



# Building Evaluation Report

Date of Evaluation: December 9, 2020

Project Name: Tannery Pond Community Center

Property Address: 228 West Main Street  
North Creek, New York 12853

Owner: Town of Johnsburg

Prepared By: Cedarwood Engineering Services, PLLC  
3903 Main Street  
Warrensburg, New York 12885  
Telephone: 518-623-5500

Evaluation Conducted By: Gary Ferree

## Executive Summary:

The purpose of this report is to detail the findings of the basic visual building condition assessment conducted by Cedarwood Engineering Services, PLLC of the subject property. The purpose of the assessment is to provide an objective and independent professional opinion of observed deficiencies and/or building code violations and make recommendations for repairs and code compliance. Each section of the report includes recommendations which will bring the building into compliance with current code and ensure the health and safety of its occupants. In general, most of this building is in very good condition for a building of its age. We are confident that if the recommendations listed are fulfilled, the building will continue to serve its role in the community into the future.

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## Introduction:

Cedarwood Engineering was retained to conduct a basic visual building condition assessment of the subject property. The purpose of the assessment is to provide an objective and independent professional opinion of observed deficiencies and/or building code violations and make recommendations for repairs and code compliance. The subject property constructed in 2002 consists of masonry/wood frame construction with two stories and is approximately 11,200 square feet. This building is a construction Type 2A and has an occupancy classification of Group A3 assembly. Currently the building has large and small multipurpose rooms used for public meetings, community education, and community entertainment such as plays and musicals. This building also has multiple lobby areas which are utilized for displaying local artwork, public events such as book sales, exhibits and arts and crafts shows. Other areas within this building include public restrooms, administration offices, storage, and utility rooms, and a kitchen. Both floors are connected by exit stairways and an elevator for ADA accessibility. The recommendations in each assessment section provide action items to correct some code issues I've found during my walk through.

## Building Codes and Environmental Compliance:

The subject property appears to have met all the Building/Mechanical/ Electrical codes at time of construction. During my walk through, I saw fire doors which indicate that this building has fire/smoke walls to separate the building into fire areas which is a code requirement. This building is also equipped with a fire sprinkler system, detection/notification fire alarm system, emergency lighting and ADA accessibility, all of which met code at the time of construction and also meets IBC 2015 codes, which New York State currently follows.

Since the building was constructed in 2002 and is well below the 50-year requirement, there will not be any State Historic Preservation Office concerns. Also because of the age of this building there were no hazardous materials used during construction such as lead paint and asbestos which could affect the health and safety of the occupants. For radon, the building site sits within zone 3 per the New York EPA map of Radon Zones. In this zone, indoor radon screening levels are typically less than 2 pCi/L, which is below 4 pCi/L, the recommended levels for health concerns.

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According to FIRM panel map 360875 005B effective May 1<sup>st</sup>, 1985, this building site appears to be partially located within flood zone A, which has no defined 100-year flood base elevation. Because there is no identified base flood elevation, it is unclear if this building is in a flood zone, but there have been no reports of flood damage to the building since its construction in 2002.

During my walk through I saw no evidence of mold growth, rodents, and pests within the interior or around the exterior perimeter of the building.

\*\* Covid-19 workplace concerns: Although the current HVAC system met the code for building ventilation requirements at the time of construction, it does not address the ventilation concerns for this disease. According to CDC guidelines an increase in circulation of outdoor air is recommended and the CDC suggests that this can be achieved by simply opening the windows. However, this suggestion also has the risk of breathing outdoor contaminants such as carbon monoxide, molds or pollens and is not practical in all climates and weather conditions, especially winter. It is unclear if opening the windows will give enough ventilation to serve the occupant load within this building. Under the Building Mechanical/HVAC Assessment section there are recommendations to be compliant with the CDC guideline. \*\*

Another item to consider is that renovations which exceed 50% of the building area require the entire building to meet current building codes. This may not be significant since this building is only 20 years old.

