POTTER COMMUNITY CENTER
MASTER PLAN REPORT

PREPARED FOR

VILLAGE OF FAIRPORT

Dec. 8, 2011

LOMONACO ASSOCIATES

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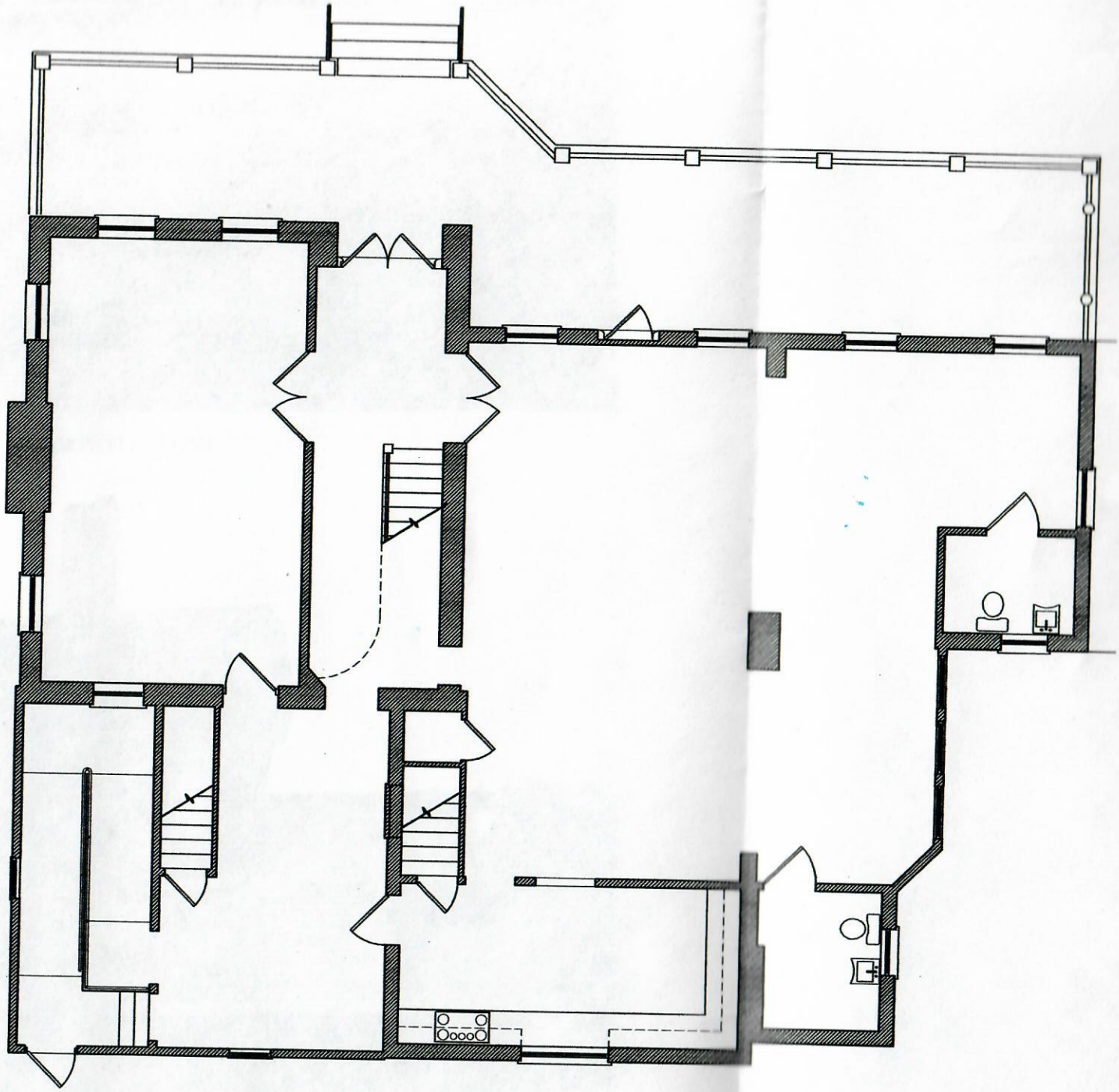

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FIRST FLOOR PLAN

SCALE: 1/4"= 1'-0"

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

REPORT

In 2011, LoMonaco Associates was hired by the Village to perform a comprehensive Master Plan of the Fairport Community Center at 53 W. Church Street so that a phased renovation could be implemented. Q-Tech Engineering provided mechanical and electrical engineering services. Our analysis and recommendations are listed below:

