

DIVISION 1 - CONDITION ASSESSMENTS

1.1 Lafayette Head Start



A. Site

1. General Summary/Property History

- a. Lafayette Head Start is located at 2777 Route 11N Lafayette, NY.
- b. This site was acquired in the early 1990s from the Lafayette School District (?). It was operated as a daycare at that time. Historical documentation indicates that the building was constructed in 1990. Title was transferred to PEACE on July 17, 2001, recorded in the Onondaga County Clerk's office in Liber 4580 at page 100 as a non-arms-length transaction with an indicated consideration of \$225,000.
- c. One Story, no Basement (slab on grade)
- d. <Type of construction>
- e. Square Footage: 4,740 total
- f. Tax Info:
 - 1). Tax ID: 2000000030070030000
 - 2). Swis Code: 020.-03-07.3
 - 3). Acres: 1.37
 - 4). Land Use Code: 614 Special School
 - 5). County Leg District 12
 - 6). Senate District 48
 - 7). Assembly District 126
 - 8). Ward 8

2. Topography and Drainage

- a. Site topography is level to gently sloping from east to west.
- b. According to 2004 Summary Appraisal Report completed by Michael Wicker, per Community Panel #360581 009B by FEMA, the subject property is in a Zone C which is not a flood hazard area.

- c. Site Drainage: The west side of site / rear end of property where utility sheds are located is near a wetland. Flooding has been an issue recently for the pump shed. No reported issues with flooding inside the school. See further description in the fire protection section.
 - d. There are reports that the west side of the property has experienced ponding and high water. Refer to later sections describing deficiencies related to the fire protection system. There is a creek along the south property boundary and the west end of the site is the low elevation for surface runoff and water shedding.
 - e. Retention or Detention Basins. None observed.
3. Paving and Curbing
- a. Parking lot consists of asphalt pavement, no curbing.
 - b. Parking Spaces (approximately) – (20)
 - 1). (19) commercial spaces
 - 2). (1) designated company vehicle (van) space
 - c. Total Area of Parking (approximately) - 750 m² (8,000 sqft)
 - d. Perimeter (approximately) - 120 m (800 lf)
 - e. Overall Condition - Fair. Cracks can be found in pavement, but not deteriorated enough to be worrisome. Some water damage is noticeable on pavement. Lot was last paved ~5 to 7yrs ago. Condition fair. Side entry to building paved ~10yrs ago and condition is good.
 - f. No clear parking lines are visible.
 - g. Presence of previously applied asphaltic sealant. Observed sealant worn away in heavy traffic areas.
 - h. No extensive vehicle oil staining or bleaching of asphalt surfaces observed.
4. Flatwork
- a. Concrete flags are older, and the condition is good to fair, with **a few flags at the southeast corner that are cracked and in need of replacement.**
5. Landscaping and Appurtenances
- a. There are (2) storage sheds located on the property; one is located at the north end of the property near the main building. The second is near the northeast corner of the property near the main building but within the fenced east side yard.
 - b. The facility has an existing playground, it is fenced in with the east and north sides of the property and is placed on all-weather turf.
 - c. The fenced in area encloses the east and north sides of the building and contains a few wooden picnic tables.
 - d. Landscaping in general appears well maintained. The further west and north sides of the property is grassy, in a more natural wetland condition at the west perimeter.
6. Utilities
- a. Type and Provider
 - 1). Water – Water service is an existing well. Well pump is submersible type rated for 17.0 gpm.
 - 2). Electricity – An underground primary electric circuit feeds a National Grid pad mount transformer located at the southeast corner of the site adjacent to the parking lot entry. Size appears to be 50kVA.
 - 3). Natural Gas – National Grid, AC-250 ANSI Class 250, with MAOP 5 psi. Meter #02C709110, the service entrance is at the northeast corner of the building.
 - 4). Sanitary Sewer - The facility has a septic system that is described in more detail in the plumbing section.
 - 5). Storm Sewer – N/A.
 - b. Sewage Backup Problems: Present. [see septic system for info]
 - c. Stormwater Backup/Flooding

- 1). Owner reported stormwater flooding on property particularly on the west side.
- 2). Observed evidence of stormwater flooding in west lawn area and around maintenance outbuilding which houses the fire protection system pumps.
- d. Septic System Maintenance
 - 1). Maintenance staff reports periodic septic system backups which are present at floor drains in restrooms. Staff report that hand towels, baby wipes, etc. are problematic when flushed and cause the septic system to backup resulting in routine maintenance. [See plumbing section]
- e. Sewage Ejector Pump Maintenance
 - 1). Facility is provided with a pump tank unit which received treated effluent from the upstream septic system. The effluent is collected in the pump tank unit and pumped out to a leach field by a float operated sewage ejector pump. [See plumbing section]

B. Frame and Envelope

1. Substructure

- a. Facility is a slab on grade structure.
- b. There was no visual evidence of significant foundation cracks, differential settlement, step cracking of foundation walls.
- c. The existence of sump pumps, perimeter channels, etc.: None observed on site.
- d. There was evidence of building flooding, water, or moisture penetration at the time of the site assessment.
- e. Radon – Presence of Radon Gas or Radon Mitigation System?
 - 1). Presence of radon gas was not reviewed. No records of prior radon gas tests or test result levels were provided to the Engineer.
 - 2). No radon removal systems, whether passive type or active soil depressurization systems were observed or reported to be installed at this facility.
 - 3). **It is recommended that the Owner have testing performed in the lower levels, Basement and crawlspace areas of the facility to confirm radon gas levels. Testing shall be performed by a certified professional.**
 - 4). **If testing identifies radon gas concentration levels are found to be equal to or greater than 4.0 pCi/L, a radon mitigation system should be provided for the facility.**

2. Envelope

- a. The building vinyl siding was replaced during roof replacement in 2021. The overall condition appears to be good, with some minor repairs **(noted the eave on upper front roof overhang needs repair).**
- b. Windows are Anderson windows, double pane, insulated sliding style with screens. Conditions appear to be good. Age not known.
- c. Attic Space: Inaccessible. **The condition of the existing attic and insulation should be checked. May need to cut in an access port below. Hard gyp ceiling above lay-in ACT ceiling throughout space so attic is not observable from the interior.**

3. Roofing

- a. Roof system is a gable and vaulted-style roof with plywood sheathing and asphalt shingle roof cover. Roof shingles were replaced in 2021. System appears to be in good condition.
- b. Roof pitch is 4" down in 12" horizontal. Access to the roof is from the exterior only by use of a ladder. Roof drains to fascia mounted gutters. The east and west roofs each have one gutter with two downspouts which pipe to drainage tile below grade.

C. Interior Elements

1. The building is partitioned into two administrative offices, nurse's office, accessible men's and women's toilet rooms, two classrooms, an activity room (gym), a therapy room, parent room, laundry room, kitchen, supply closet, electric room and a furnace/utility room.
2. Each classroom has laminated wall and floor cabinets with laminated countertop and a two-well stainless-steel sink. Each classroom also has a storage closet and a restroom having multiple children's toilets and double-well sink in a low-rise vanity.
3. The kitchen has oak wall and floor cabinets with a laminated countertop having a two-well stainless-steel sink and one single-well stainless-steel sink. It is equipped with a gas range/oven, dishwasher, and two residential style refrigerators.
4. Walls: Typically, painted gypsum wallboard (GWB). Some toilet rooms have tile wainscoting.
5. Flooring: Typically, vinyl composition tile (VCT).
6. Ceilings: Typically, 2'x2' and 2'x4' suspended acoustical ceiling tile (ACT) type in classrooms, offices and kitchen. Utility space contains GWB ceiling.
7. Interior Woodwork and Doors: Oak veneer doors with metal frames, with some decorative oak trim work along windowsill areas.

D. Plumbing

1. Domestic Water
 - a. Potable water source is ground water which is sourced on site from an underground well. Water is pumped into the building by well pump to the furnace room.
 - b. Ultraviolet Disinfection System
 - 1). The facility is provided with an ultraviolet (UV) water purification system to disinfect the potable water prior to distribution to the building domestic water system. System is NSD/ANSI 55 class A certified. Unit is rated for 14.6 gpm and 70% transmittance.
 - 2). Disinfection System installed is a Hallett UV Water Purification System 15xs which is serviced by Shutes Water Systems.
 - 3). Overall, system appears to be well maintained and in working order. Maintenance/inspection sheets indicate UV lamps were last replaced on November 2, 2023. Lamps/bulbs generally require annual maintenance and replacement.
 - 4). System is inspected by Onondaga County Health Department and is listed under a Federal ID Number: NY3302777.
 - c. Domestic cold water serves the domestic hot water heater, kitchen, laundry room, and building bathrooms.
 - d. No water meter is present or required.
 - e. Domestic water (well water) supply piping enters from below slab in the furnace room and extends to the UV disinfection unit. Piping up to the UV disinfection unit was observed to be CPVC piping material, ASTM D2846 FlowGuard Gold tubing, approximately 1" diameter. From the UV disinfection unit to the building, piping is predominantly copper tubing.
 - f. Domestic cold water piping, where exposed to view, was generally not insulated throughout.
 - g. Well Pump
 - 1). No well pump was observed inside the building. Well pump is a submersible style pump which is located inside the well head outdoors below ground. Observed a pump pressure switch installed on the pressure sensing pipe connection to the thermal expansion tank.
 - 2). A label presumably for the well pump was placed on the expansion tank which indicated the pump has a ½ HP motor, 230V/1ph, thermally protected, Goulds CentriPro Model M05422.
 - 3). Expansion tank is diaphragm style HydroPro model V80 steel tank rated at 125 psi MAWP.
 - 4). Tank appeared to be in good condition.

- 5). Well pumps, submersible style, generally are expected to last between 10 to 15 years. It is assumed that the pump is of similar age to the treatment system installation which is the only equipment which presented indication of age on the head end potable water system. **Assuming pump was installed in 2016, it would be approximately eight years old and should be targeted for replacement in seven years (2031).**
 - h. Water Softening System
 - 1). Ground water first passes through a water softening treatment system before entering the UV disinfection unit and proceeding to the building distribution system.
 - 2). There are two softeners and one brine tank.
 - 3). A Water-Right Water Conditioner Model ASP-2-1054-00-08-00-00-VT-00 is provided and installed in 2016. Unit is rated for 17.0 gpm continuous flow at 15psi. This is a self-chlorinating system which softens water by removing iron and manganese and correcting low pH levels.
 - 4). Softeners generally are expected to last between 10-15 years. Assuming units are maintained, and groundwater conditions are typical and not excessively hard, **the tanks should be targeted for replacement within seven years (2031).**
 - i. There is an exterior hose bibb adjacent to the egress door on the east side /face of the building, and a second hose bibb on the west side of the building.
 - j. Presence of Lead in Water Supply?: Unknown. **It is recommended that testing be performed to determine lead content levels in the water supply if present.**
2. Domestic Hot Water Heating
 - a. There is a 40-gallon natural gas fired, 40,000 BTU/hr Bradford White domestic water heater located in the furnace room that provides hot water to the entire facility. It was installed in November 2021. **Anticipate replacing unit within 8 to 12 years of serving. Target funding for year 2031.**
 - b. No domestic hot water recirculation pump provided for the hot water heater. Field investigation confirmed that the ¾" hot water line is partially insulated with ½" insulation. There is no recirc line or pump provided. PGPC tested the toilet room sinks and takes some time (~1 minute) to get hot water available. **Recommend the installation of Code minimum insulation and recirc line to improve energy efficiency and reduce water consumption.**
 3. Interior Sanitary Waste & Vent System
 - a. The facility is provided with a Singlair sanitary wastewater treatment system which was installed in 2016-2017. It is comprised of a 4" sanitary line, PVC sch. 40 pipe, that exits the west side of the building and travels through an aerobic wastewater treatment system and into a 1000-gallon concrete tank. There is a 1.5-inch Schedule 40 PVC force main that discharges north to a distribution box, then into a leach field north of the building using (6) 50 ft lengths of infiltrator EQ-36 chambers.
 - 1). The system was functioning at the time of visit. There are no reported issues or backups with the system in the building.
 - 2). The Owner reports that the tank is pumped out every six months.
 - 3). PGPC pulled covers on the aerobic treatment system at time of visit and the system was running. However, **quite a bit of hand towels and baby wipes were observed which could pose concern for components in the septic system** (auger and leech field piping).
 - b. Sanitary waste/vent and piping was observed to be predominantly PVC schedule 40 piping where exposed to view.
 - c. Reports or evidence of sewage backup: Present. Septic system backup issues reported.
 - d. Fixtures observed had trap seals where required when connected to the sanitary system. No odors or sewer smells were observed at the time of visit.
 4. Toilets are flush tank type. No issues reported.

5. Interior Storm Drainage System: N/A. Roof is pitched to gutter system.
6. Piping Insulation
 - a. Piping insulation was observed on domestic hot water piping primarily. Cold water piping was mostly uninsulated.
 - b. Insulation type is residential grade foam, ½" thickness.
 - c. Condition of insulation was fair.
7. Natural Gas System
 - a. The facility is served by municipal natural gas. The gas service entrance is at the northeast corner of the building. There is one regulator, and (1) gas meter owned by Niagara Mohawk.
 - b. The overall condition of the system observed was in proper working order and functioning at the time of visit.
 - c. Gas service is approximately 1½" size.
 - d. Piping observed is generally threaded black steel piping. The condition observed was good. Did not observe any unusual odors or indication of piping leaks.
 - e. Gas appliances observed are listed appliances. There are (2) 105,000 BTU/hr input gas furnaces and (1) 40,000 BTU/hr input gas hot water heaters.
 - f. The total connected building gas load is 250,000 BTU/hr.
8. Classroom Children's Restrooms
 - a. Restroom facilities are provided for each early head start classroom for children. The east classroom has a single use restroom, and the west classroom has multiple fixtures.
 - b. Fixtures vary in type, age, condition, and manufacturer for most restrooms.
 - c. Observed floor mounted flush tank type water closets, approximately 10" seat height. The water closets appeared to be in good condition.
 - d. Lavatory types observed were countertop recessed bowls with manual lever operated faucets. Lavatories were not ADA type fixtures. Fixture condition observed was good.
 - e. Restrooms observed were provided with an emergency floor drain.
9. Main Hallway Restrooms and Fixtures
 - a. Public restrooms are provided off the main hallway. There are two single occupant restrooms. Restrooms appeared to be ADA type; however, this was not verified. **Restrooms were lacking a vertical grab bar at the water closet.**
 - b. The overall condition of restrooms appears to good of fixtures and finishes.
 - c. Water closets observed were flush tank type.
10. Drinking Fountains: N/A. None provided. Observed top-load 5-gallon water coolers in classrooms.
11. Janitorial Closets & Service Sinks:
 - a. (1) mop service basin is provided for the facility and located in the furnace room. Condition was fair.
12. Evidence of Leaks, Galvanic Action, or Piping Condition
 - a. There is some indication of water leakage above the ceiling in the office across the hall from the furnace room. Piping above ceiling has previously damaged tiles, but there are no apparent issues currently. Piping is insulated. There is a floor drain in this space as it was originally intended to be a bathroom, but the sinks have been removed and no toilets are installed. **The floor drain should be plugged or have a trap seal installed to keep trap from drying up and allowing sewer gas into the storage room.**
 - b. No issues of galvanic corrosion were observed or readily apparent where piping was visible to view. Minor surface corrosion observed on copper piping predominantly at uninsulated cold water piping fittings and valves.

E. Heating/Ventilating/Air Conditioning

1. Heating Systems

- a. The primary means of heating for the building is by means of (2) natural gas fired furnaces located in the furnace room. Each furnace is rated for 105,000 BTU/hr input. The nameplate indicates that the units were manufactured in late 2001 and early 2002.
- b. Heating systems were observed to be functional with no reported issues in capacity.

2. Cooling Systems

- a. The (2) forced air furnaces provide single zone cooling to the spaces served.
- b. Each unit is provided with a DX evaporator coil for building air conditioning.
- c. Cooling systems were observed to be functional with no reported issues in capacity.
- d. Building is air conditioned for all spaces. One system type was observed which was traditional split system air evaporator with outdoor remote condenser.