#### Building Site Assessment:

The site location is in the Town of Johnsbury within walking distance of the shopping district. There is no on-site parking provided other than Americans with Disabilities Act (ADA) parking. This only allows the building site to be approached by a public sidewalk. Moreover, there is no on-street parking in front of building, so most people visiting Tannery Pond utilize the small Town Hall/Library parking lot across the street. The ADA parking is located behind the building where an accessible entrance is provided on the lower floor adjacent to the elevator. The recommendations listed below will improve parking issues, site accessibility, and the planned expansion of on-site public events.

1. Parking Issues - Unfortunately, because of existing site restrictions, there is no opportunity to provide on-site parking; however, there are two options that should be considered to address the lack of parking.
  - There could be a possibility to purchase the residential property across the street on the corner of Main Street and Route 28. This would allow for the Town Hall/Library parking lot to be expanded and be conveniently located for both buildings. The purchase of this property

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along with providing new sidewalk curb cuts and cross walks would allow for additional ADA parking. It would also allow for people with disabilities who traveled by vehicle to enter the community center at the front entrance and not in the rear of the building on the lower floor. This will also help visitors attending events to park closer and only walk a short distance especially during inclement weather. I believe more people would attend community events if they didn't have to worry about the current parking issue.

- The use of the parking area located on the South side of the Town Hall should also be considered. ADA parking could still be provided at the Town Hall/Library while all other parking is directed to this lower lot.
- 2. Currently there is no site signage directing a handicapped driver to the parking area behind the building. There are no designated parking spaces or signage once you arrive at this area. Presently there is not enough space for the number of ADA parking spaces required by code for this building. This is another reason to consider the recommendations noted in #1.
- 3. The existing concrete sidewalk/ramp leading up to the front entrance has sunk about 1" which has created a tripping hazard and is also an ADA deficiency. To correct this issue, the existing concrete sidewalk/ramp needs to be lifted to be flush with the existing concrete entrance pad. This can be achieved by mud jacking.
- 4. Existing light poles are showing signs of age and require surface prep and repainting. Additional lighting should be added to the north of the building in order to expand this grass area into public park space and to provide security lighting to what is a dark area of this site.

## Building Envelope Assessment:

The building envelope appears to be in good condition, however there are signs of deterioration due to the age of the building. The recommendations listed below will correct the issues and extend the life of this building for years to come.

1. The existing split faced concrete masonry units (cmu) at the base of the building have vertical expansion joints that are deteriorated. Remove the existing sealant and backer rod from these joints and replace with a new backer rod and sealant with color to match the split faced cmu.

2. The existing siding above the split faced cmu is a fiber cement horizontal siding that looks to be in good shape and has a life expectancy of 50 years from the year of installation. However, the paint is fading and caulk joints at penetrations such as windows, doors, and louvers, etc. is deteriorated. The existing siding/trim system requires a power wash, surface prep and a new paint finish. All caulk joints will require removal of the existing caulk and replacement with new caulk.
3. Aluminum doors and aluminum clad windows look to be in good shape with a life expectancy of 30 years from the year of installation for these systems. However, the paint is fading and will require surface prep and a new paint finish. All doors should have their weatherstripping removed and replaced. The glazing is argon filled low-E insulating glass with a high R value and looks to be in good shape with no replacement required. The existing door hardware is a commercial grade hardware and is in good shape with no replacement required.
4. The existing soffit consists of wood, metal brackets and an aluminum fascia system which all look to be in good shape. However, the paint is fading and will require surface prep and a new paint finish.
5. The existing roof consists of architectural shingles and metal roof panels that look to be in good shape and have a life expectancy of 40 years for the shingles and 50 years for the metal roofing from the year of installation.
6. There is a section of the split faced cmu that has step cracking just below the window in the Multi-Purpose room on the lower level. In my opinion there is a structural issue in this area as there are also signs on the interior side of this wall where the sill is separating from the window jamb. More investigation is required to determine why this is happening and how to correct this issue.