EXTERIOR

ROOFS

- All of the roofs except the two low roofs replaced in 2010 have outlived their useful life and immediate plans should be made to replace them.
- The north, east and west steep slope roofs drain toward a center low sloped roof portion. This center roof is a failed metal roof (which has a failed built up roof on top of it) that drains onto the asphalt shingles on the south side of the building. This is a tremendous amount of water to drain onto asphalt shingles and a lack of proper detailing at all the roofs exacerbate the water infiltration issues.
- Gutters are aged and should be replaced with increased capacity and downspouts. (with the exception of the north street elevation)
- Window heads need new metal caps with water diverter to keep off walls.
- Majority of downspouts from gutters are not tied into storm drains and drain on sidewalks or asphalt. Existing and any new downspouts should be tied into storm drains.
- Metal sill flashing should be replaced at top of low roof and as it continues around building. New detail should eliminate need for face fasteners.
- Canted walls primarily on the south side should have wood siding removed and replaced after ice and water shield is provided behind the clapboard to protect from water penetration.

PAINTING

- Exterior wood siding and trim needs painting except at southeast tower which has new siding.
- Masonry window sills need scraping and painting.

MASONRY

- Portion of masonry chimney on west side above the roof needs the parging removed, replace damaged brick as needed, repoint and check status of cap. Work should be done concurrent or prior to roof work.
- Lower portion of building below the water table should be parged as needed and painted.

INTERIOR

VENTILATION

- The existing building has no soffit or ridge vents causing premature aging of asphalt shingles, increased ice damming (water infiltration into the building interior and premature aging of roofing) and increased heating and cooling loads.
- Continuous soffit vents should be provided throughout the building.
- Remove insulation at attic edge in soffits and provide new baffles to hold back insulation types and ensure airflow. Further analysis and third floor rehab may be needed to ensure continuous airflow.
- Continuous ridge vents should be provided when roof is replaced.

COMMUNITY CENTER AREA

- Rest rooms should be updated with tile wainscot, new flooring and more handicap amenities.
- Address damaged drywall at beam and paint due to water infiltration.
- Reduce ceiling tile area and replace tiles that remain.
- Address wood floor which is aged and does not hold up to this kind of traffic and wear.
- Provide new finishes at damaged entryway due to water infiltration.
- Provide upgrade at kitchen floor.

APARTMENTS

- Correcting water damaged plaster and new paint should be undertaken in affected areas only after roof is repaired.

PRELIMINARY CONSTRUCTION COST ESTIMATES

The following is our probable construction cost estimates (based on 2011 construction costs) for the recommendations above.

Roof Replacement

- Remove existing roofs, provide ice & water shield, new shingles, copper flashings - $97,000.
- Flat roof removals, asbestos abatement, provide insulation & membrane - $25,000.
- Wood siding replacement for dormers, crown moldings & various walls - $15,000.
- Copper gutters, downspouts and new drops - $19,000.
- Copper roof caps on 2 dormers, various ledges and boxes - $7,000.
- Soffit ventilation - $10,000
- Access Hatch - $2,000

Total - $175,000

PLUMBING REPORT

DOMESTIC COLD WATER SYSTEM

- A ¾" domestic water service enters the building in the basement at the North wall. The service continues to a ¾" water meter mounted at 5 feet (approximately) off the basement floor. The meter cannot be read due to a water line located directly above and touching the meter cover.
- The majority of the distribution system, if not all piping, is copper and is in good condition.
- Foam insulation is partially installed.
- The distribution system supplies domestic water to a basement stationary tub, basement Rinnai instantaneous hot water heater, first floor kitchen sink, men's and women's toilet rooms, second floor apartment 1W and apartment 1E kitchen sinks and toilet rooms. All water pressure was observed to be good.
- A domestic backflow preventer is not installed.

DOMESTIC HOT WATER SYSTEM

- Hot water is supplied by a Rinnia instantaneous hot water heater Mo. R75-Lsi, 1st hour rating 234 gal/hr.
- The copper distribution system is in good condition and supplies domestic hot water to a basement stationary tub, first floor kitchen sink, men's and women's toilet room sinks, second floor apartment 1W and apartment 1E kitchen and toilet room's sinks.
- Hot water delivery temperature to basement stationary tub, first floor fixtures and second floor apartment 1E is good and is delivered in 10 to 30 seconds.
- The hot water at the second floor apartment 1W has been reported to take up to 3 to 4 minutes to arrive.