3. Ventilation Systems

- a. The primary means of ventilation for the building occupied spaces and classrooms is by natural ventilation through operable windows.
- b. Kitchen Ventilation
 - 1). The kitchen is provided with residential grade cooking appliances for foodservice operations.
 - 2). The oven/range is provided with a vent hood that is direct vented to the outdoors. The vent hood was functional, and fan operated at time of visit. However, the vent outlet on side of building appears to be significantly restricting airflow due to backdraft damper in vent outlet to exterior. **Recommend replacing vent outlet with no backdraft damper as the existing vent hood already has a backdraft damper integral to the unit.**
 - 3). No direct outdoor ventilation was provided or observed. The space has a diffuser connected to furnace system; however, no outdoor air is provided to the furnace system. **Makeup air to the space is recommended for proper function of the kitchen exhaust hood.**
 - 4). Kitchen vent hood was missing grease filters at time of visit. **Recommend providing new washable grease filters for hood.**
- c. Classroom Private Restrooms
 - 1). Individual private restrooms are provided inside of the classroom.
 - 2). Exhaust ventilation is provided by means of a switch operated ceiling exhaust fan. Condition of fans were good. Units observed were operable.

4. Building Heating and Cooling Equipment

- a. Each unit is provided with a DX evaporator coil for building air conditioning.
- b. Heating and air conditioning and were observed to be functional with no reported issues in capacity for either heating or cooling systems.
- c. Outdoor A/C Condensing Units
 - 1). There are two outdoor condensing units located on the north side of the building which serve the two indoor furnace evaporator coils for building air conditioning. One unit serves the gym and surrounding spaces and the other serves the classroom spaces. Both units were observed to be in operable condition when called to run from the indoor thermostat.
 - 2). At time of site visit, both units were observed to be significantly plugged up with dandelion fuzz on the condenser coil surface. This restricts airflow which results in reduced system efficiency, more frequent and increased compressor and fan run times, and probable premature unit failure. **PGPC recommends implementing an annual**

preventative maintenance schedule for the cleaning the outdoor condensing unit coil fins.

- 3). Classrooms and offices are provided natural ventilation by windows with filtered and recirculated air by forced air furnaces. Each forced air furnace air handling system is controlled by a dedicated local thermostat.
- 4). Gym A/C Condensing Unit
 - a. This unit is the oldest of the two A/C units and is an R-22 refrigerant system. It is operational; however, it is nearing the end of its life after 22 years of service. The outdoor condensing unit was manufactured in Nov. of 2002.
 - b. The unit is a nominal 4-ton capacity cooling system. Make and Model: Weatherking Model No. 10AJA4801.
 - c. **Recommendations:**
 - i. **Clean outdoor unit coil of debris annually.**
 - ii. **Remove soil away from unit casing and refrigeration connections at base of unit.**
 - iii. **Run the unit until failure and replace with new 4-ton capacity A/C system. This would require replacement of the evaporator coil in the indoor furnace unit as the existing system is an R-22 refrigerant system which are no longer produced. A refrigerant transition would be required at this time.**
- 5). Classroom A/C System
 - a. This A/C unit is a newer system manufactured 4/2014. Nominal 4-ton capacity.
 - b. Condition appears to be good, and the system is functioning properly. No known complaints of capacity deficiency.
 - c. Recommendations:
 - i. Maintain system for foreseeable future. No immediate action required for replacement or repair. Implement annual maintenance of cleaning outdoor coil.
 - ii. **Recommend removing soil from around condensing unit where support pad has sunken below grade. Raise unit and support base up approximately 3" to 4" and backfill with stone beneath and around pad to keep soil away from steel casing and refrigeration lines.**
 - iii. Unit is a newer R-410A system manufactured in 2014. No immediate action on system replacement necessary. Plan for running unit until failure, maintain annually, and project replacement system after 20 years of service in year 2034.
5. Capital Improvement Recommendation
 - a. Increase overall building ventilation. No mechanical outdoor air ventilation is provided for any spaces at the Facility. Only natural ventilation is provided by means of operable windows. However, natural ventilation is not an effective means of ventilation for spaces which are provided with mechanical cooling for summer periods when spaces are occupied.
 - b. **Recommend implementation of dedicated centralized HVAC ventilation systems to provide heating, cooling, filtration, and delivery of outdoor air ventilation at minimum code required ventilation rates for spaces served.**
6. Presence of unheated soffit areas below usable space: N/A.
7. Boiler water treatment NOT applicable.
8. Adequacy of Boiler/Furnace Room Combustion Air:
 - a. Observed ducted combustion air provided to furnace room.

9. Lack of boiler/furnace room fire hazards: None observed.
10. Zoning Problems and Tenant Complaints:
 - a. None reported.
11. During field investigation it was noted that there were (4) SUPCO TA-2 temperature alarms in the program manager's office; however, they did not appear to be in use as they were not plugged in to power. These are low temperature alarms designed specifically for monitoring temperature in refrigerators and freezers.
12. Building Energy Review
 - a. The facility average gas consumption during winter months from November 2022 through March 2023 was approximately 224 therms. Consumption for peak winter months appears to be steady in the range of 175-290 therms.
 - b. Electric consumption for the building is typically consistent and does not deviate too much from month to month. Average consumption for the months of March 2022 through April 2023 was 1,840 kWh with range of ~1,465 kWh minimum to ~2,323 kWh maximum.

F. Electrical

1. The building electric service is 400 amperes, 240 Volts single phase, located in the center of the building in a shared electric/fire alarm/security/IT room. The meter cabinet contains an Itron Sentinel CL 200, meter type SS1S1T, #54226540C32-2043. The main disconnect is Square D fused type, main fuse size unknown.
2. Downstream from the fused disconnect are circuit breaker panels made by Challenger. **These panels are obsolete and should be considered for replacement with more modern equipment.**
3. The wiring throughout the facility appeared to be copper with ground conductors.
4. There were no UPS systems in this facility.
5. The service size appears adequate for the facility.
6. Firestopping at electrical room/closet penetrations appeared adequate, no deficiencies noted.
7. No salient electrical code violations were noted.

G. Site Lighting

1. **There is an existing high intensity discharge (HID) type post mounted floodlight located at the southeast corner of the parking lot. The post is in poor condition and the operation of the floodlight was not verified. This should be replaced to improve site visibility and safety.**
2. There is a building mounted floodlight on the south (main entrance) facing exterior wall. There are (3) building mounted floodlights on the east facing exterior wall illuminating the fenced in playground. There is no exterior lighting on the north and west sides of the property (not believed to be necessary with current operation).

H. Interior Lighting

1. Existing lighting appears original to building construction.
2. Lighting is fluorescent type throughout the facility, generally with T8 lamping. Where luminaires are in the architectural ACT ceilings, they are either 2'x2' or 2'x4' recessed lensed troffers. Utility luminaires are 2-lamp open strip T8 type.
3. Exit signs are thermoplastic type.
4. Emergency lighting equipment (battery wall packs) are installed throughout the facility to provide Code required egress lighting.

I. Elevators - NO ELEVATOR AT THIS LOCATION

J. Fire Sprinklers

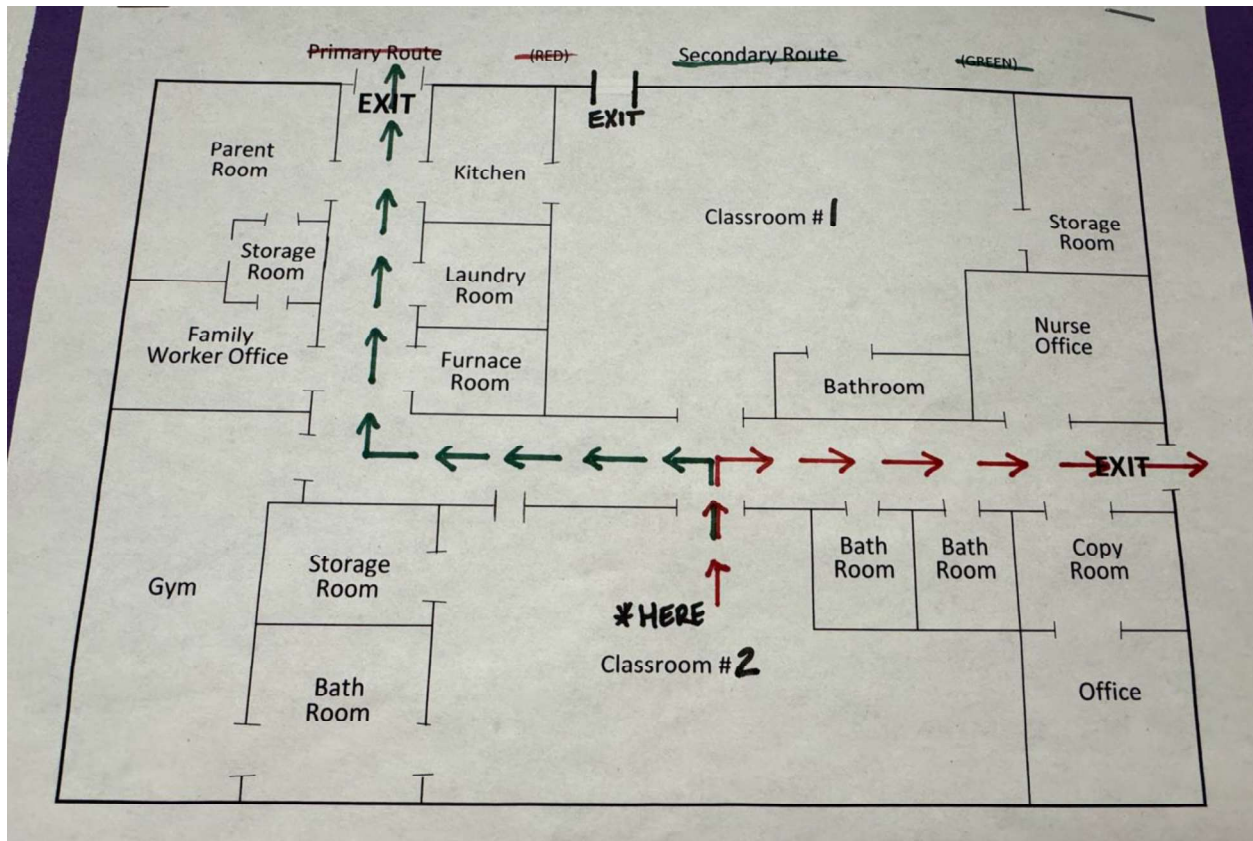
1. The wet type of fire protection system consists of a <xxx> gallon tank located at the southwest corner of the site. There are (2) 3 HP pumps located in a shed at the southwest corner of the site. The static pressure of the system was noted as 45 psig and residual pressure was noted as 40 psig at the main riser/service in the building closet. The residential style full voltage Fire Pump Controller is an Eaton FDR2-3-G2, Serial # and Shop Order #16BX057J, dated May 2013. There is a 4" Fire Department Connection located on the west side of the building at the midpoint of the building.
2. The Owner reported that at the time of the survey, the system had been out of service for ~three weeks as it was in alarm. The system had been turned off at the control panel until repairs could be made.
 - a. There are reported flooding issues for site, particularly at shed/out building which houses the sprinkler fire pumps. Recent flood damaged the fire pumps and all three electric space heaters which keep above ground system piping from freezing.
 - b. The Owner has engaged a contractor and is in the process of replacing the (3) space heaters. The new equipment is installed on the walls but are not wired up yet.
 - c. The sump pump in the shed has a hole in the discharge pipe. Need to replace the pipe to the pump. The Owner was also reviewing the need for a higher capacity sump pump.
 - d. **Recommendation - The pump room should be modified to keep all pumps and electrical at least 2 feet above the floor or, wherever the highest possible flood line is. A pump rack or higher bar grating floor would help solve this.**

K. Fire Alarm/Security System

1. Combination fire alarm panel, Vista 128FBPT with (29) addressable fire alarm devices and (8) motion / security devices.
2. Fire alarm devices incorporated include (17) smoke detectors, (4) carbon monoxide detectors, (1) heat detector, (4) pull stations, (1) flow switch, and a low water alarm.
3. Security devices include door contacts, motion detectors and a temperature alarm.
4. Cameras are provided for the facility for security purposes.
5. Date of last test and inspection: Unknown.

L. Miscellaneous

1. ADA Compliance
 - a. Grade level access to building, no ramps or stairs.
 - b. Two bathrooms at main entry to building, both single use (neither labeled ADA). Provided with toilet and grab bars. Grab bars are different heights. Toilet height (floor to seat) is between 16" to 18" which is good, but not sufficient room in both bathrooms for a 5ft radius turning circle for wheelchair due to shelving and baby changing station.
 - 1). **Recommend removing shelving in restroom to accommodate 5'-0" minimum ADA wheelchair turning circle.**



1.2 Merrick Head Start



A. Site

1. General Summary/Property History

- a. Merrick Head Start is located at 175 Hudson Street in Syracuse, which is at the corner of Hudson Street and Bellevue Avenue. Merrick Head Start promotes the physical, cognitive, social and emotional growth of infants and toddlers, and provides prenatal education and support services to pregnant women.
- b. Merrick has the highest enrollment of all the PEACE early start school properties. The building was first licensed on May 1, 1991, and has a total capacity of (192) children per NY records: (16) infants, (16) toddlers and (160) preschool children.
- c. The building was first a Syracuse City School, built in 1955 until it was transitioned into its current use with PEACE in 2003.
- d. In 1979, Crawford Stearns Coffee designed a renovation to the first-floor kitchen.
- e. In 1982, JCM Architectural Associates designed bathroom renovations that are located within the classrooms.
- f. In 1985, JCM Architectural Associates designed bathroom renovations for the gang bathrooms located off the main hallways.
- g. In 1994, Bell & Spina Architects designed an elevator addition to the facility, including a new elevator/machine room and new 800 ampere electrical service upgrade to the facility. Palucci Engineering provided electrical support for the upgrade.
- h. In 1997, David Tucker, Architect, designed the roof replacement that was completed.
- i. In 2010, Bell & Spina Architects designed window replacements for portions of the First and Second Floors.
- j. In 2023, a new fence-enclosed playground was built at the southwest corner of the building.
- k. Tax Info:

- 1). Tax ID: 9300000100220000000
- 2). Swis Code: 093.-10-22.0
- 3). Acres: 0.93
- 4). Land Use Code: 612 School
- 5). County Leg District 15
- 6). Senate District 48
- 7). Assembly District 128
- 8). Ward 12

1. Two Stories, Plus Basement/Crawlspaces

- 1). The Basement contains a service and storage space of approximately 3,800 square feet. The main electrical room and fire sprinkler service is located at the west edge of the building. The main mechanical room is at the east side of the building and contains the boiler and plumbing equipment. The elevator machine room is in the center of the Basement, immediately to the south of the elevator shaft. There is storage in the center portion of the Basement. There is also a crawlspace under the entirety of the gym section of the building (approximately 4,500 square feet) and a large crawlspace under the south end of the Basement (approximately 5,700 square feet)
- 2). The First Floor contains an accessible entrance at the west end of the building, with an enclosed vestibule and a double door entry into the large lobby. This connects through to the east side secondary accessible entrance. At the north end of the First Floor is a gymnasium area that serves as an activity space for the facility. There is a wide corridor that runs north-south connecting the gym to gang toilet facilities, administration and health offices, (6) classrooms and a kitchen. It has an area of approximately 16,500 square feet.

- 3). The Second Floor consists of a wide corridor that runs north-south connecting gang toilet facilities, (8) classrooms, a wellness room, conference room, and two other offices/suites. There is also a small room containing a vertical ladder that allow access to the roof through a keyed door. The Second Floor comprises approximately 12,200 square feet.
 - 4). Square Footage: Totaling approximately 43,400 square feet.
2. Topography and Drainage
 - a. The site is generally flat, with small sections of grass along the east, west and south portions of the parcel. There are parking lots on the north side and east/south side, and sidewalks along the east, west and south portions of the site.
 - b. Site drainage is generally accomplished via natural pitch of the parking lot to the edges of the property. There is a catch basin in the southeast parking lot to collect water from that parking lot.
 3. Paving and Curbing
 - a. Parking lots consist of asphalt pavement, with no curbing. The north parking lot contains accessible parking spaces, and the sidewalk access to the main entrance at the west side (on Hudson Street) has a graded sidewalk and railing. The east lot does not have accessible parking; however, the grade is flat from the lot to the east side (secondary) entrance.
 - b. Parking Spaces (approximately) – (62) total
 - 1). (21) South lot, (13) North lot general as well as (2) accessible parking spaces.
 - 2). There is also parallel street parking on Hudson Street that can accommodate another (14) vehicles, another (5) along Bellevue Ave, and another (7) on South Avenue proximate to the Merrick building.
 - c. Total Area of Parking (approximately)
 - 1). North lot is 745 m² (8,000 sq.ft.)
 - 2). South lot is 800 m² (8,600 sq.ft.)
 - d. Perimeter (approximately)
 - 1). North lot 113 m (350 lf.)
 - 2). South lot 115 m (350 lf.)
 - e. Overall Condition - Fair.
 - f. **Parking lines are visible but should be repainted, including the designation of an accessible parking space.**
 - g. Presence of previously applied asphaltic sealant: None observed.
 - h. Vehicle oil staining and bleaching of asphalt surfaces was observed, although it does not impact the overall condition of the lot.
 - i. Overall condition is Fair. Cracks are easily found in the pavement. Drainage exists, but water/ ice build-up can be prominent, especially in winter months.
 4. Sidewalks/Flatwork
 - a. Concrete sidewalks are installed along the west, south and east property lines adjacent to Hudson Street, Bellevue Avenue and South Avenue.
 - b. The overall condition of the sidewalks is fair to poor. Cracks and water/ ice damage are clearly visible when walking around the perimeter. Uneven/ lifted sidewalk tiles are also found because of uprooting of trees on the west side of the building. **Approximately (17) flags need replacement.**
 5. Landscaping and Appurtenances
 - a. There is a new playground at the southwest corner of the building, which is fully enclosed with a chain-link fence. It has a rubberized play surface that appears to be maintenance free.
 - b. There is a second playground on the east side installed on grass and is fully enclosed and separated from the parking lot and the sidewalk/ South Avenue by chain link fence.

