\$10,000.00	\$10,000	At Activity Room adjacent to Dining Area
Upgrade Television/Entertainment System	1	LS	\$4,500.00	\$4,500	
Resident Assisted Listening System	1	LS	\$10,000.00	\$10,000	Facility wide system
Receptacles for Holiday Lighting	1	LS	\$5,000.00	\$5,000	
Power Circuits & Lighting for Exam Rm	1	LS	\$2,500.00	\$2,500	
SUBTOTAL				\$192,000	
<u>PLUMBING</u>					
Refer to Report Section 4.5					
Provide Additional Hose Bibs	3	EA	\$2,000.00	\$6,000	Near gardening areas
SUBTOTAL				\$6,000	
TOTAL				\$2,137,445	Recommend Inflation of 4%/year (min) compounding for future project budgeting
ESTIMATED TOTAL (+/- 10%)				\$1,923,700-\$2,351,190	