SANITARY DRAINAGE SYSTEM

- The water flow through the plumbing fixtures was observed to be normal and not sluggish indicating that the drain piping is directing flow to the sanitary sewer and that the venting system is doing its job.
- Plumbing fixture exposed pipes, tailpieces, p-traps and associated trim is generally in good condition.
- A vented 1/3 HP "Diamond" pedestal sump pump is located in the NE corner of the basement and appears to be in good condition. When tripped the pump started to pump water from the crock as expected.
- Sump water is discharged outside and drains to the garden, front walk and lawn.

NATURAL GAS SYSTEM

- 1-1/2" natural gas service enters the building at the SW corner through the RG&E meter #695497 and supplies a ¾" gas line to the Rinnia instantaneous hot water heater and to the new vertical heating furnace. All materials appear to be in good condition.

COMMENTS AND RECOMMENDATION w/ PRELIM. CONSTRUCTION COST ESTIMATES

(Individual fixtures and equipment)

BASEMENT:

(Inspect, replace or relocate as resources become available)

- Replace faucet set at stationary tub to prevent mineral deposits that contribute to further corrosion as observed.
  Cost to purchase & replace faucet: $150.00

- Replace existing or install new foam or glass fiber insulation to the hot and cold water lines where possible to prevent condensation and help keep the hot water lines from loosing heat in the distribution system.
  Cost to purchase & install: $5.00/foot

- Have the Rinnia instantaneous hot water heater inspected/adjusted by plumbing contractor to assure the unit performance is delivering 110-degree hot water to all points of use as quickly as possible. Gas line to the heater should have a drip leg installed in a vertical position at the bottom of the unit.
  Cost for service call: $90.00
  Cost purchase & install drip leg: .....$100.

- Relocate the pipe that is directly above, and touching, the water meter to allow the meter to be read properly.
  Cost to relocate pipe: $50.00

- Sump pump drainpipe runs outside under the porch and into the garden. Water was observed flowing onto the front walk with soil erosion to the garden and lawn. Ice formation on the walk could cause a slipping hazard. The drain should be piped to nearest storm or sanitary drain in the basement.
  Cost to relocate $300.00

FIRST FLOOR:

(Inspect, replace or relocate as resources become available)

- Replace or repair leaking gooseneck faucet located in women's toilet room.
  Cost to purchase & replace faucet: $150.00

- Replace or repair (occasional dripping unless tightly closed) gooseneck faucet located in men's toilet room.
  Cost to purchase & replace faucet: $150.00

- Install insulation kit on sink water & drain for ADA compliance in Men's & Ladies toilet rooms.
  Cost to purchase & install $100.00

SECOND FLOOR:
(Inspect, replace or relocate as resources become available)

- An outdated 2-piece wall mounted tank type toilet and controls are located in apartment 1W. Water usage savings can be realized by replacing this fixture with a new low consumption 1.6 GPF water closet fixture. Replace as resources become available.
  Cost to purchase & replace: $500.00

- Replace Shower hot and cold-water control unit in apartment 1W that is difficult to operate due to mineral deposits that contribute to further corrosion.
  Cost to purchase & replace faucet: $300.00

ATTIC:
(Support sanitary vent as resources become available)

- 4" cast iron horizontal run of pipe is currently supported off the floor by scraps of wood plank. Securely support pipe using commercial/industrial pipe clamps or stands as required for positive support.
  Cost to purchase & install: $100.00

HVAC REPORT

GENERAL

- First floor and Basement space conditioning is provided by a central gas furnace and electric cooling unit with supplemental wall mounted electric wall/baseboard heaters.
- Second floor apartments are heated with electric baseboard heaters. There is no system air conditioning serving the second floor.
- There is no space conditioning in the unoccupied third floor spaces.

VERTICAL FURNACE

- A new York Affinity 9.C gas heating & electric cooling Furnace serves the Basement and First Floor heating & cooling needs. It utilizes two zones of the Honeywell HZ432 controller with programmable thermostats located in the west and east community rooms. Condensate is pumped from the condensate pump, across the Basement, to the Laundry Room Sink.

ELECTRIC HEATING UNITS

- Electric wall mounted space heaters are available on the first floor for supplemental heating in both Community rooms, the back hallway, kitchen and the ADA ramp space. Each heater has its own integral thermostat. Both Second Floor Apartments are heated solely with electric baseboard heaters. Each heater has its own integral thermostat.