- c. There is chain link fence enclosing the north parking lot, as well as a stone retaining wall along a portion of the east side of the north parking lot.
- d. There are large deciduous trees located along Hudson Street that provide shade to the west-facing (west wide) of the Merrick building. The trees are mature and approximately 30 to 40 feet in height.
- e. There is some shrubbery and plantings near the main entry on Hudson Street, as well as a flagpole.
- f. It was noted that the adjacent property at 516 South Avenue (identified as the New Salem Food Pantry and Soup Kitchen) has severe dilapidation to the structure. The roof is bowing and sagging significantly, and the brick exterior shows extreme movement outward at the top of the wall and roofline. The potential collapse of this building could be a hazard to the northeast side (gymnasium area) of the building.

6. Utilities

a. Type and Provider

- 1). Water – Municipal water. The 2" supply and service meter are in the Basement mechanical room.
- 2). Electricity – National Grid account 87101-86108. There are (3) pole top 75kVA transformers located on the utility pole at the west side of the property. The service conductors drop in a riser sleeve to an underground feed that connects to the Basement main electrical disconnect switch and distribution panel. Meter is a GE kV2c Multifunction meter, X8D05754845800000, CL 20, x 80 multiplier. Electric usage ranged from an average of approximately 14,000 kWh/month for eight months of the year, to a high of approximately 25000 kWh/month during the June through September period. This additional usage was due to the consumption of the building air conditioning. Electric demand ranged from a low of 47kW to a maximum of 70kW, with an average demand of 55 kW.
- 3). Natural Gas – National Grid account 91701-77106, meter located above grade at the west side of the building. Roots Meter 7M175, B/M 051829-003. S/N 1929594, MAOP 175 PSI, rated 7000cfh max. Gas consumption from August 2022 to present ranged from a low of 270 therms in September 2022 to a high of 4436 therms in December 2023.
- 4). Sanitary Sewer – Municipal.
- 5). Storm Sewer – Municipal.
- b. Sewage Backup Problems: None identified.
- c. Stormwater Backup/Flooding: None identified.
- d. Septic System Maintenance: N/A.
- e. Sewage Ejector Pump Maintenance: N/A.

B. Frame and Envelope

1. Substructure

- a. Foundation system.
- b. Basement is full height, with poured concrete floor for most of the Basement area with low height crawlspaces at the north and south ends of the building. There is floor drains installed in various locations to collect equipment drains.
- c. No water infiltration observed.
- d. Sump pump? serving the elevator pit per Code: Unknown. Requires further investigation.
- e. Evidence of cellar/Basement level flooding, water, or moisture penetration: There did not appear to be other flooding, water or moisture penetration observed or reported.
- f. Radon – Presence of Radon Gas or Radon Mitigation System?
 - 1). Presence of radon gas was not reviewed. No records of prior radon gas tests or test result levels were provided to the Engineer.

- 2). No radon removal systems, whether passive type or active soil depressurization systems were observed or reported to be installed at this facility.
- 3). It is recommended that the Owner have testing performed in the lower levels, Basement and crawl space areas of the facility to confirm radon gas levels. Testing shall be performed by a certified professional.
- 4). **If testing identifies radon gas concentration levels are found to be equal to or greater than 4.0 pCi/L, a radon mitigation system should be provided for the facility.**

2. Envelope

- a. The exterior of the building is brick over terra cotta with steel frame construction.
- b. Windows are generally fixed double pane insulated with aluminum frames. Conditions observed were overall were good. B&S design in 2010 designed replacements for First Floor rooms 130,105 and 106, and Second Floor rooms 201, 202, 203, 204, 205A and 205B, 206 and 207. **Recommend replacing the remaining windows that have not been completed under previous projects.**
- c. **Evidence of cracking of the brick mortar at the southeast corner of the building adjacent to the parking lot that should be patched;** however, there was no visual evidence of structural distress. The envelope is overall in good condition.

3. Roofing

- a. Roof was replaced in 1997 by Tucker. There are two sections of flat roof. One section runs along the entirety of the gym at the north end of the building (approximately 4,700 square feet), and the other section covers the rest of the building (approximately 12,200 square feet).
- b. Consisted of a built-up roof that is tied into the existing stone coping, and the existing asbestos flashing materials removed to allow for the new roof installation. There is rigid insulation (R=16.8) installed on a base sheet over the existing lightweight concrete deck.
- c. There is a 6" roof drain through the gym roof, and (2) 6" roof drains through the classroom roof section.
- d. There are (2) rooftop gas fired units on curbs, approximately (12) penetrations for rooftop ventilation vans, and approximately (13) penetrations for plumbing vents. In addition, there is a through roof access hatch, the mechanical chimney stack, and the elevator override and access stair above the roof level.
- e. New scuppers were added to (3) canopies over egress locations at the First Floor in 1997.
- f. The roof in general is in fair to poor condition. There is evidence of the roof lifting in various locations which is an indication of preliminary failure.
- g. **Roof assembly appears to be within 5 years of end of life. The Owner noted that roof replacement is planned for the near future.**
- h. No evidence of water infiltration was observed inside the building.

C. Interior Elements

1. The building's First Floor is partitioned into a main entrance vestibule and lobby area, administrative office pod, girls' restroom, boys' restroom, kitchen, kitchen storage room, five classrooms, an accessible restroom, and a gymnasium area.
 - a. The main entrance vestibule has aluminum frame and plate glass doors, an electronic security lock system with intercom and video surveillance, ceramic tile walls, terrazzo flooring, plaster walls, ceramic tile wainscoting, and acoustical tile ceiling. Located in the lobby is an elevator that serves the first and Second Floors.

- b. The main office pod is partitioned into a receptionist / office area three private offices, training room, adult half-bathroom, and a kitchenette and security equipment room. Finishes include carpet and vinyl composition tile floors, plaster walls, and a combination of acoustical tile, acoustical block and plaster ceilings. The half-bathroom has a ceramic tile floor, ceramic tile wainscoting, and contains a toilet and a sink.
 - c. The girls' restroom facility has a terrazzo floor, plaster walls with ceramic wainscoting, and a plaster ceiling. It contains three children's-style toilets in metal stalls and three lower elevation sinks in a vanity.
 - d. The boys' restroom facility has a terrazzo floor, plaster walls with ceramic wainscoting, and a plaster ceiling. It contains three children's-style urinals, two children's-sized toilets in stalls, and three lower elevation sinks in a vanity.
 - e. Each classroom has a combination of carpet and vinyl composition tile (VCT) floors, plaster walls, and acoustical block ceilings. Each is equipped with chalkboards and typically has a small area of built-in floor cabinets with laminated countertops and one or two ceramic sinks. In addition, each classroom contains a children's half-bathroom with ceramic tile floors, ceramic tile wainscoting, acoustical block ceiling and has a children's style toilet and sink.
 - f. The first-floor kitchen is partitioned into a main work area, dry goods and refrigerator storage room, and a kitchen office. Finishes throughout consist of quarry tile floors, plaster walls and plaster ceilings. The kitchen is equipped with a stainless-steel scrape counter with garbage disposal and sprayer, commercial dishwasher, three bay stainless-steel sink, various stainless-steel worktables and equipment racks, three large commercial ovens, and a larger gas range/oven. The kitchen provides meal reheating for food prepared at the main Commissary.
 - 1). There is a large walk-in cooler and freezer that supports the kitchen, Bally Model BLP209LE-S2D-TC2NN Serial #229115827 and BLP107MA-S1D-TC2NN Serial #219371316 both using R448A refrigerant. The condensers are located on the flat roof / canopy at the southeast exit.
 - 2). There is an exhaust hood supporting the cooking operation of the kitchen, with an Ansul fire suppression system.
 - 3). There is a Carrier cooling unit for the kitchen space, manufactured May 2016, using R410A refrigerant.
 - 4). **There is a ventilation propeller fan installed through the exterior wall. It is in poor condition and should be replaced.**
 - g. The gymnasium area consists of a large open recreation area with attached theatrical stage, a large equipment storage area, laundry room and a gym office. The recreational area has a hardwood floor and wood wall wainscoting to a height of approximately eight feet with upper plaster walls. It has an acoustical block ceiling and contains two retractable basketball rims/backboards. The stage area has a wooden floor, plaster walls and ceiling. The equipment storage room has a concrete floor and plaster walls and ceilings. The laundry room has vinyl composition floor tile (VCT), plaster walls, acoustical block ceiling, and contains two sets of washers and dryers and a two-bay ceramic sink in a vanity. In addition, there are vending machines for the staff. The gym office has a carpeted floor, plasterboard walls, and acoustical tile ceiling.
2. The building's Second Floor is partitioned into (6) classrooms, a private office, a larger office pod, a boys' restroom, and a women's restroom facility.
- a. Each classroom is similarly finished to the First Floor with similar fixtures and a children's half bathroom.
 - b. The Second Level office areas consist of a combination of shared private offices, all having carpeted floors, acoustical block ceilings, and a combination of plaster and plasterboard walls. Access to the Second Floor is via two open stairwells at each end of the building and via the elevator.

3. The partial Basement is partitioned into a large open storage room, several secured storage rooms, an elevator control room, boiler room, electrical room, maintenance space and large crawlspace areas at each end of the building. Finishes throughout consist of poured concrete floors, poured concrete and concrete block walls with some plasterboard partitions, and a combination of concrete ceilings and acoustical tile ceilings (which tiles have since been removed).

D. Plumbing

1. Domestic Water

- a. Municipal water enters the building at the west wall of the Basement mechanical room. There is a 1½" LFQ Watts double check backflow preventer which was recently installed. There is no redundant backflow preventer, so building will require domestic water shutdown (outages) during annual testing of backflow preventers for proper operation. **If annual outages during testing are hindering building operations (i.e. no use of bathrooms), it would be recommended to install a redundant backflow preventer.**
- b. Domestic cold water serves the boiler, domestic hot water heaters, and building restrooms and the kitchen.
- c. The water meter is provided with an isolation valve on both sides of the meter as per Onondaga County Code requirements.
- d. The water supply piping system was observed to be grounded on both sides of the meter.
- e. Domestic water supply piping from the meter to the building was observed to be copper and was recently replaced at the meter to downstream of the new RPZ.
- f. Domestic cold water piping, where exposed to view, was observed to be insulated mostly throughout.
- g. If there are known issues with piping noises in the building, further review should be made to determine if shock arrestors are installed in the system near fixtures with quick acting/closing valves. None were observed at time of visit; however, condition of existing shock arrestors on the domestic hot and cold water systems should be inspected if water hammer is present in the building. If conditions are poor or non-existent, shock arrestors should be installed to mitigate water hammer.
- h. Presence of Lead in Water Supply?: Unknown. **It is recommended that testing be performed to determine lead content levels in the water supply if present.**

2. Domestic Hot Water Heating

- a. The building is provided with (2) natural gas storage hot water heaters with a large hot water storage tank. Both units are in the Basement mechanical room.
- b. (1) water heater is provided for bathrooms, hand sinks and laundry.
- c. (1) water heater is provided for kitchen hot water and dishwashing.
- d. Domestic water heater was replaced in 2023.
- e. Kitchen hot water heater is much older; however, no reported issues of insufficient heated water. The hot water system serving the kitchen appears to have a large suspended hot water storage tank with a small Grundfos recirc pump to maintain tank temperature. **The recirc hot water pump for kitchen hot water located in the Basement boiler room is in a poor serviceable location which could be improved by moving to a location accessible from floor level.**
- f. (1) 75-gallon, 76,000 btu/hr input storage water heater for building DHW and a smaller approximately 20-gallon storage water heater for the kitchen. The condition of both units appeared to be good and operable. **Water heaters should be blown down at drain valve and inspected for corrosion of storage tank.**
- g. The system is provided with a hot water recirculation pump. The recirculation pump was operable.
- h. A large horizontal hot water storage tank located in Basement boiler room was observed. The tank is old and uninsulated. **Recommend internal inspection of tank for corrosion and**

presence of bacterial growth and would recommend planning for installation of a replacement storage hot water tank soon that is insulated.

3. Interior Sanitary Waste & Vent System

- a. The building is connected to municipal sewer system. Building sanitary main is believed to be approximately 8" size however, this was not verified due to accessibility and lack of building documentation.
- b. The sanitary system observed down in the south crawlspace of the Basement drops below grade in the unexcavated space. PGPC was not able to determine exactly where the sanitary piping extended from there to get to the city sewer without access to original building piping plans.
- c. Sanitary systems drain by gravity and are not pumped.
- d. Sanitary waste/vent and piping was observed to be mostly cast-iron hub and spigot and cast-iron no-hub where visible. However, there are areas which have had modifications over the years with galvanized threaded and PVC piping.
- e. Reports or evidence of sewage backup: None. The Basement was dry at the time of my visit.
- f. Fixtures observed had trap seals where required when connected to the sanitary system. No odors or sewer smells were observed at the time of visit; however, there were reports of odors in the Basement areas and potentially the crawlspace.
- g. PGPC observed a deficiency related to the installation of the southern rooftop air handling unit air intake which was located within 2ft to 3ft of a plumbing vent. The NYS Plumbing Code requires mechanical air intakes to be a minimum of 10ft horizontal from plumbing vents. If located within 10ft horizontal, the mechanical air intake for the RTU will draw plumbing vent odors back into the building. The vent may be extended upwards to a minimum of 3ft above the top of the RTU air intake.

4. Interior Storm Drainage System

- a. The building interior storm drainage system is separated from the building sanitary system throughout the building from what was readily visible to view.
- b. Storm water piping in the building was observed to be cast-iron where visible.
- c. Reports or evidence of storm water backups: None reported.

5. Kitchen Grease Waste System

- a. The building is provided with a grease interceptor located below grade on the east side of the building. The grease waste from the kitchen sanitary system is believed to be piped to that location as per Owner reports.
- b. The grease interceptor is vented by a 3" or 4" cast-iron vent which extends up the east side of the building exterior wall to approximately 4ft above the roof.
- c. PGPC identified a 3/4" PVC A/C condensate line which extends outdoors from the kitchen air conditioning unit along the exterior wall and connects to the grease interceptor vent. This is not an acceptable point of discharge for the A/C condensate as per NYS Plumbing Code.
- d. Additionally, the Owner has reported historic problems with strong odors entering the kitchen area. PGPC believes to have identified the source of the odors to be the non-code compliant connection of the A/C condensate to the grease interceptor vent outdoors. The connection is not airtight and allows odors from the grease interceptor to escape the vent system at grade level just outside of the kitchen windows instead of venting out at the roof level. **PGPC recommends that the A/C condensate line be re-routed to an approved location of discharge and the grease vent connection capped.**

6. Piping Insulation

- a. Insulation was observed throughout the facility. Conditions varied widely from good to deteriorating in locations which were visible.
- b. Other areas, particularly the mechanical room and crawlspace of the Basement, had a significant amount of domestic cold and hot water piping which was not insulated.

Recommend repair and replacement of missing insulation in crawlspace for domestic water piping with fiberglass pre-formed pipe insulation for energy savings purposes.

7. Classroom Private Restrooms

- a. Individual private restrooms are provided for each early head start classroom for children. Fixtures vary in type, age, condition, and manufacturer for most restrooms. Just about every bathroom varied in terms of room finishes, lavatory type, and water closet type.
- b. Observed floor mounted flush valve type. The water closets and flush valves appeared to be in good condition.
- c. Other restrooms had floor-mount flush tank water closets. Units were functional.
- d. Lavatory types observed ranged from cabinet recessed bowls with lever operated faucet to wall-mount lavatory with sensor operated faucet.
- e. Private restrooms in classrooms are not provided with an emergency floor drain except for the ADA restroom in Classroom 208.