## Building Interior Assessment:

The building interior appears to be in good condition; however, there are signs of wear and tear due to the age of the building and the activities that occur daily. The recommendations listed below will correct the issues and extend the life of this building.

1. The existing acoustical ceiling tiles are turning brown with age and some are damaged and/or stained. To address this, remove all ceiling tiles but leave the ceiling grid intact. Prep the ceiling grid for a new paint finish and install new ceiling tiles.
2. All the gypsum wallboard surfaces require some patching, sanding, and prep for a new paint finish.
3. All tile surface looks to be in good shape and require no replacement.

4. The majority of the wood doors require replacement as they are either damaged beyond repair, delaminating, or both. This is a major concern as most of these doors are fire-rated doors installed within a fire wall that separates this building into fire areas per code requirement.
5. All carpeted floors require replacement.
6. The existing wood gym floor system in the theater room is delaminating from the substrate and is also separating from one another which causes noise as you walk on it. I suggest removing this wood flooring system and replacing it with a new synthetic flooring system. Usually installed with-in a black box theater, this flooring system will accommodate all types of performances.
7. In the kitchen area, the existing sink is not considered an ADA accessible sink. This will require alteration work with the sink cabinet to allow for accessibility.

## Building Plumbing/Sanitary Assessment:

The existing plumbing system appears to be in good condition and function as it was designed. All restroom fixtures and drinking fountains meet ADA requirements per code. The existing sanitary system looks to be in good condition and function as designed. Based on the construction drawings, the existing 1500-gallon septic tank is located under the Town Hall parking lot which is shared by the Town Hall/Library and this Community Center and was not inspected as part of this evaluation. According to these construction drawings, the septic tank has no accessibility for sludge removal.

1. Provide and install a traffic rated H-20 riser and manhole cover flush with the current parking lot elevation. This would allow for sludge removal which should occur every three years.

## Building Mechanical/HVAC Assessment:

The building mechanical/HVAC system consists of a geothermal heat pump system that provides both heating and cooling. The ventilation system consists of air handling units equipped with a heat exchanger for energy efficiency. This building is also equipped with a hydronic snow melt system for exterior walks near building entrances. There is also a programmable energy management system for monitoring and regulating heating and cooling from a central location with-in the building. Because of its age, there have been some issues with the heat pumps which usually have an average life expectancy of 15 years.

1. Remove and replace the existing heat pump units with new heat pump units.



2. Replace antiquated zone and system controls with simplified controllers. This would include zone control boards to support the current 16 zones, heat pump controls and a new snow melt controller.
3. Recommend installing MERV 13 filters which is determined by filter manufactures in accordance with ASHRE 52.2. This MERV 13 filter comes in the same 2" nominal thickness that can be used within the existing filter rack/chamber. A MERV 13 filter is between 50-75% efficient at removing particles from the air at 0.03-1.0-micron range. However, MERV 14 to MERV 16 are more than 75% efficient at removing particles, but they require the replacement of the existing filter rack/chamber to accept the thicker air filter. You also need to factor in the air flow (CFM's) as this will decrease when you increase the MERV rating, so this may affect the duct and vent sizes. Filters must be changed per manufactures recommendations to stay efficient.
4. Recommend replacing the existing fresh air supply louvers and ducts with new larger louvers and ducts to increase the fresh air in accordance with guidelines set by the CDC. This will require a re-balance calculation to ensure proper operation of the system.

#### Building Electrical/Lighting Assessment:

The existing electrical system looks to be in good condition with a 400-amp service which is adequate for this building and for any future revisions occurring for the mechanical/HVAC system. The existing lighting system consists of energy efficient fluorescent or high intensity discharge (HID) light bulbs. The recommendations listed below will enhance lighting quality and will also yield energy savings.