VENTILATION

- There is no ventilation in the first floor men's and women's toilet rooms.
- The first floor kitchen stove has a residential style vent hood that is vented to the outside.
- The second floor apartment (#1W) has a wall mounted exhaust fan in the kitchen that vents outside. The Bathroom ceiling exhaust fan vents to the west third floor room through 4" plastic flexible duct.
- The second floor apartment (#1E) kitchen stove has a residential style vent hood that exhausts into the room. The bathroom ceiling exhaust fan vents through the third floor east room and outside through 4" aluminum flexible duct.
- The dryer in the basement laundry area vents outside through 4" flexible plastic duct.

ELECTRICAL SYSTEMS REPORT

MAIN ELECTRIC SERVICE

- The main electrical service is supplied via an underground service lateral most likely originating from a pole or vault located on West Church Street. The Community Center service voltage operates at 240 volts, single-phase, three-wire. There are two service feeders that enter the building.
- The first service feeder cable (Type SE Cable) terminates into a 200 amp, 2-pole, 240 volt, non-fused disconnect switch which feeds a 200 amp, main-lug, 42-space Square D load center panel with circuit breakers.
- The second service feeder cable (SE Type Cable) terminates into a 200 amp, main circuit breaker, 40-space load center panel.
- These panels serve lighting and power circuits for the basement, first and second floors.
- Both service cables originate from a single utility company meter mounted at the exterior of the building.

COMMENTS & RECOMMENDATIONS:

- The existing service is sufficiently sized to handle the current loads of the building. All branch circuits originate from the two service panels and there is no separate metering of the community center from the two tenants that reside in the second floor apartments. Both of these panels are close to full capacity for circuit breaker space. Because of the random wiring of circuits from each of the two panels it would be a difficult task to separate the circuits in order to meter the tenants separately. All service equipment is in good shape and no action is necessary.
- The non-fused disconnect switch serving the first panel is required, by code, to be fused. This violates current code (NEC 230.90 "Each ungrounded service conductor shall have overload protection").

ESTIMATED CONSTRUCTION COSTS:

Cost to replace the disconnect switch with a fused switch.....$700.00

LIGHTING - GENERAL AND LIFE SAFETY

- The existing lighting systems consist of surface and recessed type fixtures. The large community room has recessed type fluorescent fixtures installed in an acoustic type lay-in grid ceiling. Most other areas have surface mount incandescent chandeliers and/or lamp holders.
- Most incandescent lamping has been replaced by screw-in type fluorescent lamps. All lighting is switched locally via wall switches. There is no use of occupancy type sensors.
- Fluorescent troffers are in good condition. Chandeliers and surface mount incandescent lamp holders are older but in fair condition.
- Exterior lighting consists of recessed Incandescent down lights at the front porch. There are lantern-style site lighting poles which provide lighting in the parking lot.
- Photo luminescent type exit signs are currently in use throughout the building. NFPA's 2000 edition of Life Safety Code 101 allows the use of photo luminescent exit signs only if they are in compliance with Underwriters Laboratories Inc's UL924 Standard for Emergency Lighting and Power Equipment. This type of exit sign has an estimated life of about 20-25 years.
- There are two dual-head, battery-type, emergency lights on the first floor. Other than these two fixtures, there is no other emergency type lighting in the building.

COMMENTS & RECOMMENDATIONS:

- The majority of the fixtures in the spaces are operable but are outdated. Incandescent lamps have been replaced by screw-in type fluorescent lamps and fluorescent type troffers do not utilize the most efficient ballast-lamp technology. While no action is required the town may want to consider, at some point, replacing these fixtures with newer, more efficient fixtures. Traditional style fixtures are available to match the building architecture and are available with efficient fluorescent and/or LED type lamping.
- There are insufficient emergency type fixtures covering the existing first and second floor spaces. We would recommend adding emergency fixtures to the first floor ADA ramp addition, large and small community rooms and second floor hallway. These fixtures should be tied into the general lighting circuit ahead of any switch control.
- Emergency lighting is also required, by code, at exterior locations for egress away from the building. We would recommend that remote type emergency heads be added to the front and rear exits.
- We would also recommend replacing existing switches with, and/or adding, occupancy type sensors to conserve energy in the community center spaces (toilet rooms, kitchen, hallways and community meeting rooms).