8. Restrooms and Fixtures

- a. Public Restrooms are provided on the Second Floor off the main hallway.
- b. The overall condition of restrooms appears to be dated in terms of fixtures and finishes.
- c. Water closets observed were predominantly flush valve type.
- d. Urinals in men's rooms are floor-mounted style white vitreous china with flush valve.
- e. Flush valves for most, if not all, water closets and urinal fixtures appear to have been replaced from the original valves appear to be in good condition. PGPC did not observe buildup of scale or indication of excessive leaking joints.
- f. Lavatories are fully recessed top mount lavatories in casework on the Second Floor and wall hung lavatories on the First Floor.
- g. Men's room lavatories have sensor activated faucets on the Second Floor. Women's room lavatories have handle-operated manual faucets.
- h. No ADA accessible water closet or lavatories were observed within the facility public restrooms. Many lavatories were top mount units in casework which have no open space beneath the lavatory for a wheelchair to approach the sink or they did not have offset drains.**

9. Drinking Fountains

- a. A drinking fountain is provided on the First Floor of the facility. Required quantities versus building occupant load were not reviewed.
- b. The facility has (1) drinking fountain located in the First Floor hallway adjacent to the bathrooms. Drinking fountain is dated and is a single bubbler only.
- c. It appears that there may have been a drinking fountain located on the Second Floor at one point in time and that it was removed. There is a similar recess in the wall adjacent to the Second Floor restrooms which would resemble the recess located at the First Floor drinking fountain.
- d. The one drinking fountain in the facility does not appear to be an ADA accessible drinking fountain. The current NYS Plumbing Code for minimum plumbing facilities requires a high and low drinking fountain wherever a drinking fountain is required. Verification of height of existing drinking fountain is recommended.**

10. Janitorial Closets & Service Sinks

- a. The Second Floor janitor closet located within the boys' restroom is provided with a floor standing service sink, PVC construction.
- b. PGPC noted a hose splitter attached to the faucet of the service sink which was direct connected to a manual soap dispensing system. It was not evident that backflow protection or a vacuum breaker were provided for the service sink.

- c. **PGPC recommends that all service sinks be provided with spring check valves on both hot and cold-water supplies to protect the building domestic system from backflow and contamination as per State and Local Codes.**

11. Units are wall recessed fountains, stainless steel enclosure. Units could benefit from a retrofit or replacement soon due to age.

12. A lot of missing insulation observed which was particularly notable in the mechanical room.

13. Basement appears to contain original pipe insulation which should be tested for ACMs for both plumbing and HVAC insulation.

E. Heating/Ventilating/Air Conditioning

1. Heating Systems

- a. The primary source of heat is from gas fired steam boiler with a full building steam and condensate piping system serving terminal unit ventilators with steam coils in classrooms and other perimeter spaces.
- b. The steam unit ventilators are in an aging condition and are mostly original to building construction. **The units appear to be at the end of their service life.** However, they are still functioning and operating as an effective means of heat for most of the building.

2. Cooling Systems

- a. Building is air conditioned for most spaces. Multiple system types were observed.
- b. The Second Floor classrooms and staff spaces are served by two rooftop air handling units which provide air conditioning and ventilation to the spaces.
- c. Small local ductless split A/C systems were observed and primarily serve the First Floor classroom spaces. Condensing units are located outdoors and mounted on steel angle frames secured to the side of the building at the Second Floor level.
- d. Gymnasium is air conditioned by large vertical self-contained air conditioning unit with a remote condenser in the parking lot. The unit is cooling only and does not provide ventilation.
- e. Some classrooms on the Second Floor still have window air conditioners installed although the spaces are served by the rooftop air handlers. A few spaces are isolated offices along the east exterior wall which do not receive cooling from the rooftop unit ductwork.

3. Ventilation Systems

- a. The primary means of ventilation for the building occupied spaces and classrooms are steam unit ventilators for most of the building.
- b. The Second Floor classrooms are served by two rooftop air handling units which provide ventilation and cooling. These spaces also have existing unit vents.
- c. Functionality of the unit ventilators in terms of ventilation effectiveness is largely unknown.
- d. It is assumed that the unit vents do not operate outside of heating season as they are heating only units.
- e. It is recommended that there be further investigation made into the overall condition unit ventilators
- f. Kitchen Ventilation
 - 1). The First Floor kitchen is provided with commercial cooking appliances for foodservice operations. Ventilation is provided for the commercial ranges which are located under an exhaust hood and vented by a sidewall mounted grease exhaust fan. Makeup air is provided by a gas fired makeup air unit located in the kitchen.
 - 2). A propeller exhaust fan is installed; however, it does not appear to have been operated in years and is in a deteriorating condition. This fan does not appear to still be needed with the newer makeup air heating/cooling unit in the kitchen. **It is recommended**

that this propeller fan be disconnected, removed, and the opening in the window panel replaced with a new window unit or blank panel.

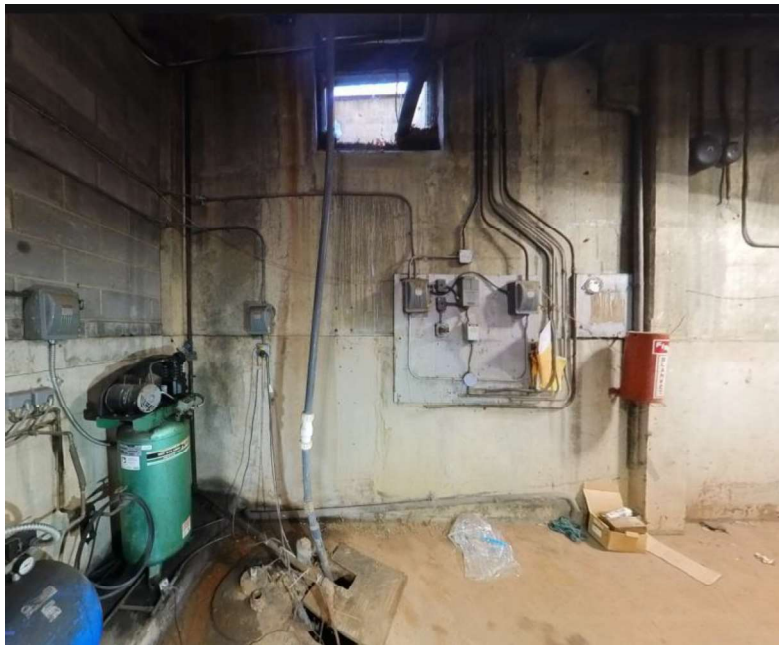
- 3). Kitchen Hood and Grease Exhaust Fan System
 - a. Fan and hood were observed to be operable at time of visit and hood was clean.
 - b. The fan serves a grease duct connected to the exhaust hood located less than 5ft away. No grease duct access doors were observed to be provided for duct cleaning. However, due to the short run of duct from hood to fan, they should not be required. The grease ductwork can be cleaned by removing hood filters from indoors and hinging open the fan outdoors.

g. Classroom Private Restrooms

- 1). Individual private restrooms are provided inside of the classroom which appear to have been constructed when the current Owner acquired the facility from the City School District.
- 2). Exhaust ventilation is provided by means of a switch operated ceiling exhaust fan for most restrooms. Condition and type for each restroom varied widely.
- 3). PGPC was not able to access the ceiling above these restrooms. However, the ceiling is visible on the classroom side as the walls do not extend to the full height of the classroom ceiling. This suggests that the bathroom exhaust fans may not be ducted and likely discharge air into the ceiling space opposed to the outdoors.
- 4). **It is recommended that further review is performed of the exhaust discharge for these restrooms and corrective action be taken to duct the fans and exhaust air outdoors as required by the NYS Mechanical Code.**

4. Gas Fired Steam Boiler

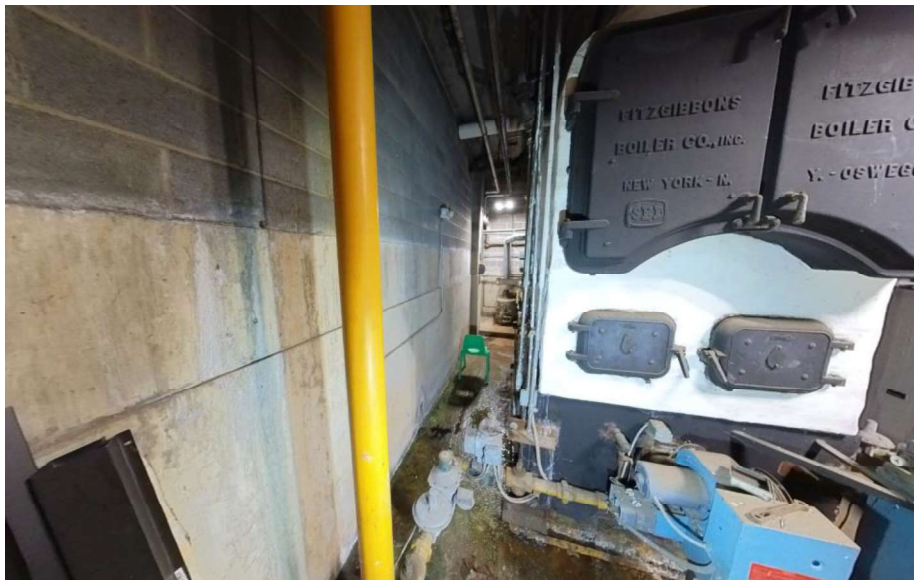
- a. The boiler was installed in 2021 which replaced the original boiler (the original building boiler is now abandoned in place).
- b. The boiler is gas fired cast-iron steam boiler Well McLain Model 88 Series 2 boiler Model No. 1588, 4809 MBH gas input, 3996 mbh output gross (AHRI). Unit equipped with power flame burner Model wcr3-g-25b.
- c. A boiler inspection notice was posted at the entry to the boiler room. Inspection was recently performed at the time of the survey and had passed.
- d. Operationally, no-issues reported on unit.
- e. Steam condensate returns to large flash tank which vents direct to mechanical room. Mechanical room has large opening direct to outdoors (areaway).
- f. Boiler vents to welded breeching (uninsulated) which connects to chimney in boiler room.
- g. The chimney at room level appeared to be in fair condition, brick did not have notable cracking or indication of calcium deposits. **The lightning protection system (rods and grounding wire) were still on chimney but ground wires disconnected/cut (potentially during roof repairs/replacement) and not restored.**
- h. Steam header piping above boiler with branch lines for each zone, header and branch lines insulated.
- i. No boiler water or condensate treatment system observed.
- j. Boiler Room Combustion and Makeup Air
 - 1). Adequacy of boiler/furnace room combustion air was observed to be sufficient.
 - 2). The room has a large opening, approximately 36"x36", to a below grade areaway connected to the outdoors. The opening is protected by a bird screen only.
 - 3). The opening appears to be a direct avenue for heavy rains and snow to enter the room. There is a sump pump located below the opening. The functionality of the sump was not observed at the time; however, PGPC did observe water in the sump which was not above where the activation float would have commanded the pump to run which indicated it was functional.
 - 4). Photo of Boiler Room Opening and Sump Pump:



- 5). **PGPC recommends installation of a louver, and an insulated low-leakage motorized damper interlocked with the operation of the boiler burner. Additional work would be required to relocate the plumbing pipe which extends through the opening.**

k. Boiler Room Water Infiltration

- 1). PGPC observed surface ponding on the south side of the boiler room behind the abandoned boiler indicating signs of water infiltration and algae growth. The leak was traced back to a cored opening at the base of the foundation which extended into the south crawlspace.
- 2). **PGPC recommends further investigation of the source of water infiltration and monitoring the issue to avoid further damage to property and development hazardous conditions in the space. The pooling water and algae growth should be cleaned up and dried out to avoid potential for a slip hazard and potential injury.**
- 3). Photo of Boiler Room Water Infiltration



5. Building Perimeter Heat

a. Classroom Unit Ventilators

- 1). Steam fed unit vents are original to building.
- 2). Most units reported to not have operable fans. Units essentially function as perimeter convectors.
- 3). Maintenance staff had one unit that we could open which they just recently replaced the steam valve on. Unit fan plug tail unplugged but plugged back in and still did not run. Motor likely shot or seized up (i.e. not permanently lubricated bearing type).
- 4). Filtered bottom return, steel mesh washable type. Filter very dirty and plugged with dust which is typical for floor return fan systems. **Recommend including filter replacement or cleaning bi-annually at minimum for unit vents.** Even if fans do not run, the heating coil will convert air up through the unit and performance will significantly decrease if filters are loaded and air cannot effectively pass up through unit vent.
- 5). The outdoor air intake damper was inspected. However, it was not clear if the damper was operable. Recommend further inspection of outdoor air damper and corrective maintenance to ensure proper functioning.
- 6). Most UVs had bottom intake grilles which had been painted over significantly several times blocking all/most free area to allow air back to unit and most had books, supplies, boxes etc., stacked on discharge grille of unit vents.
- 7). Despite the age of the units, PGPC observed that they were heating the spaces more than sufficiently. Most spaces were quite warm (+78°F to 80°F) with the building unoccupied. PGPC observed classroom thermostats set high which control the steam valve for the unit ventilators.
- 8). **Overall unit vents do not appear to be desired to be maintained. An upgrade of system will be required in the future as the system ages. Maintenance staff expressed that servicing the units is difficult.**
- 9). Evidence of water leaking out through the building exterior from Second Floor at Room 205C below unit ventilator fresh air intake grille. The suspected cause is steam venting inside of unit vent condensing and pooling inside unit vent. Condensate was believed to be seeping through building envelope and running down exterior of building where large ice formations were seen on the First Floor sill below. Jerry tasked Davis Mechanical to review further; however, there were no reports of steam leaks in this area. Recommend that building maintenance staff monitor this issue over the next winter season if ice formations persist.

b. Gymnasium Convector Heating Units

- 1). Steam heat convector units installed in exterior wall. Original enclosures removed per city codes request due to large open spaces and potential burn hazard for children. Grilles removed and perforated board installed with minimal free area reducing unit heating capability significantly. **These should be replaced with a more appropriate grille cover to allow for better heat output while maintaining child safety.**
- 2). **Most convectors in gym appeared to be off/not outputting heat.** Steam valves were reportedly replaced several years ago including condensate traps as per the Owner's maintenance staff.

c. Gym Steam Convector Leak

- 1). One convector unit located in the gym adjacent to the children's play mats was observed to have a noticeable hissing sound coming from within the unit enclosure. Either steam or compressed air leaking was suspected. PGPC and PEACE maintenance staff removed perforated MDF board panel as the sound did not appear to be normal and was of concern to PGPC due to proximity to the children's play area.