1. Remove the existing high intensity discharge light bulbs and replace with new energy efficient LED light bulbs. The LED light bulbs will turn on instantly, have no warmup time or noise, are more visually appealing and last longer compared to HID light bulbs.
2. Remove all tube type fluorescent light fixtures and replace with new tube type LED light fixtures. Replacing the entire light fixture will be more efficient and cost effective than just replacing the fluorescent tube bulbs with LED tube bulbs as more wiring may be required for the existing fluorescent light fixture to accept the LED tube bulbs.
3. Remove all fluorescent bulbs from down lights and replace with LED bulbs.

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Conclusion:

It is Cedarwood's opinion that a vast majority of this building is in very good condition for a building of its age. Based on our evaluation, we believe that the owners are committed to keeping this building properly maintained in order to provide a community space to the Town of Johnsburg and avoid costly repairs due to lack of attention. We are confident that if the recommendations listed are fulfilled, the building will continue to serve its role in the community into the future.

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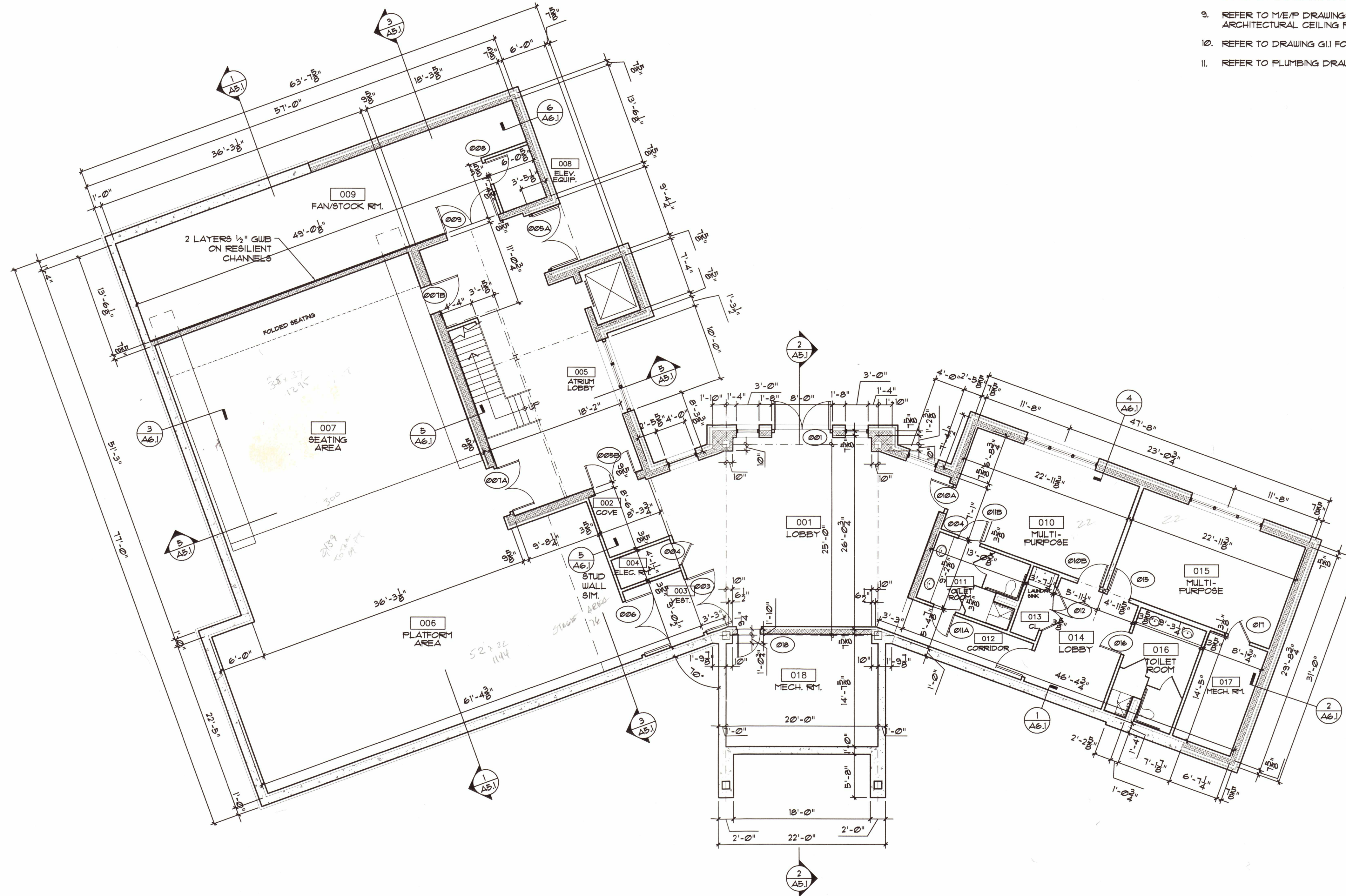
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# Tannery Pond Community Center

