

LETTER OF TRANSMITTAL

Date: November 19, 2007

Job No. 2003

Attention: David Reynolds, Councilman

Re: Community Building Study
Town of New Hartford

*File
Kellogg Rd.
Comm. Center*



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New Hartford, New York 13413

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To: Town of New Harford
48 Genesee Street
New Hartford, New York 13413

- Copy: Owner:
 Architect
 Consultant:
 Contractor:
 Site Rep.:
 Other:

We are sending you Attached via Hand Delivery

Copies	Date	No.	Description
1			Community Building Limited Evaluation

These are transmitted as checked below:

For your approval

For your use

As you requested

For your review and comment

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10:06 AM
FEB 01 2010
my
TOWN OF NEW HARTFORD
TOWN CLERK

Remarks:

Please contact us if further, more in-depth investigation and evaluation is needed.

Transmitted By: Frank X. O'Brien

COMMUNITY BUILDING LIMITED EVALUATION
TOWN OF NEW HARTFORD
November 19, 2007

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On November 16, 2007 the Town of New Hartford Community Building, located on Kellogg Road, was visually evaluated in response to concerns about the building leaning, an inadequate foundation, a possible mold problem, the condition of the roof and the general condition of the building.

Mike Coonrod, provided some history of the building as well as information on maintenance and repair work that has been performed on the building over the past several years.

Building Leaning

A level placed on the exterior walls of the building indicated all walls are plumb. It appears a transverse wall near the center of the building was removed. Mike reported having to reset and re-caulk windows, usually in the spring, in the bay window area, which is adjacent to the removed wall. Windows in other areas of the building did not seem to be a problem.

The large opening in the exterior wall for the bay window, as well as high windows, make bracing this area difficult. Removal of the interior wall, seasonal temperature changes affecting the uninsulated framing and the lack of adequate bracing may cause the apparent movement at the bay window. Further investigation, perhaps by removing interior or exterior finishes, would be required to specifically identify problems in this area.

The Foundation

The entire building appears to be on a concrete slab that projects approximately 6 inches beyond the exterior wall. Mike said he understood the original furnace was located in a basement under at least the front half of the building. At some point the furnace was removed, the basement filled and a concrete floor slab poured on top. There was no visible evidence of slab cracking due to settlement.

Mold Problem

The floor and lower walls of the kitchenette and the adjoining toilet room have been consistently damp requiring removal of mold from the floor and lower walls. Mike said water piping in these two locations has frozen and broken a number of times over the years. However, it appears the major contributing factor to dampness in this area is water entering from the exterior at the floor level. The grade outside is slightly above floor level and sloping toward the building. Wood at the exterior base of the wall is water damaged. It appears when it rains water drips off the roof and flows back toward the building to a low point near the gas meter and enters at the base of the wall outside the kitchenette and toilet room. Changing the grade and sloping it toward the creek should solve this problem. No other evidence of a mold problem was visible in the building. Sophisticated testing would be required to confirm.

Roof

The north, shopping center side of the roof is in much worse condition than the south side, which is the prevailing wind and weather side. Perhaps the last shingle replacement was on the south side only. Shingles on the north side now need to be replaced.

Other Observations

The ceiling is insulated with only 3 1/2" of fiberglass insulation and walls are insulated with 1" or 1 1/2" of styrofoam attached to the inside face of the original wall. Mike said to the best of his knowledge the wall cavity is not insulated. Neither condition is in compliance with the current energy code resulting in heating and cooling costs that are much higher than they could be. Although the main room is heated, the toilet rooms and the kitchenette are not (electric wall heaters have been disconnected presumably for cost reasons). In very cold weather fans are placed on the floor of the main room to blow heat into these rooms in an attempt to keep the exposed, uninsulated plumbing pipes from freezing.

Toilet rooms do not have the required grab bars, plumbing fixtures or accessories to make them handicapped accessible.

The interior temperature is controlled by a thermostat accessible to anyone in the building. A restricted access, programmable thermostat could better control the temperature and reduce energy costs.

The grade around the entire back of the building appears to be at or floor level and sloping slightly toward the building or level at best. Regrading for positive flow away from the building is recommended.

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General Building Condition

For its age, the building is in generally good condition. The concerns raised are relatively minor, explainable and repairable. Probably the biggest shortfall is the lack of adequate insulation and resulting high energy cost to operate.

It is estimated that an expenditure of \$20,000 to \$25,000 would be required to resolve the issues with the building.

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