- 2). Upon removing the panel, it was evident that the steam control valve actuator head had blown off and steam and hot condensate were ejecting out of valve stem into convector enclosure in the gym area. The Owner immediately contacted their mechanical service contractor, Davis Mechanical, to come address and fix the issue. It is not clear how long this issue has been occurring; however, it did not appear to be recent.
 - 3). **PGPC recommend replacing the valve before any programs are held in the gymnasium to avoid any potential harm.**
 - 4). **Further investigation into the wall interior surrounding the convector was recommended for potential water damage due to extended period of steam venting into convector enclosure and the building envelope.**
 - 5). PGPC was notified the following day that Davis Mechanical had removed and replaced the damaged steam valve, correcting the issue.
6. Gymnasium HVAC
- a. Two heating ventilating units original to construction located either side of the stage. The unit closest to the parking lot side of gym is the only operational unit. The other is abandoned in place with steam coil removed, bottom of unit is opened. Original motor, steam piping, valves and trap, controls still in place. Does not run, piping disconnected from unit. Steam valve packing is leaking significantly and condensate leaking onto concrete floor below unit. No visible damage of concern below (i.e. crawlspace).
 - b. **PGPC recommends investigating if there is a downstream shutoff valve that could turn steam off to correct this issue. Otherwise, it is recommended that the valve be replaced to correct the steam leak before it gets worse and causes more significant water damage.** Additionally, the leak will contribute to additional building energy consumption.
 - c. Operating H&V unit left of stage: Trane Torridor Unit Heater Unit No. 212CBP was running at time on low speed. Maintenance staff showed how the unit can be controlled by a 2-speed switch to go to high fan. Unit was quiet and running smoothly otherwise. Newly replaced bearings and motor **Belt could use tensioning to limit slip and premature belt failure.** There was a notable rubber burning smell when the unit switched from low to high fan speed further indicating that the belt was not properly tensioned.
 - d. Ductwork: Unit returns air from back of gym and grille below stage by ductwork in crawlspace. Ductwork has volume dampers. Single discharge duct from unit straight to grille high on gym wall. Relief air duct connected to bottom of unit relieved through vent at room. Outdoor air duct straight into back of unit ducted to exterior intake grille rear of stage exterior wall. **No insulation on ductwork.**
 - e. Unit dampers – pneumatic – unable to verify operability at time of visit. **Recommend commissioning/verification that unit can supply proper outdoor air ventilation airflow.** Outdoor air damper at time appeared to be nearly/ fully closed position (viewed from inside unit through filter access door).
 - f. Filters are missing. Filters still installed are of washable metal mesh type and appear to have not been cleaned in significant amount of time. Dust accumulating on heating coil due to filters missing. **Recommend replacing filters and implement PM replacement schedule, 2-inch filter – bi-annually initially and as needed after filter loading frequency is observed and established.**

- g. Unit discharging 140°F air as observed by supply air temperature gauge on unit at low fan speed. Steam control valve did not appear to modulate position. **Recommend commissioning valve and repairing or replacing valve as needed to avoid further wasted steam and energy consumption.** Maintenance staff indexed unit to high fan speed and valve did not appear to change position (valve fail open). Unit appears to operate with coil running wild (i.e. no steam modulation) fan is cycled on between low/high fan speed and on/off based on thermostat call for heat. At high fan speed, discharge air dropped to ~110°F.
7. Gym AC Cooling Only Unit
- a. A new self-contained vertical AC unit installed on stage recently, past year or so by Davis Mechanical.
 - b. Unit reported to operate well and provide sufficient cooling.
 - c. The unit is DX and piped to outdoor 20-ton R-410A condensing unit in parking lot. The unit is protected by pipe bollards. Refrigeration piping outdoors protected with aluminum pipe enclosure shield from building to unit connection. The condensing unit was operating (fans only) (compressors not evident they were running) but condenser fans were running as thermostat on indoor unit was in cooling mode. The indoor unit was shut off at disconnect. **Recommend inspecting unit at start of cooling season to ensure it is operating properly under its own control sequences and equipment is not damaged.** PGPC turned cooling off at the thermostat and left it there. Condenser fans stopped. PGPC returned in the summer and observed the system to be operating properly and cooling the space.
 - d. Unit has floor mounted condensate pump with discharge tubing.
 - e. Unit discharges air directly perpendicular to stage which is not ideal for serving the rest of the gym. Efficiency of unit is more than likely reduced by short cycling air back to unit and primarily cooling the stage area. Thermostat is located at indoor unit on casing. **Recommendation: Maintain use of large floor mounted fan for circulating conditioned air further into gymnasium Alternatively, the north H&V unit serving the gym could run its fan to more effectively distribute the conditioned air as well as ventilate the gym. Steam valve should be turned off during summer for this.**
8. Classroom Cooling
- a. Many classrooms contain a Mitsubishi Model MS17NN2 indoor wall-mounted evaporating unit (or similar), connected to an outdoor condensing unit, Mitsubishi Model MU17NN2 (or similar). Local control via a battery powered remote to adjust the cooling setpoint in each classroom. Many indoor units have an exterior condensate pump to drain the units through the exterior wall.
 - b. **R-22 Refrigerant is used for these systems. Plan to replace systems upon failure due to phase out of R-22 refrigerant.**
9. Other Window Air Conditioning
- a. Administrative and office spaces, as well as the seminar room contain window air conditioning units that are installed in window panels. **The age and condition of the units vary. Many are old (20+ years).**
10. Public Restroom Ventilation
- a. Exhaust provided for gang bathrooms with duct up to fans on roof.
11. Building Temperature Controls
- a. Primarily pneumatic controls.
 - b. Temperature control panel located in Basement boiler room.
 - c. Temp control panel primarily controls the building heat by zones:

- 1). Individual zone control for First Floor classrooms, Second Floor classrooms, administrative spaces gym north HV unit, gym south HV unit, gym summer dampers for heat relief. Gym perimeter heaters/convectors, classroom exhaust dampers (this is probably OA intake dampers), power roof exhausters (exhaust fan shutdown dampers).

d. Recommend upgrading building controls from pneumatic to electric at time building heating system and terminal units need replacement.

12. Rooftop Units

- a. Installed recently, (2) new DX cool gas fired furnace rooftop units. The gas furnaces are not hooked up and run as cooling only units. **Recommend providing gas line hookups for furnaces in gas RTUs.** This will provide redundancy if the old and aging Second Floor unit ventilators fail and will allow for ventilation of the classrooms in the winter as most of the unit vent fans were reported to be not operational.
- b. Units serve Second Floor classrooms, one unit for north end and one for south.
- c. Maintenance staff reported that ductwork was existing at time of RTU replacement.
- d. Units supply air down trunk duct main located in corridor. Duct is not insulated nor double wall. Return for units is ducted down from unit to ceiling eggcrate grille in corridor. Corridor is used as the return air pathway.
- e. **North RTU reported to have water leakage/infiltration issues in corridor; however, only in summer.** Likely either a plugged and overflowing drain pan or condensation on underside of unit drain pan and any other uninsulated components downstream of DX coil in unit. Water issues do not occur outside of cooling season. Condensate is piped direct to a roof drain receptor, so condensate does not pool around curb. Notable standing water around rooftop unit curb so could be a future maintenance issue for water infiltration. Recommend inspecting unit for proper insulation and maintenance of vapor barriers.
- f. Ductwork in corridor has branch taps off to sidewall supply grille in each classroom. **There were no fire dampers observed in the duct penetrations of the corridor walls at any classroom.** This floor is not sprinklered and fire dampers are required. Any modifications to these systems may trigger extensive upgrades requiring correction of these issues.

13. Roof Exhausts and Vents

- a. Existing/original vents for bathroom/general exhaust and gym heat vents located on roof.
- b. Gym summer vents on roof, aluminum construction likely, condition satisfactory. Pneumatic shutdown isolation dampers located in roof curb, galvanized blades no seals, not insulated. Some dampers are broken with blades turned up allowing heat to vent out of the building more quickly. **Recommend removing heat vents and capping off curbs due to loss of heat in building** as they act as chimneys, convecting heat out through the roof and drawing colder air into the lower floors causing stack effect and increased building energy consumption. At a minimum, the intake grilles in gym should be blocked off, abandoned unit vent should have ducts and connections to exterior capped off.

14. Building Energy Review

- a. Building is likely difficult to get into compliance with current NYS Energy Codes without costly upgrades due to outdated equipment and controls.
- b. **Deficient items: HVAC shutdown isolation dampers, HVAC temperature controls for boiler steam system, missing insulation throughout on both steam and condensate piping. Insulation missing on quite a bit of domestic hot and cold water piping, uninsulated thermal storage tanks, etc.**

15. Additional Observations

- a. Crawlspace Ductwork

- 1). Observed round ductwork routed throughout the south Basement crawlspace which was painted red. It was not clear at the time of visit what the ductwork was serving. Ductwork extended up through First Floor slab at several locations. It is assumed that this ductwork would likely serve as building exhaust ventilation of some nature. Ductwork is predominantly round galvanized pipe with galvanized strap hangers.
- b. Crawlspace Heat
 - 1). PGPC observed several steam fin tube heating elements in the Basement crawlspace, far south end, located beneath Rooms 105 and 106. The piping was installed tight to the underside of the concrete structure and appears so be intended for heating the space under the slab as some level of radiant floor heating.
 - 2). The system appears to be a relic of the original construction of the building. The spaces above are provided with steam perimeter heating units so it is unclear if the fin tube heating in the crawlspace is required. By today's energy standards, this would not be considered an effective or efficient means of heating the occupied space above.

16. Zoning Problems and Tenant Complaints:

- a. None reported.

F. Electrical

1. The facility contains several generations of electrical gear, including a few vintage Westinghouse panels which replacement parts are difficult to obtain. It appears that during renovation projects, newer electrical equipment from Square D and General Electric was installed. **Older panels should be replaced with newer equipment to prevent outages if there was a failure of a panel bus or other major component.**
2. The building electric service enters the building underground and connects to an 800 ampere GE Cat #TC72367 Type HD fused disconnect switch. The switch connects to a GE distribution panel and branch breakers that serve 100 ampere circuit to the First and Second Floor north and south panels, the elevator, the elevator, as well as a few other loads. There were panels that appeared to be at capacity with breakers and no spare pole spaces.
3. The wiring throughout the facility appeared to be copper with ground conductors. It is in good condition throughout the facility.
4. There is no emergency power system serving the building. Emergency battery equipment provides emergency lighting for the building using standalone units.
5. This is a single service / meter.
6. Adequacy – Peak demand of 70kW equates to a peak load of approximately 200 amperes, which is approximately 30% of the service capacity.
7. Watts/SF - Peak load equates to approximately 2 Watts per square foot, average load equates to approximately 1.6 Watts per square foot.
8. Firestopping at electrical room/closet penetrations appears adequate, no issues were observed.
9. Salient electrical code violations were not identified.

G. Site Lighting

1. There are (2) LED luminaires located at the top of the exterior wall on the east side of the building over the sidewalk illuminating the walkway.
2. There is no site lighting over the east parking lot.
3. There are (3) LED luminaires located at the top of the exterior wall on the west side of the building illuminating the SW playground and west site
4. There are under canopy lights illuminating the west entry and the southwest playground canopy.
5. There are (2) LED luminaires located at the top of the exterior wall on the north side of the building illuminating the north parking lot.

6. There is (1) LED luminaire located near the top of the exterior wall on the southwest side of the building illuminating the playground area.
7. Overall, the site lighting appears adequate.

H. Interior Lighting

1. Lighting throughout the facility is predominantly T8 fluorescent luminaires. Where the ceilings are dropped acoustical tile, the fixtures are recessed type small cell or parabolic reflector. Where ceilings are glued-on suspended tile, the fixtures are typically a surface mounted wraparound type.
2. In the gymnasium, the luminaires have been upgraded to an LED high-bay type, which replaced the original mercury vapor fixtures.
3. Overall, the condition of the lighting is good and adequate for the function of the building, although it is aging.

I. Elevators

1. The facility is equipped with a Dover Elevator Corporation hydraulic elevator, Syracuse #1278 manufactured in 1996. It has a 2500 pound rated load capacity. 208V 3 phase unit.
2. The general condition of the elevator, machine room and shaft are good. There are no noted deficiencies from the last inspection.

J. Fire Sprinklers

1. The building was equipped with a partial building wet fire protection system under the Bell & Spina renovation. The fire service enters the Basement mechanical room near the water service and contains the main valve, riser and flow switch. Pressure was verified by ABJ during recent inspections as 90 psi static, 70 psi residual. The fire service stubs into the Basement and is terminated at a bolted flange where the 3" fire service is extended into the building. The service pipe from the street to the building looks to be larger than 3"; however, the size was not verified.
2. There is no fire pump for the building. There is a fire department connection located at the west side of the building. No backflow.
3. Date of annual testing: Unknown.

K. Fire Alarm/Security Systems

1. The Fire Alarm panel is a Honeywell Vista 250FBP Combination Fire Alarm panel, with (98) fire alarm devices and (32) motion / security devices.
2. Fire Alarm devices incorporated include (55) smoke detectors, (1) beam smoke detector in the gymnasium, (19) carbon monoxide detectors, (12) heat detectors, (9) pull stations, (1) flow switch, and door hold release.
3. Security devices include door contacts, motion detectors and a temperature alarm.
4. Cameras
 - a. Exterior - (13) cameras – (6) on east side, (5) on the west side, and (2) on the north side of the building.
 - b. Interior – (10) cameras – (8) on First Floor, and (2) on Second Floor located in the corridor and lobby spaces.
5. Date of last test and inspection: Unknown.

L. Miscellaneous

1. ADA Compliance
 - a. The facility renovation by Bell & Spina in 2007.

1.3 Sumner Head Start & Big Brothers Big Sisters



A. Site

1. General Summary/Property History

- a. Sumner Head Start is located at 215 Bassett Street in Syracuse, which is at the corner of Bassett Street and South Beech Street in the Westcott neighborhood, east of Thornden Park. Sumner Head Start promotes the physical, cognitive, social and emotional growth of infants and toddlers, and provides prenatal education and support services to pregnant women. Sumner Big Brothers Big Sisters of Onondaga County helps children who face adversity, change their perspectives and give them opportunity to reach their potential in life.
- b. Sumner building was first licensed on May 1, 1991, and has a total capacity of (140) children per NY records: (16) infants, (16) toddlers and (108) preschool children.
- c. The Sumner Building was designed by King & King Architects as a Syracuse City School, built in 1954-1955 for years and then was transitioned into its current use with PEACE.
- d. In 1996, Bell & Spina Architects designed a roof replacement for the building.
- e. In 2004, Bell & Spina Architects, with Palucci Engineering, designed a major building renovation. The scope included fire separation of the path of egress from the adjacent classroom and other occupied spaces, new First Floor lobby, full renovation of the Second Floor toilet rooms with ADA compliant layouts, the installation of new elevator, new mechanical rooftop units and ducted systems, and new lighting and fire alarm devices in the renovated areas of the building.
- f. In 2016, BR Johnson provided shop drawings for a window replacement project that impacted approximately (25) window assemblies around the exterior of the building and included ACM removal and disposal.
- g. In 2017, Natural Systems Engineering designed a new bus loop on the Bassett Street entrance that included asphalt pavement, (2) new concrete catch basins and 5'x5' concrete sidewalk and concrete curbing.
- h. In 2019, MacKnight Architects designed a renovation to the First Floor Early Head Start classroom (located on the west side of the building).
- i. Tax Info:
 - 1). Tax ID: 4700000090180000000
 - 2). Swis Code: 047.-09-22.0
 - 3). Acres: 2.26

- 4). Land Use Code: 612 School
 - 5). County Leg District 15
 - 6). Senate District 48
 - 7). Assembly District 128
 - 8). Ward 17
 - j. Per MacKnight Architects drawing, the building is a Type 2A, protected non-combustible construction type. Occupancy Type: First Floor 'I-4' Institutional, Second Floor 'B' business. Occupant load – Daycare infants and toddlers – 35 sf/occupant net. Classroom 100 = 15 occupants; classroom 101 = 19 occupants.
 - k. Building is Two Stories, Plus Basement
 - 1). The Basement contains the service entrances for all utilities, as well as crawlspaces for piping the serves the upper floors
 - 2). The First Floor contains an accessible entrance at the west end of the building, with an enclosed vestibule and a double door entry into the large main lobby. This connects through to the south end side secondary accessible entrance. At the north end of the First Floor is a gymnasium area that serves as an activity space for the facility. There is a wide corridor that runs north-south connecting the gym to gang toilet facilities, support offices, and classrooms. It has an area of approximately 19,000 square feet.
 - 3). The Second Floor consists of a wide corridor that runs north-south connecting gang toilet facilities, offices, health suite, and other support spaces. There are also stairs adjacent to the gymnasium that allow access to the roof through a keyed door. The Second Floor comprises approximately 14,000 square feet.
 - l. The entire building is approximately 33,000 gross square feet of occupied space, plus an additional 4,200 square feet of Basement mechanical and storage space.
2. Topography and Drainage
- a. The site is generally flat, with small sections of grass along the east, west and south portions of the parcel. There is a parking lot on the north side of the site, and street parking and bus drop off area on the west side (along Bassett Street), with sidewalk along the west and north portions of the site.
 - b. Site drainage is generally accomplished via natural pitch of the parking lot to the edges of the property. There are catch basins at the west bus drop off area, and along Bassett Street. There is a catch basin in the grassy area on the southeast side of the property near the playground, which appears to be a remnant of past access around the building that has since been revised. The catch basin appeared active.
3. Paving and Curbing
- a. Parking lots consist of asphalt pavement, with no curbing. Bassett Street contains (3) accessible parking spaces in front of the building main entrance, and the sidewalk access to the main entrance has a graded sidewalk and railing. The north lot does not have accessible parking.
 - b. The bus drop-off area is concrete with curbing. It contains (2) catch basins within the drive to collect rainwater.
 - c. Parking Spaces (approximately) – (62) total
 - 1). (59) general site parking, (3) accessible parking spaces.
 - 2). There is also parallel street parking with granite curbing on Bassett Street that can accommodate approximately (11) vehicles.
 - d. Total area of parking (approximately) – North lot is 1875 m² (20,000 sqft).
 - e. Perimeter (approximately) – North lot 232 m (760 lf).
 - f. SF per parking space. Not observed (no striping).
 - g. Presence of previously applied asphaltic sealant: None observed.
 - h. Vehicle oil staining and bleaching of asphalt surfaces was observed, although it did not impact the overall condition of the lot.