North Creek, New York

## GENERAL NOTES:

1. ALL PARTITIONS TO BE TYPE  $\diamond$  UNLESS NOTED OTHERWISE.
2. REFER TO G12 FOR PARTITION TYPES AND TYPICAL TOP OF WALL CONDITIONS.
3. DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.
4. REFER TO 1/4" PLANS FOR ADDITIONAL DIMENSIONS.
5. ALL DOORS TO BE 4" FROM CORNER UNLESS NOTED OTHERWISE.
6. COORDINATE ACTUAL SIZE OF PENETRATIONS THRU MASONRY WALLS W/ HVAC CONTRACTOR. PROVIDE LINTEL AS REQ'D. BY OPENING PER SCHEDULE ON STRUCTURAL DRAWINGS.
7. COORDINATE SIZE AND LOCATION OF CONCRETE HOUSEKEEPING PADS W/ MECHANICAL CONTRACTOR.
8. PROVIDE STEEL LINTELS AT ALL MASONRY OPENINGS. SIZES AND DETAILS PER STRUCTURAL DETAILS AND LINTEL SCHEDULE.
9. REFER TO M/E/P DRAWINGS FOR CEILING ELEMENTS. LOCATE ALL ITEMS PER ARCHITECTURAL CEILING PLAN.
10. REFER TO DRAWING G11 FOR LOCATIONS OF FIRE RATED WALLS.
11. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS.



### LOWER FLOOR PLAN

1/8" = 1'-0"

ROOM INDEX	
NUMBER	NAME
<b>LOWER LEVEL</b>	
001	LOBBY
002	ALCOVE
003	VESTIBULE
004	ELECTRICAL ROOM
005	ATRIUM LOBBY
006	PLATFORM AREA
007	SEATING AREA
008	ELEVATOR EQUIPMENT ROOM
009	FAN/STOCK ROOM
010	MULTI-PURPOSE ROOM
011	TOILET ROOM
012	CORRIDOR
013	CLOSET
014	LOBBY
015	MULTI-PURPOSE ROOM
016	TOILET ROOM
017	MECH. RM.
018	MECHANICAL ROOM
<b>MAIN LEVEL</b>	
100	VESTIBULE
101	LOBBY
102	GALLERY
103	CLOSET
104	CLOSET
105	CLOSET
106	MEZZANINE
107	CONTROL BOOTH
108	CORRIDOR
109	MEETING ROOM
110	KITCHEN
111	JANITORS CLOSET
112	WOMEN
113	H/C TOILET
114	MEN
115	OFFICE
116	BOX OFFICE