ESTIMATED CONSTRUCTION COSTS:

Cost to add interior and exterior emergency light fixtures $1,200.00

Cost to add occupancy sensors to selected areas.....$750.00

PHOTOS

SHINGLES HAVE OUTLIVED THEIR USEFUL LIFE

AGED SHINGLES & CAP NEEDS REPLACEMENT

LOW SLOPE ROOF NEEDS REPLACEMENT

METAL ROOF CAP NEEDS REPLACEMENT

AGED SHINGLES & PAST ATTEMPTS TO STOP LEAKS

MISSING SHINGLES & CONFIGURATION OF ROOFS LEADS TO PREMATURE AGING

AGED SHINGLES

DORMER SHOULD BE RENOVATED OR REMOVED

CHIMNEY NEEDS SADDLE & NEW FLASHING

WOOD SIDING SHOULD BE CUT BACK & METAL STEP FLASHING PROVIDED WITH COUNTER FLASHING

WOOD SIDING & TRIM NEEDS PAINTING EXCEPT AT TOWER - SOUTH SIDE IN WORST CONDITION

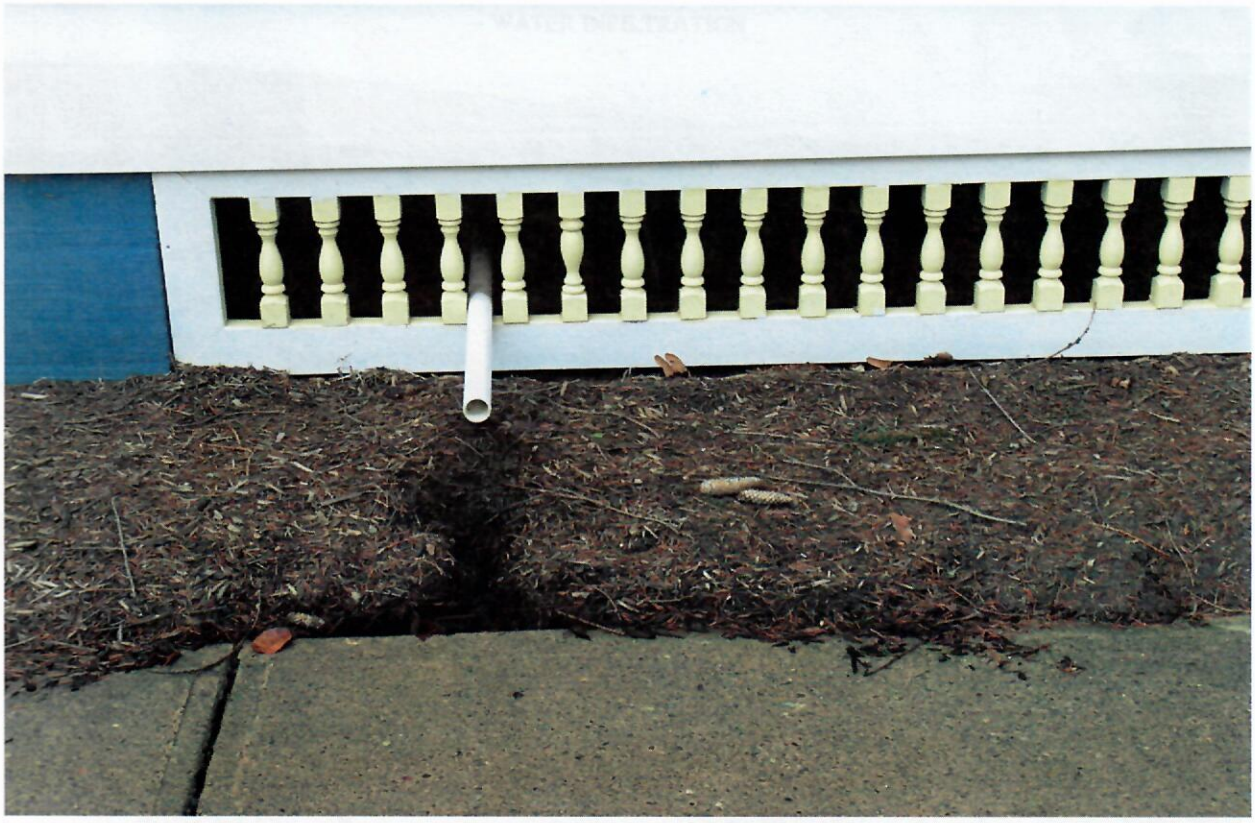
ALL WOOD TYPES NEED PAINTING

MASONRY SILLS NEED ELASTOMERIC PAINTING

LOWER BLOCK & MASONRY SHOULD BE PAINTED & PATCHED

UPPER PORTION NEEDS PAINT REMOVED & REPAIR/REPOINTING

DOWNSPOUTS DRAINING AT GRADE DETERIORATING MASONRY AND WALK / DRAIN FROM BASEMENT



WATER INFILTRATION

PRIOR WALL DAMAGE AT ENTRYWAY BELOW

ATTIC WATER DAMAGE ABOVE / OUTDATED REST ROOMS BELOW