- i. Overall Condition – **Poor, Needs work. Asphalt parking lot. Cracks are clearly visible in the northern lot, with no discernible parking lines or drainage system. The small west lot looks much better than the northern lot, with a proper drainage system and little to no cracks. The small west lot is lacking striping for proper spacing of vehicles.**
4. Sidewalks/Flatwork
 - a. Concrete sidewalks are installed along the west, south and north property lines adjacent to Hawthorne Street, Bassett Street and South Beech Street. There are also sidewalks from each exit point from the building.
 - b. The overall condition of the sidewalks is fair. Not many cracks in the pavement are visible. Few to no uplifted/ uprooted tiles. Ice can collect in pavement dips if not salted/ shoveled correctly.
 - c. The pavement on the east side of the property is old and moss covered. **Consider removing this and restoring it to grass.**
5. Landscaping and Appurtenances
 - a. There are (2) 6-yard dumpsters located at the north end of the building outside of the gymnasium area on an access drive which allows for truck pickup.
 - b. There is chain link fence enclosing the north parking lot which can be accessed via concrete stairs at the northeast corner of the building. **It is in poor condition and should be replaced.**
 - c. There is chain link fence enclosing the south side of the site and playground space. It is in fair to good condition. The south side of the property contains two playgrounds, one of which contains an artificial turf surface, the other a rubberized surface. The playgrounds are in good condition.
 - d. There are large deciduous trees located along the west side of the property that provide shade to the west-facing (west wide) of the Sumner building. The trees are mature and approximately 30 to 40 feet in height. There are also several trees along the north side of the property line, and a large pine tree on the south side of the property.
6. Utilities
 - a. Type and Provider
 - 1). Water – Municipal water supply 2" service with meter located in the Basement northwest storage room.
 - 2). Electricity – National Grid account 74390-46104. There are (3) pole top 75kVA transformers located on the utility pole at the west side of the property on Bassett Street. The service conductors drop in a riser sleeve to an underground feed that connects to the Basement main electrical fused disconnect switch. The meter is #46465523, a GE kV2c Fitzall Multifunction meter, KZD04646552300000, CL 20, x80 multiplier. Electric usage ranged from an average of approximately 14,000 kWh/month for eight months of the year, to a high of approximately 22,000 kWh/month during the June through September period. This additional usage was due to the consumption of the building air conditioning
 - 3). Natural Gas – National Grid, meter located above grade at the west side of the building. Roots Meter 5M175, B/M 051823-003. S/N 16987318, MAOP 175 PSI, rated 5000cfh max. Gas consumption from August 2022 to present ranged from a low of 170 therms in August 2022 to a high of 6500 therms in December 2022.
 - 4). Sanitary Sewer – Municipal.
 - 5). Storm Sewer – Municipal.
 - b. Sewage Backup Problems: None identified from Owner or observed on site.
 - c. Stormwater Backup/Flooding: No issues identified.
 - d. Septic System Maintenance: N/A.
 - e. Sewage Ejector Pump Maintenance: N/A.

B. Frame and Envelope

1. Structure

- a. The structure is made of masonry and steel construction.
- b. The Basement is full height, with poured concrete floor. There are floor drains installed in various locations to collect equipment drains. The building has a combination of brick and stone exterior façade with plate glass windows and flat, built-up roof.
- c. There was some evidence of water infiltration through the north Basement crawlspace, weeping into the Basement mechanical room.
- d. The Owner noted maintenance was performed on elevator sump pump serving the elevator pit due to a recent flooding event. Due to access, PGPC did not observe the condition of sump pump. Pump is required per Code.
- e. There did not appear to be other flooding, water or moisture penetration observed or reported.
- f. Radon – Presence of Radon Gas or Radon Mitigation System?
 - 1). Presence of radon gas was not reviewed. No records of prior radon gas tests or test result levels were provided to the Engineer.
 - 2). No radon removal systems, whether passive type or active soil depressurization systems were observed or reported to be installed at this facility.
 - 3). It is recommended that the Owner have testing performed in the lower levels, Basement and crawlspace areas of the facility to confirm radon gas levels. Testing shall be performed by a certified professional.
 - 4). **If testing identifies radon gas concentration levels are found to be equal to or greater than 4.0 pCi/L, a radon mitigation system should be provided for the facility.**

2. Envelope

- a. The exterior of the building is brick over terra cotta with steel frame construction.
- b. Windows were replaced in 2016 for all classrooms operating under the HeadStart program. Classrooms that were outside of the HeadStart program were not funded for window replacements which included the Upstate and Syracuse CSD classrooms and did not receive new windows. The following rooms did not receive new windows and should be targeted for window replacements in the next two (2) years:
 - 1). 1st Floor D.E.C. rooms: 100, 113H, 113G, 113F, 113
 - 2). 1st Floor Syracuse CSD rooms: 105 & 106
 - 3). 2nd Floor D.E.C. rooms: 203, 204, 212, 213
 - 4). Totals by Floor:
 - a. 1st Floor: 40 window replacements needed.
 - b. 2nd Floor: 34 window replacements needed.
- c. **It is recommended to replace the remaining windows identified above that have not been completed under previous projects.**
- d. Windows replaced in 2016 were installed by BR Johnson, Inc. and manufactured by Peerless Architectural Windows of Fort Scott, KS.
- e. Three window types were provided:
 - 1). 3-1/4 series aluminum fixed window (flange frame)
 - 2). 3-1/4 series aluminum single hung window (flange frame at sill)
 - 3). 3-1/4 series aluminum project out awning window (flange frame at sill)
- f. Window glazing is 1" insulated window. Three window glazing types were provided.
- g. No visual evidence of structural distress. The envelope is in good condition. The chimney is in good condition, and lightning protection was observed on the chimney.
- h. **It was noted that the gymnasium hopper-style windows were opened on the hot, humid day of the survey. It is recommended to provide and install screens on the windows, which will prevent insects and other possible animals to possibly enter the building.**

3. Roofing

- a. Roof was replaced in 1997 by Tucker. There are two major sections of the roof. One section runs along the entirety of the gym at the north end of the building (approximately 5,800 square feet), and the other section covers the rest of the building (approximately 14,800 square feet). There are other smaller sections of roofing covering the entries with a total building roof area of approximately 26,000 square feet.
- b. Existing roofing system is identified on prior renovation documents as a modified bitumen membrane, Soprema 2 Ply SBS with tapered perlite, 1.2" poly-iso insulation, and vapor barrier each mopped in hot asphalt, and ¾" perlite insulation mechanically attached to steel deck.
- c. There are two (2) 5" roof drains through the gym roof, four (4) 5" roof drains through the high classroom roof section, one (1) 5" roof drain through the low south end classroom roof section, and one (1) 3" roof drain for each of the five (5) individual low canopy roofs around the building perimeter. There are a total of twelve (12) roof drains for the building. **Roof drain bodies should be inspected and replaced at the time the roof is replaced.**
- d. There are (4) rooftop gas fired units on curbs, five (5) penetrations for roof ventilators over the gym, four (4) penetrations for exhaust fan vents, one (1) penetration for curb mounted exhaust fan, one (1) steel gas line penetration, and approximately (9) penetrations for plumbing vents. In addition, there is the elevator overrun and access stair above the roof level.
- e. No scuppers or emergency overflow drains were observed to be provided. **It is recommended that scuppers are installed at the time the roofing is replaced in the near future.** Scuppers or emergency overflows should discharge to a location visible by building maintenance staff to alert personnel that there is a blockage in the primary drain(s).
- f. The roof, in general, is in fair to poor condition. There is evidence of the roof lifting in various locations
- g. Roof assembly appears to be nearing end-of-life.
- h. **Surface ponding and standing water observed on roof particularly around elevator overrun and rooftop air handling equipment. Roofing at the elevator over-run was observed to have several areas of standing water and ponding. The elevator overrun enclosed area of the roof has no drainage. Plenty of standing water in this area is leading to water infiltration which is evident in damaged ACT ceiling tiles below in elevator lobbies. Recommend providing a drainage for the elevator overrun area (can be completed during roof replacement).**
- i. **Recommend extending condensate lines closer to roof drains to avoid water pooling in low areas.** Standing water observed pooling on roof around units which increases potential for leaks through roof into building (can be completed during roof replacement).
- j. **Recommend removing abandoned roof vents** (can be completed during roof replacement). There are several large vents on the roof that are no longer needed or have been blocked off inside the building and no longer serve a purpose. These vents, if not maintained, will lead to water infiltration into the building through the curbs in addition to increased building energy consumption as heat rises up through the openings.
- k. **It is recommended that the roof be replaced within the next ten years as it is reaching its end-of-life.**

C. Interior Elements

1. The building's First Floor is partitioned into a main entrance vestibule, (12) classrooms (some of which have been converted to office utilization), kitchen, men's and women's restroom facilities, and a gymnasium.
 - a. The main entrance vestibule has three sets of glass doors, one of which has an automatic operator for accessible entry.
 - b. Corridors throughout the building have terrazzo flooring, ceramic and plaster walls, and acoustical block ceilings.

- c. Finishes throughout the classroom and office areas consist of vinyl composition tile and carpet flooring, plaster and plasterboard walls, and acoustical block and acoustical tile ceilings.
 - d. Each men's restroom facility has a ceramic tile floor and ceramic tile calls and contains four urinals, three toilets in stalls, and four sinks. Each women's restroom is similarly finished and contains six toilets in metal stalls, and four sinks.
 - e. The kitchen area is utilized for food cleanup purposes only and with no food preparation equipment. It has vinyl composition tile floor, plaster walls, and block ceilings. It contains a large, commercial, stainless steel, three bay wash sink system, a rinse sink with disposal, and a small commercial dishwasher.
 - f. The gymnasium has a hardwood floor, plaster walls *and sprayed insulation over its metal roof deck*. The lighting is by LED high bay lighting fixtures and there is a small stage area with equipment storage located off the gym's west side. Located off the east side of the gym is a small laundry room with washer and dryer connections, a half bathroom, custodial office, and a mechanical room. The half bathroom has ceramic tile floors, ceramic tile walls, and a plaster ceiling. It contains a toilet and a sink. The custodial office has a carpeted floor, plaster walls and ceiling, and contains a two-bay ceramic sink located within an older style wood floor cabinet. Located in the custodial office is the video surveillance system.
 - g. Located throughout various classroom and office areas are additional half bathrooms, each having a ceramic tile floor and walls, and plaster ceilings.
2. The building's Second Floor is partitioned into various office areas, classroom space, and men's and women's restroom facilities. Refer to finishes in each respective area above.
 3. The building's Basement is partitioned into a sprinkler control room, two electrical rooms, and a boiler room. All spaces have poured concrete floors, poured concrete ceilings, and either poured concrete or concrete block walls.

D. Plumbing

1. Domestic Water

- a. Municipal water enters the building at the west wall of the Basement mechanical room. The service is a 2" line from the street and 3" into the Basement. The building fire sprinkler system shares the same.
- b. Domestic cold water serves the boiler, domestic hot water heaters, and building restrooms and kitchen.
- c. No means of backflow prevention were present on the domestic water service. Upgrades to the domestic water system or installation of equipment in the future may trigger a requirement for providing means of backflow prevention in future renovations.
- d. The water meter is provided with a butterfly isolation valve on either side of the meter.
- e. The water supply piping system was observed to be grounded on both sides of the meter.
- f. Domestic water supply piping from the meter to the building was observed to be copper. Domestic cold-water piping, where exposed to view, was un-insulated.
- g. Shock arrestors were identified on original building construction documents. Large shock arrestors were observed at time of visit in the Basement crawlspace however, condition of **the shock arrestors on the domestic hot and cold-water systems should be inspected if water hammer is present in the building. If condition is poor, shock arrestors should be installed to mitigate water hammer.** It is believed that arrestors were installed on the mains located in the south crawlspace of the Basement.
- h. Presence of Lead in Water Supply?: Unknown. **It is recommended that testing be performed to determine lead content levels in the water supply if present.**
- i.

2. Domestic Hot Water Heating

- a. The building is provided with (2) natural gas storage hot water heaters with a large hot water storage tank. Both units are in the Basement mechanical room.
 - b. (1) 75-gallon, 76,000 BTU/hr input storage water heater and a smaller approximately 20-gallon storage water heater installed in year 2010. The condition of both units appeared to be good and operable. **Water heaters should be blown down at drain valve and inspected for corrosion of storage tank.**
 - c. The system is provided with hot water recirculation pumps for the building hot water supply. The recirculation pump was operable.
 - d. Large vertical hot water storage tank serves domestic hot water heaters. The tank is insulated and jacketed. Condition appeared to be good externally. **Recommend internal inspection of tank for corrosion and presence of bacterial growth.**
3. Interior Sanitary Waste & Vent System
- a. The building is served by an 8" sanitary main which extends out of the west Basement foundation wall with a house trap at grade prior to connection to the 15" city sewer.
 - b. The sanitary system drains by gravity and is not pumped.
 - c. Sanitary waste/vent and piping was observed to be mostly cast-iron hub and spigot and cast-iron no-hub where visible. However, there are areas which have had modifications over the years with galvanized threaded and PVC piping.
 - d. Reports or evidence of sewage backup: None.
 - e. Fixtures observed had trap seals where required when connected to the sanitary system. No odors or sewer smells were observed or reported
4. Interior Storm Drainage System
- a. The building interior storm drainage system is separated from the building sanitary system throughout the building and out to the street. The 10" storm water main extends out of the Basement foundation wall and has a 10" trap with a 6" fresh air inlet prior to connecting to the 15" city sewer main under Basset Street.
 - b. Storm water piping in the building was observed to be cast iron where visible.
 - c. Reports or evidence of storm water backup: None.
5. Piping Insulation
- a. Insulation was observed throughout the facility. Conditions varied widely from good to deteriorating in locations which were visible.
 - b. Other areas, particularly the mechanical room and crawlspace of the Basement, had a significant amount of domestic cold and hot water piping, which was not insulated, or the condition of the insulation was deteriorating and falling off the piping. **Recommend repair and replacement of missing insulation in crawlspace for domestic water piping.**
 - c. Most domestic hot and cold-water piping in the mechanical room is not insulated. **It is recommended that this piping be insulated with fiberglass pre-formed pipe insulation for energy savings purposes.**
6. Restrooms and Fixtures
- a. Public Restrooms are provided on the First and Second Floors off the main hallway of each floor. The overall condition of restrooms appears to be dated in terms of fixtures and finishes.
 - b. Individual private restrooms are provided for each early head start classroom for children.
 - c. Water closets observed were predominantly flush valve type. Fixtures have been replaced over the years and there are several types observed. Wall-hung units appear to be original with rear discharge. Some newer floor mounted
 - d. Flush tank type, floor discharge, white porcelain unit(s) were observed where water closet(s) were added, and urinal(s) removed.
 - e. Urinals in men's rooms are floor mounted style white porcelain with flush valve.

- f. Flush valves for some fixtures appear to have been replaced not too long ago. Most flush valves observed appear to be original.
- g. Lavatories are fully recessed top mount lavatories, white vitreous china type.
- h. (1) ADA accessible water closet is provided in each of the men's and women's restrooms. However, lavatories for handwashing were not ADA accessible on the First Floor. These lavatories were top mount units in casework which have no open space beneath the lavatory for a wheelchair to approach the sink. **Recommend removal of one non-ADA lavatory and installation of ADA accessible lavatory in each of the men's and women's public restroom.**

7. Drinking Fountains

- a. Drinking fountains are provided on the First and Second Floor of the facility. Required quantities vs building occupant load were not reviewed.
- b. Original documents indicate (4) drinking fountains are provided with two located on the First Floor and two on the Second Floor.
- c. Units are wall recessed fountains, stainless steel enclosure. Units could benefit from a retrofit or replacement soon due to age.
- d. **The drinking fountains in the facility did not appear to be ADA accessible drinking fountains. Current NYS Plumbing code for minimum plumbing facilities requires a high and low drinking fountain wherever a drinking fountain is required. Verify drinking fountain heights and wheelchair clearance.**

E. Heating/Ventilating/Air Conditioning

1. Heating Systems

- a. The primary means of heat for the facility is by means of steam unit ventilators and fin tube provided around the perimeter of the building in classrooms and offices.
- b. A full building steam and condensate piping system serves terminal unit ventilators with steam coils in classrooms and other perimeter spaces.
- c. The steam unit ventilators are in an aging condition and are mostly original to the building's construction. The units appear to be at the end of their service life. However, they are still functioning and operating as an effective means of heat for the building.