REVISIONS	

PRELIMINARY  
NOT FOR CONSTRUCTION

DATE: 13 JUNE 2001  
CHECKED BY

PROJECT NO.  
0016

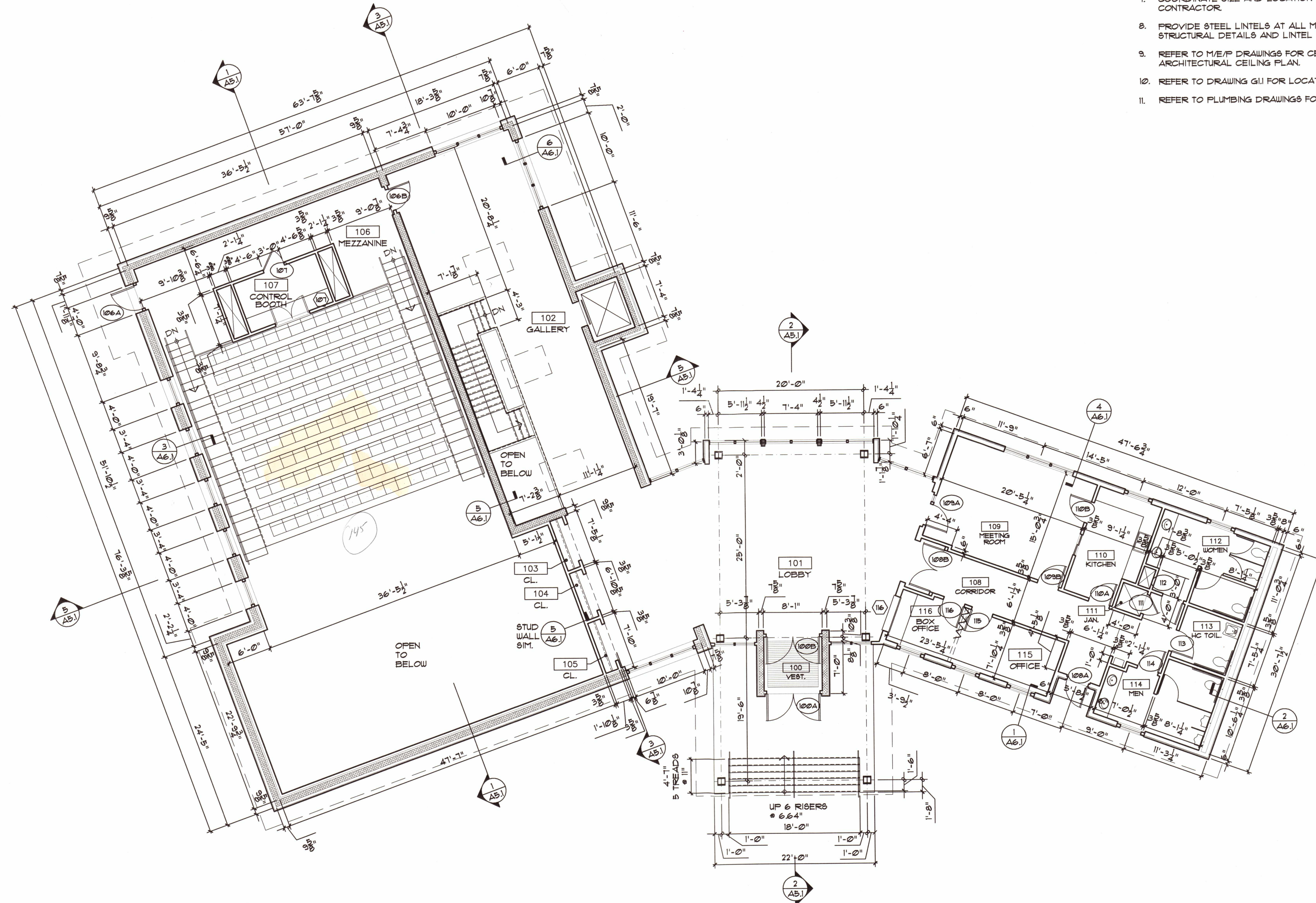
LOWER FLOOR PLAN

A1.1



### GENERAL NOTES:

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11. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS.



MAIN FLOOR PLAN

1/8" = 1'-0"

ROOM INDEX	
NUMBER	NAME
<b>LOWER LEVEL</b>	
001	LOBBY
002	ALCOVE
003	VESTIBULE
004	ELECTRICAL ROOM
005	ATRIUM LOBBY
006	PLATFORM AREA
007	SEATING AREA
008	ELEVATOR EQUIPMENT ROOM
009	FANSTOCK ROOM
010	MULTI-PURPOSE ROOM
011	TOILET ROOM
012	CORRIDOR
013	CLOSET
014	LOBBY
015	MULTI-PURPOSE ROOM
016	TOILET ROOM
017	MECHANICAL ROOM
018	MECHANICAL ROOM
<b>MAIN LEVEL</b>	
100	VESTIBULE
101	LOBBY
102	GALLERY
103	CLOSET
104	CLOSET
105	CLOSET
106	MEZZANINE
107	CONTROL BOOTH
108	CORRIDOR
109	MEETING ROOM
110	KITCHEN
111	JANITORS CLOSET
112	WOMEN
113	H/C TOILET
114	MEN
115	OFFICE
116	BOX OFFICE

Tannery Pond Community Center  
North Creek, New York

REVISIONS

NO.	DESCRIPTION

PRELIMINARY  
NOT FOR CONSTRUCTION

DATE: 13 JUNE 2001  
CHECKED BY: \_\_\_\_\_

PROJECT NO.  
0016

MAIN FLOOR PLAN

A1.2





# Preliminary Project Cost Estimate

Date: January 11, 2021

Property Address: 228 West Main Street  
North Creek, New York 12853

Owner: Tannery Pond Community Center  
Town of Johnsburg

Prepared By: Cedarwood Engineering Services, PLLC  
3903 Main Street  
Warrensburg, New York 12885  
Telephone: 518-623-5500

## Introduction:

This is an addendum to the Cedarwood submission dated December 9, 2020 and submitted on January 6, 2021. The following report indicates, where applicable, the specific violations for various site-related problems. This addendum also includes and engineering estimate these site-related issues.

## Project Summary:

The project scope will be to correct existing building code and American with Disabilities Act (ADA) violations and deficiencies. Correction of violations include replacing all deteriorated fire rated interior doors and fixing the existing ADA ramp/sidewalks leading up to the front building entrance. There are some mechanical deficiencies within this building including non-operating heat pumps, an imbalance of indoor temperatures between areas of the building and an inadequate fresh air/filtration supply for this building especially in assembly areas for large gatherings. This project scope includes addressing these mechanical deficiencies. This includes replacement of existing heat pumps with new efficient heat pumps, updating the existing inadequate zone/system

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controls with a new modern control system and installation of a new ventilation system that will comply with the current mechanical code and also follow the CDC guidelines for ventilation and filtration. Correcting these mechanical issues will provide for a comfortable indoor temperature throughout the building and deliver improved air quality. This preliminary cost estimate was based on a visual walk through of the building and limited building construction information due to lack of construction drawings.

#### Site Work – ADA Ramp/Sidewalk Repair:

The two (2) existing ramp/sidewalks connecting to the front entrance pad have sunk below the allowable height. This reduced height is in violation of the Federal 2010 ADA, Chapter 3, Section 303.2, Changes in Level. To address this violation, the following corrective measures can be implemented;

- Lifting the concrete ramp/sidewalk by means of mud jacking also known as slab jacking to be flush with the adjacent concrete building entrance pad.

Total estimated cost for Site Work = \$1,850.00

#### Interior Wood Fire Door Replacement:

There are nine (9) wood fire doors with significant deterioration that makes them ineffective to protect the opening during a fire. This is in violation of the 2015 International Building Code (IBC), Section 716 Openings, Protectives. The following item(s) are recommended to correct this issue;

- Remove the nine (9) existing deteriorated wood fire doors from their frame. Provide new wood fire doors that match the existing rating, size, and material of the door that they are replacing. The new wood doors are to be finished with a polyurethane finish. Utilize the door hardware from the existing fire doors on the new doors and install within the existing door frame.