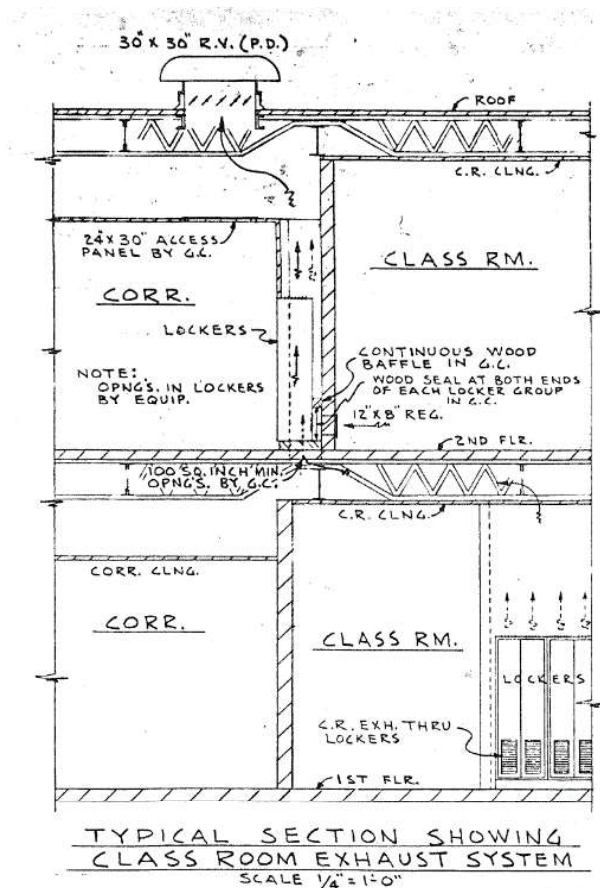
2. Cooling Systems

- a. The building is air conditioned for most of the building with the exception to the gymnasium and smaller support/maintenance spaces.
- b. Primary means of cooling for the building is by (4) rooftop air handling units which provide air conditioning, heating, and ventilation.
- c. Small local ductless split A/C systems were observed. Units were operable and appeared to be well maintained.
- d. Gymnasium is air conditioned by large vertical self-contained air conditioning unit with a remote condenser in the parking lot. The unit is cooling only and does not provide ventilation.

3. Ventilation Systems

- a. The primary means of ventilation for the building occupied spaces and classrooms are steam unit ventilators for most of the building.
- b. The Second Floor classrooms are served by two rooftop air handling units which provide ventilation and cooling. These spaces also have existing unit vents.
- c. The functionality of the unit ventilators in terms of ventilation effectiveness is largely unknown.
- d. It is assumed that the unit vents do not operate outside of heating season as they are heating only units.

- e. **It is recommended that there be further investigation made into the overall condition of unit ventilators.**
4. Bathroom Exhaust Ventilation
 - a. Exhaust is provided for bathrooms as a ducted system up to a dedicated centrifugal down blast exhaust fan on the roof.
 - b. The system exhaust ductwork in the risers located in the shaft up to the roof fan was removed in the 2004 HVAC renovation along with the roof ventilator. The roof opening was patched and new ductwork to a new exhaust fan was installed.
 - c. Condition of exhaust fan appeared to be fair and in operable condition.
 - d. Fan is identified as Exhaust Fan EF-2, with a design airflow of 3,220 cfm exhaust at 0.5" ESP.
 - e. The fan is a belt driven fan and should be maintained annually to check for belt tension and replacement as needed. **If the fan motor fails in the future, it is recommended that the fan be replaced at this time with a direct drive fan to eliminate the need for belt maintenance.**
 5. Classroom Exhaust Ventilation
 - a. The building was originally provided with classroom ventilation that would exhaust air through vents in the classroom lockers and up through wall cavities into the ceiling. This is a non-ducted system with air drawn through the wall cavity up to a roof mounted exhaust ventilator as depicted below.



- b. Based on field observations, it does not appear that lockers of this type are provided in classrooms as they have transitioned to cubbies for younger students. The building was originally built as a school for grades Kindergarten through 6th Grade; however, today it is only used for infants and toddlers in the early head start program.
- c. The 30"x30" roof ventilator is still on the roof; however, the system is not needed or required.

- d. **It is recommended that the roof vent be sealed off beneath the roof or capped above the roof temporarily to avoid increased building energy usage until the vent can be removed during future roof replacement.**

6. Crawlspace Exhaust Ventilation

- a. The building crawlspace in the Basement is provided with exhaust ventilation. PGPC observed (2) 40"x10" size duct risers extending vertically down into the crawlspace. The condition of the ductwork was good.
- b. The ductwork extends up through the First and Second Floors in the west corridor wall and offsets over the Second Floor corridor to get up to the roof mounted ventilators. **If work is required on these systems in the future, it would be required to be brought up to current building codes which may trigger the need to install a duct shaft and fire dampers where the duct penetrates the shaft.**

7. Gas Fired Steam Boiler

- a. The boiler installed in 2021 replaced the original boiler (the original oil boilers are now disconnected and abandoned in place).
- b. The boiler is a gas fired cast-iron steam boiler Weil McLain Model 88 Series 2 Boiler, Model No. 1588, 4809 MBH gas input, 3996 mbh output gross (AHRI), 83.1% gas thermal efficiency. Unit equipped with power flame burner model wcr3-g-25b.

8. Classroom Unit Ventilators

- a. Classroom steam unit ventilators are provided in each of the classrooms and are located on perimeter exposure below windows. Units were observed to provide sufficient heat for the spaces and no issues with heat capacity were noted by building staff at the time.
- 1). Steam fed unit ventilators appear to be original to building construction. The enclosures have been painted over with several coats of paint over the years which in most cases is blocking the vent openings and restricting airflow into the unit.
- 2). Most units reported to not have operable fans. Units essentially function as perimeter convectors. Operability of outdoor air dampers for units were not reviewed at the time due to difficulty to access and remove unit enclosure. **Recommend review and functionality of classroom unit ventilator fans and dampers for sufficient ventilation of space.**
- 3). Unit ventilators observed were manufactured by Herman Nelson Co. model no. LJDG9547-3X.
- 4). Unit ventilators are labelled with important oiling instructions which state that the motor and fan shaft bearings need to be oiled every 6 months with high grade industrial oil, SAE 20. It is assumed that this maintenance program was not continued through the life of the units and they have since seized up rendering the fans inoperable.

9. Gymnasium HVAC

- a. The gym was observed to have sufficient heating at the time of visit. It was noted that the gym was not provided with any air conditioning.
- b. Ceiling fans were installed to help limit air stratification throughout the space; however, the residential style paddle fans are not seen as an effective means to combat air stratification in large spaces with high ceiling elevations. **Large diameter high volume low velocity fans (HVLS) would be recommended for this space which would improve summer space temperature conditions in the absence of space cooling. HVLS fans would help increase winter heating efficiency in the space by mitigating warm air stratification.**
- c. Heating Ventilating (H&V) Units

- 1). Two heating ventilating units original to construction located at southwest and northwest corners of the gym by the stage. Access to heating ventilating units is by means of a small man door located approximately 12ft above the stage level.
- 2). Units were not verified to be operational at the time of visit. However, the southwest unit was observed to be providing heat as the steam coil was not valved off.
- 3). Jerry had noted that at some point in time, an office was constructed in the southwest corner of the gym by installation of a wall between the entry to the gym and the stage to the west. As such, installation of this wall had cut off the southwest H&V unit from the gymnasium so that it could no longer serve the gym. Excessive overheating of this office space was observed at the time due to the significant heating capacity of the H&V unit with respect to the reduced floor area of the constructed office which was formerly part of the gym.
- 4). Short term recommendation for this space would be to shut off the steam to this unit to avoid overheating of the office space.
- 5). Long term recommendation would be to extend the supply and return ductwork from the H&V unit to a wall mounted discharge and return grilles so that the unit can serve the gym again and provide ventilation and heat as intended.
- 6). **If funding is available in the future for a capital improvement project to address cooling and/or ventilation for the gym, it is recommended to remove the H&V units and providing more modern HVAC units for the gym to provide heating, cooling, and minimum required ventilation along with economizer cooling capability.**

10. Classroom Cooling/Air Conditioning

- a. Air conditioning for classrooms is provided by the ducted forced air ventilation from the rooftop air handling units.

11. Other Window Air Conditioning

- a. Some administrative and office spaces were observed to have individual window air conditioning units that are installed in window panels. The age and condition of the units vary. Units were confirmed to have been originally installed for individual personal comfort and not intended to compensate for the primary building air conditioning provided by the rooftop units.

12. Building Temperature Controls

- a. Primarily pneumatic controls for older systems original to building construction. Newer systems like the rooftop air handling units are provided with standalone electronic controls.
- b. Temperature control panel located for building pneumatics is located in the Basement boiler room.
- c. Temp control panel primarily controls the building heat by zones.
 - 1). Individual zone control for First Floor classrooms, Second Floor classrooms, administrative spaces, gym north HV unit, gym south HV unit, gym summer dampers for heat relief. Gym perimeter heaters/convectors, classroom exhaust dampers (this is probably OA intake dampers), power roof exhausters (exhaust fan shutdown dampers).

13. Rooftop Units

- a. (4) rooftop units are provided for the facility which are identified as RTU-1, RTU-2, RTU-3, & RTU-4. These units operate as single zone units for temperature control and are dedicated to the classroom spaces on the First and Second Floors.
- b. Overall, the RTUs were observed to be functional and in good operating condition with exception to the deficiencies noted herein.
- c. RTU Make & Model: York Model DJ180N32P2AAA2.

- d. There are four main temperature control zones as follows:
 - 1). RTU-1: Second Floor west classroom zone.
 - 2). RTU-2: Second Floor east classroom zone.
 - 3). RTU-3: First Floor east classroom zone and entry lobby.
 - 4). RTU-4: First Floor west classroom zone.
- e. RTUs are the primary source of building air conditioning; however, there are several smaller A/C systems throughout the building that provide smaller local zone cooling.
- f. All four of the rooftop units were installed in January of 2005 and are approaching 20 years of service. **It is recommended that the Owner plan for replacement of these units within the next 5 to 10 years.**
- g. At the time of visit to site in June 2024, the following maintenance items were identified:
 - 1). **RTU-1, 2, & 3 should have their outdoor air intake filters cleaned and washed of debris (re-usable type) so that the ventilation airflow is not restricted and reduced.**
 - 2). **Recommend checking unit internal air filters semi-annually at a minimum and replace. Did not inspect internal filters at time as units were running and spaces occupied.**
 - 3). **All four units need their condenser coils washed down and cleaned of debris build-up which is restricting airflow through the coil face.** The condenser in the RTUs was observed to be functioning and rejecting heat as designed; however, not as efficiently. All that is affected is the unit performance and that the plugged coils will require the condenser fans and compressor to work harder and longer, which can lead to premature failure, more frequent service, and increased energy consumption.
 - 4). RTU-4 Outdoor Air Damper and Ventilation
 - a. Rooftop unit RTU-4 was noted to have the outdoor air intake damper fully closed while the unit was operating and fan running. This unit serves the First Floor West classroom zone as well as the First Floor West D.E.C. offices.
 - b. PGPC had noted to PEACE, Inc. that the closed damper could indicate that there is an issue with the rooftop unit. Probable sources of the issue were theorized to be a malfunction with the unit controller, incorrect occupancy schedule programming, a failure of a component in the damper positioning system or something of this nature.
 - c. **PGPC recommends that PEACE have the unit inspected more thoroughly and possibly troubleshoot for any potential issues with the unit ventilation controls and programming.**
 - d. **Recommend securing access panel for rooftop unit RTU-3 gas heat section access which was observed to be loose and missing fasteners at the time of visit.** Loose access panels on RTUs create direct paths for water to infiltrate through the equipment and into the roofing system and building structure which can damage the equipment and lead to further damage inside the building particularly, if left unchecked.
- h. One of the rooftop units, RTU-3 on the east side high roof, was observed to be installed close to the roof edge, within +/-5 feet. **It is recommended that a safety railing be provided along the east edge of the roof by the rooftop unit to comply with OSHA regulations.**

14. Roof Exhausters and Vents

- a. Existing/original vents for bathroom/general exhaust and gym heat vents located on roof.
- b. The gym's summer heat vents on the roof appeared to be in satisfactory condition. The roof heat vents appear to have been blocked off below the roof in the gymnasium ceiling. No intake grilles were observed below in the gym. **Recommend removing the heat vents and capping off curbs at the time the roof is replaced due to loss of heat in building. Existing vents act as chimneys, convecting heat out through the roof and drawing colder air into the lower floors resulting in stack effect and increased overall building energy consumption.**

15. Building Energy Review

- a. Deficient items: HVAC temperature controls for boiler steam system, missing insulation throughout on both steam and condensate piping. Insulation missing on quite a bit of domestic hot and cold-water piping, uninsulated thermal storage tanks, etc.

16. Zoning Problems and Tenant Complaints

- a. Minor complaints were noted about building temperature control. The two classrooms at the south end of the First Floor hall (Rooms 104 & 107) were noted to be deficient in cooling at times.
- b. PGPC was unable to verify Room 104 at the time of visit as the classroom was occupied and in session. Room 107, on the other hand, was unoccupied and with lights off; however, space conditions were observed to be comfortable despite the minimal heat load as the space was unoccupied.
- c. Outdoor conditions at the time were sunny 84°F/ 76%RH.
- d. **Recommend further review of deficient cooling for these two spaces if problem persists. Due to the location of both rooms being at the furthest end of the duct supply air system, it is probable that the deficient cooling issue is related to insufficient airflow to the space. As such, the problem may be resolved with air balancing of the duct systems at each classroom.**

17. Additional Observations

- a. Steam condensate is returned to the mechanical room and re-used at the boiler.
- b. Adjacent to the operational boiler is a Fitzgibbons Boiler Co., oil-fired steam boiler original to building construction which is left abandoned in place. Piping is disconnected from the boiler and reconnected to the newer gas fired boiler.
- c. Original documents indicate that the facility was provided with a 9,060-gallon capacity fuel oil storage tank for the original boilers. The tank was installed below grade on the property at the northwest corner of the facility with underground fuel oil lines extending into the Basement boiler room. Fuel oil lines were observed to be removed and disconnected at the foundation wall of the boiler room. It is not known if the fuel oil tank was removed or not at the time the oil-fired boilers were abandoned. No indication of access manhole covers was observed in the grade at the location of where the tank would have been installed. **It is recommended that the Owner confirm if the tank was ever removed or not, as leaving an abandoned fuel oil tank below ground can lead to unforeseen project costs in the future if it is discovered.**
- d. Boiler vents to welded breeching (uninsulated) which connects to chimney in boiler room. Barometric damper provided and operational.
- e. The chimney at Basement level appeared to be in poor condition. Signs of either water infiltration into chimney or significant condensation of flue gases were present at time of visit. Surface ponding of water in Basement present. **It is recommended that chimney be inspected for structural integrity throughout, and issue observed of water infiltration through base of chimney into mechanical room be resolved.**
- f. Steam header piping above boiler with branch lines for each zone, header and branch lines insulated; however, flanges and valves are not insulated. **Recommend insulating flanges and valves with removable blankets to minimize heat loss during operation.**
- g. Boiler makeup water treatment not existent.
- h. Boiler Combustion Air Louver Deficiency
 - 1). Dedicated makeup air for boiler room combustion air to serve boiler and water heaters is provided by means of 48"x12" duct extended to outdoors and open to boiler room. Adequacy of combustion air for this equipment was not quantified; however, PGPC did identify that the combustion makeup air louver on the north exterior wall of the building was installed too low.

- 2). The intake louver is flush with grade and well below the minimum 12" above grade recommended by the manufacturer of the current boiler.
 - 3). Inadequate combustion air for the boiler and water heaters can result in appliances tripping off and not igniting or result in incomplete combustion. There is increased potential for venting combustion products and carbon monoxide into space.
Recommend modifying boiler room makeup/combustion air louver location and elevation to be above snow line. This will likely require some excavation and construction of a small areaway in front of the existing louver to keep snow from accumulating and blocking air entry to the boiler room.
- i. Second Floor Ceiling Damage
- 1). Water damage to several ceiling tiles of the Second Floor hallway just south of the women's restroom was observed. The damage is suspected to be related to water infiltrating through the roof at the location of the rooftop air handling units. **It is recommended that further investigation be made into the source of the leak to avoid further damage to the ceiling and building structure.**

F. Electrical

1. The building electric service enters the building underground and connects to an 800 ampere Square D fused disconnect switch on the west side of the building located in the Basement. The switch connects to a distribution panel labeled 'MDP' on the east side of the building in the Basement and branch breakers that serve risers to each of the First and Second Floor north and south panels, the elevator, main mechanical equipment, as well as a few other loads.
2. The Sumner facility contains newer equipment that were installed during renovation projects, most of the panelboards are Square D NQOD style, with several panels manufactured by Eaton Cutler Hammer. All equipment appeared to be in good condition with spare capacity for pole spaces.
3. The wiring throughout the facility appeared to be copper with ground conductors. It is in good condition throughout the facility.
4. There is no emergency power system serving the building. Emergency battery equipment provides emergency lighting for the building using standalone units.
5. This is a single service/meter.
6. The water supply piping system was observed to be grounded on both sides of the meter with braided copper conductor and installed in 3/4" EMT raceway for protection from damage.
7. Firestopping at electrical room/closet penetrations appears adequate, no issues were observed.
8. Salient electrical code violations were not identified.