Total estimated cost for Interior Fire Door Replacement = \$13,665.00

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### Heat Pump and Zone/System Control Replacement:

This building currently has 3 heat pumps, 2 of which are out of service. The heat pumps are approaching the end of their service life and it is our recommendation that all 3 heat pumps be replaced. The following are recommended corrective actions to address the issues with the heat pumps and zone/system controls;

- Replace three (3) existing heat pumps with new 5-ton hydronic heat pumps.
- Replace the existing zone/system controls with a new updated and simplified controller. This includes control board to support 16 zones, heat pump control and snow melt controller.
- Piping modifications as required for new installation.

Total estimated cost for Heat Pump & Zone/System Control Replacement = \$71,500.00

### Air Handler System and Fan Coil Unit Replacement:

Based on the current edition of the NYS Mechanical Code, the building outside air system falls approximately 30 percent short of the required quantity of outside air. The existing energy recovery ventilator (ERV) units and fan coils serving the North wing spaces are nearing the end of their life expectancy and do not have the proper filtration as recommended by the CDC and ASHRAE Guidelines.

The two (2) Heat Recovery Ventilation (HRV) units serving the South wing Multi-purpose rooms, meeting room, office, lobby and corridor are undersized as they do not meet the required outside air quantities for the spaces and should be replaced with larger units. Replacing with ERV units will also help remove humidity and alleviate the moisture issues within the spaces served.

To correct these issues the following corrective measures are recommended;

- Remove existing 3000 cfm ERV and replace with new 4500 cfm ERV.
- Remove existing Fan Coils FCU-1 and FCU-2 and replace with new fan coils to include Merv 15 filtration.
- Modify outside air ductwork sizing to accommodate the required quantity of outside air.
- Modify ductwork to accommodate new Fan Coils FCU-1 and FCU-2.
- Modify the heat pump piping as required to the fan coils to accommodate the larger quantity of outside air/ mixed air.

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- Clean existing return air grilles serving this system.
- Remove existing 300 cfm HRVs H-1 and H-2 and replace with larger 600 cfm Energy Recovery Ventilator units (ERV's).
- Upsize the existing HRV ductwork to accommodate the new ERV's.
- Existing louvers for the new ERVs are adequate in size and therefore do NOT need replacement
- Modify electrical as required for the new 4500 cfm ERV, new fan coils and larger South wing ERVs.
- Fan coil replacement - the concealed ceiling fan coil units (FCU) 3, 4, 5, 6, 7 & 8 do not have proper filtration as recommended by ASHRAE and CDC Guidelines and are also nearing the end of their life expectancy. Our recommendation is to consider replacing these units with new units and to include Merv 15 filtration of the return air which would most likely require high static models. This will require some modifications to existing utilities surrounding these units, such as fire protection piping, heat pump piping etc.

Total estimated cost for Air Handler System and Fan Coil Unit Replacement = \$161,890

#### Structural Foundation Issue:

It appears that a portion of the existing concrete foundation has differential settling causing visible cracks with-in the exterior split face cmu wall and on the interior gypsum wallboard surface. Base on a visual assessment, the preliminary recommendation to repair this differential settling is by introducing Helical piers to support the existing foundation. To correct this issue includes the following, but not limited to;

- Excavate soil alongside of building where settling is occurring.
- Install helical piers with adaptors to help support the existing concrete footing.
- Back fill excavated area level with the existing adjacent ground surface.
- Repoint the existing crack with-in the split face cmu wall and repair the interior wall, prep, and paint.

Total estimated cost to address Structural Foundation Issue = \$17,600.00

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Contractor Overhead Costs:

Includes the following, but not limited to;

- Building Permits.
- Salaries.
- Shop Drawings.
- Billings.
- Meetings/Scheduling.
- Mobilization/Demobilization.
- Cell Phones.
- Job Site trailer.
- Material Storage/Container.
- Temporary Construction.
- Portable Toilet.
- Equipment/Scaffolding.
- Dumpster.
- Cleanup.
- Insurance.

Total estimated cost for Contractor Overhead = \$25,000.00

Total estimated project cost = \$291,505.00

ADD 15% contingency = \$43,726.00

Total Project cost = \$335,231.00

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