G. Site Lighting

1. South - There is (1) LED floodlight located at the top of the exterior wall on providing general illumination of the playgrounds.
2. North - There are (2) LED floods illuminating toward the parking area. **It is recommended that the lighting be upgraded to better illuminate the parking area as it appears inadequate.**
3. There is a linear LED luminaire mounted over the exit door from the northeast corner of the gymnasium.
4. East - There are (3) wall packs illuminating the east area of the building. There is (1) undercanopy light illuminating the southeast entry.
5. West - There is (1) floodlight illuminating the "PEACE" building sign; there are (2) wallpacks illuminating the bus drop off area; there is (1) wall pack illuminating the accessible ramp to the main entry; and there are (4) undercanopy lights illuminating the main west entry.
6. There are (2) undercanopy lights illuminating the secondary southwest entry. **It is recommended to replace these lights as they do not appear to be working.**

H. Interior Lighting

1. Lighting throughout the facility is predominantly T8 fluorescent luminaires. Where the ceilings are dropped acoustical tile, the fixtures are recessed type small cell or parabolic reflector. Where ceilings are glued-on suspended tile, the fixtures are typically a surface mounted wraparound type. This is the predominant fixture for the facility's classrooms.
2. In the gymnasium, the luminaires have been upgraded to an LED high-bay type, which replaced the original mercury vapor fixtures.
3. Overall, the condition of the lighting is good and adequate for the function of the building, although it is aging.

I. Fire Sprinklers

1. The building is equipped with a partial building wet fire protection system covering the Basement mechanical and storage areas only. The fire service enters the Basement at the west storage room. The fire sprinkler service taps off of the 2" domestic water service at the entrance to the Basement upstream of the water meter. The fire service contains the main valve, riser and flow switch and was last tested on 3/8/2020 and passed.
2. There is no fire pump for the building. There is a Fire Department Connection located at the northwest corner of the building on Bassett Street (by the dumpster access drive). No backflow.
3. There is a 6" diameter pipe that was extended into the Basement storage room adjacent to the water and fire service that appears to have been installed within the last 20 years, and potentially at the same time, the building natural gas service was installed. The pipe is capped with a ductile iron 250# class blind flange and appears to be a provision for a separate fire service if the building were to ever become fully sprinklered.

J. Fire Alarm/Security Systems

1. The fire alarm panel is a Honeywell Vista 250FBP Combination Fire Alarm panel, with (180) fire alarm devices and (20) motion / security devices.
2. Fire alarm devices incorporated include approximately (107) smoke detectors, (1) beam smoke detector in the gymnasium, (12) carbon monoxide detectors, (27) heat detectors, (10) pull stations, (1) flow switch, RTU#1-4 duct smoke detection and fan shutdown, door hold release and elevator detection and recall functions. Wiring above dropped ceilings is plenum rated open cabling. Basement and concealed (inaccessible behind walls) wiring is installed in conduit and is also in conduit where it is exposed below ceilings.
3. Security devices include door contacts, motion detectors and a temperature alarm.
4. Cameras
 - a. Exterior - There were (9) cameras observed around the perimeter of the facility: (2) on the east side, (5) along the west side, and (2) on the north side.
 - b. Interior – (6) cameras on the First Floor.
5. Date of last test and inspection: Unknown.

K. Elevators

1. The facility is equipped with a Dover Elevator Corporation hydraulic elevator, Syracuse #1418. It has a 2500 pound rated load capacity. The working pressure of the system is calculated at 458 psi, and relief pressure at 480 psi.
2. The general condition of the elevator, machine room and shaft is good. There are no noted deficiencies from the last inspection dated 1/20/23.

1.4 County South Family Resource Center



A. Site

1. General Summary/Property History

- a. The County South Family Resource Center (CSFRC) is located at 12 Clinton Street in Tully. This facility provides for the community members of Southern Onondaga County, including Family Development Partnerships, Parents with HOPE, Neighborhood Advisory Council, Friends in Service Here (FISH), Transitional Living Apartment, Funds for Hope, ARISE, and Women's Support Group.
- b. The CSFRC is two stories, plus a Basement. It is located on Clinton Street (NY Route 80) near the intersection of US Route 11.
- c. Wood frame construction.
- d. Square Footage: Approximately 800 feet of crawlspace and 350 square feet of mechanical space in the Basement, 1,500 square feet on the First Floor and 1,500 square feet on the Second Floor (3,000 square feet of occupied space).
- e. Tax Info:
 - 1). Tax ID: 10300000010040000000
 - 2). Swis Code: 103.-01-04.1
 - 3). Acres: 0.06
 - 4). Land Use Code: 482 Detached Row Building
 - 5). County Leg District 12
 - 6). Senate District 48
 - 7). Assembly District 126
 - 8). Ward N/A

2. Topography and Drainage

- a. Grade is highest at the front of the property along Clinton Street, and slopes down slightly to the south end of the property.
- b. The property does not encroach upon a 100-year flood area designated as 'Special Flood Hazard Areas Inundated by 100-year Flood' on FEMA maps, as amended.
- c. Site drainage. None observed.
- d. Surface waters or vegetation indicative of surface waters: None observed.
- e. Retention or Detention Basins: None observed.
- f. Opine on the effectiveness of storm water drainage, the propensity of flooding or any historical flooding gleaned by observation or research: Building is surrounded by hard, impervious surface on all sides of structure. Surfaces surrounding structure appear to pitch sufficiently away from foundation. No indication of standing water or flooding outdoors or in the Basement were indicated or reported.
- g. Storm water overflows to or from adjacent properties: Storm water from property predominantly drains toward south end of the property and continues south to adjacent property due to grading of site.

3. Paving and Curbing

- a. Parking consists of asphalt pavement, no curbing alongside of the building, just a short length of curbing along Clinton Street.
- b. Parking Spaces (approximately) - (3) along the east side of building, shared with adjacent property. Municipal parking can be found along Clinton Street.
- c. Total area of parking (approximately) – 45 m² (500 sqft)
- d. Perimeter (approximately) - 50 m (170 lf)
- e. SFG and SFR per parking space. N/A
- f. Overall Condition – Good. Recently paved parking and drive on east side of building, approximately 2022.
- g. The west side tarvia is owned by the adjoining property which appears to be in good condition. The age of west drive is older than the east. Drive pitches south towards neighbor's lot and allows roof runoff to drain away from structure.
- h. No parking lines laid down in the newly paved lot.
- i. Presence of previously applied asphaltic sealant: None.
- j. No indications of vehicle oil staining or bleaching of asphalt surfaces.
- k. Opine on adequacy of parking and truck loading spaces: Parking was not overcrowded at the time of visit; however, the lot lacked sufficient space for vehicles to turn around.
- l. Ponding or silt-filled intercepting drains or catch basins: No catch basins or drains observed on site.

4. Flatwork

- a. Concrete flags are along the north portion of the property along Clinton Street, condition is good.

5. Landscaping and Appurtenances – None of significance.

6. Utilities

- a. Type and Provider
 - 1). Water – Municipal.
 - 2). Electricity – National Grid – (2) services.
 - 3). Natural Gas - National Grid – (3) service meters.
 - 4). Sanitary Sewer – Municipal.
 - 5). Storm Sewer – N/A. Site storm water drains to site.
- b. Sewage Backup Problems: None reported.
- c. Stormwater Backup/Flooding: None reported.

- d. Septic System Maintenance: N/A
- e. Sewage Ejector Pump Maintenance: No pump provided or required.

B. Frame and Envelope

1. Substructure

- a. Foundation system: Predominantly stone with mortar joints.
- b. Presence of cellar or Basement if any: Structure has a Basement at north end of building with a low crawlspace that extends to the south end.
- c. The foundation is old and believed to be constructed in 1909. No visual evidence of significant foundational cracks, differential settlement, step cracking of foundation walls was observed. Overall condition appeared to be fair with no signs of water intrusion or deteriorating material. Some foundation cracking was observed; however, not of significant nature.
- d. No existence of sump pumps, perimeter channels, etc. However, historically the foundation and Basement areas are reported to be dry with no flooding issues.
- e. No evidence of cellar/Basement level flooding, water, or moisture penetration noted or observed.
- f. Radon – Presence of Radon Gas or Radon Mitigation System?
 - 1). Presence of radon gas was not reviewed. No records of prior radon gas tests or test result levels were provided to the Engineer.
 - 2). No radon removal systems, whether passive type or active soil depressurization systems were observed or reported to be installed at this facility.
 - 3). It is recommended that the Owner have testing performed in the lower levels, Basement and crawlspace areas of the facility to confirm radon gas levels. Testing shall be performed by a certified professional.
 - 4). **If testing identifies radon gas concentration levels are found to be equal to or greater than 4.0 pCi/L, a radon mitigation system should be provided for the facility.**

2. Envelope

- a. Vinyl siding. Condition overall appears to be fair in most areas. However, siding on west face of structure appears to be deteriorating in select locations due to failed gutter system on building.
- b. Windows are vinyl construction; condition appears to be good. Windows reported to be original to the 1994 renovation.
- c. Attic Space
 - 1). Accessible by drop down ladder. The condition of the existing attic was observed, and the overall condition is good.
 - 2). The attic has blown insulation throughout and is ventilated by roof vents. Some water infiltration was noted at failing furnace flue vents; however, no significant water or moisture concerns were noted.
- d. Evidence of water infiltration observed above ceiling in the Second Floor community computer room. Water staining of wallpaper was evident on interior side of north wall above ceiling. The staining did not indicate that the water infiltration was prolific and appears to have dried up. It is recommended that there be further investigation into the source of the water infiltration.
- e. Evidence of failed siding on the front façade at the upper northeast eave which has fallen off. **Repair missing siding to limit water infiltration into north exterior wall.**

3. Roofing

- a. Roof: Asphalt shingles. Roof shingles replaced not too long ago as reported by Owner. The exact date of re-shingling is not known.

- b. Type, pitch, drainage and means of access: Roof is double pitched, A-frame construction.
- c. Number of Roof Coverings. Appears to be one layer.
- d. Remaining Useful Life: Approximately 15 to 20 years.
- e. Evidence of Surface Ponding: N/A.
- f. Evidence of previous roof or flashing repairs.
- g. Adequacy of Roof Drainage: No concern. The roof is sufficiently pitched.
- h. Presence of Phenolic Insulation: None observed.
- i. Presence of Roofing Vents Installed After the Roof Application: None observed.
- j. Condition of flashing, pitch pockets and gravel stops: N/A.
- k. Reported and Active Leaks: None reported or observed.
- l. Condition of Roof Appurtenances
 - 1). Ice Melting Electric Heat Tape
 - a. Maintenance staff reported that there was an electric ice melting heat tape system installed at the northwest corner of the building for melting the ice buildup in the gutters.
 - b. The ice melting system had been ripped off the building when the gutter system failed due to the excessive ice buildup.
 - c. The ice melting system has not been replaced. Recommend verifying that power feed is properly disconnected.
 - d. If new gutters are installed, recommend installing new ice melting heat tape at the same time.**
 - 2). Roof Drainage Gutter System
 - a. The roof gutter system has failed significantly and is non-existent on both east and west roof edges. Downspouts still exist in a few locations; however, they are not connected to gutters. The Owner reports issues of significant ice buildup on gutter systems which has torn them off the building and damaged them.
 - b. Issue of ice dams are likely a result of significant heat escaping through the attic space and into the roof system which is leading to excessive snow melt on roof and resulting ice buildup at the gutter systems.
 - c. Upon further inspection, PGPC identified two natural gas furnaces located in the attic space which had a failed flue vent system. It is believed that the failed flue vents would likely be contributing to the ice dams due to the excessive venting of heat from combustion into the attic space. **Recommend repairing flue vents as detailed in the HVAC section of this document.**
 - d. The insulation in the attic did not appear to be failing or missing in areas observed. Continuity and condition of blown insulation should be further reviewed throughout the attic space as not all areas were observed due to accessibility.**

4. Interior Elements

- a. The facility is a two-story structure with an unfinished cellar/Basement and an uninhabited attic storage/utility space.
- b. The First Floor serves primarily as office and business use space. There are four offices, a conference/lunchroom, a reception/waiting room, one kitchen, and a utility/laundry space.
- c. The Second Floor consists of a rented apartment at the back (south end) and a PEACE community room at the front (north end). Each space on the Second Floor can only be accessed from the exterior of the building by staircase. There is no means of vertical conveyance for accessibility to these spaces.
- d. It was noted that an interior means of access to the Second Floor community room is desired to be constructed. **Recommend pursuing a feasibility study for construction of an enclosed stair landing to access the Second Floor community room with interior connection to the front entry vestibule.**

- e. Flooring: Predominantly carpeting and condition good. Main entry spaces and kitchen have vinyl floor tiles which appeared to be in new condition. The bathroom has older linoleum tile floor which were dated however, condition was good.
- f. Wall Treatment: Painted walls appeared to be in good condition. No signs of cracking, discoloring, or peeling of paint from surface.
- g. Ceilings: Gypsum ceilings with white popcorn finish. The condition observed was good. No indication of staining, leaks, or discoloration observed.
- h. Baseboards observed were vinyl throughout. The condition was good and attached to wall throughout.
- i. Interior Doors: Doors to rooms and offices were in fair condition. Doors are residential type and most appeared to be of hollow Masonite construction.
- j. Exterior Doors
 - 1). **North main entry doors at street side should be repaired or replaced. Observed extensive surface corrosion.**
 - 2). East entry door at ADA ramp is in fair condition. Observed paint chipping at latch side and bottom of door that should be touched up before corrosion exacerbates.
 - 3). The southeast entry doors appeared to be in good condition. Windows are intact. No corrosion observed.
 - 4). Northeast entry door in fair condition.
- k. It was noted during review of the site that the Second Floor community room bathroom has a shower and bathtub which is not used or needed.
- l. Attic & Access
 - 1). There is an uninhabited attic space above the Second Floor which is used as a utility space for the (2) Second Floor furnaces. The occupant(s) of the Second Floor apartment also use the space for storage. PGPC identified that the only way to access the furnaces in the attic is by a pull-down ladder located in the Second Floor apartment.
 - 2). After further review of original building documentation from the 1994 renovation by Bell & Spina Architects, it was evident that the Second Floor spaces did not have a water heater or furnace installed on the Second Floor as was originally designed. Space for these appliances was still constructed; however, they were not installed here or were relocated.
 - 3). The furnaces serving the Second Floor while being in the attic make maintenance more difficult due to access if the equipment needs to be replaced. Additionally, to access the equipment, maintenance staff need to gain entry to the occupied apartment which could be a hindrance for emergency repair calls particularly in winter.

C. Plumbing

- 1. Domestic Water
 - a. Municipal water enters the building at the north wall of the Basement. No backflow prevention device(s) are provided.
 - b. Domestic cold water serves the domestic hot water heaters, kitchen, and building bathrooms.
 - c. The water meter is provided with an isolation valve on both sides of the meter. The valve upstream of the meter was missing a valve handle.
 - d. The water supply piping system was observed to be grounded on both sides of the meter.
 - e. Domestic water supply piping from the meter to the building was observed to be predominantly copper tubing. Older piping was observed above the First Floor ceiling in areas that had been renovated which appeared to be galvanized piping.
 - f. Domestic hot and cold water piping, where exposed to view, was not insulated throughout.
 - g. Presence of Lead in Water Supply?: Unknown. **It is recommended that testing be performed to determine lead content levels in the water supply if present.**

2. Domestic Hot Water Heating

- a. The building is provided with (3) three natural gas storage hot water heaters. Heaters are co-located in the Basement room. All three DHW heaters are power vented.
- b. One water heater is provided for the First Floor bathroom and kitchen, one for the Second Floor apartment and one for the Second Floor community room.
- c. Each of the (3) heaters are 40-gallon tanks rated at 40,000 BTU/hr input. **Water heaters should be blown down at drain valve and inspected for corrosion of storage tank.**
- d. All three water heaters are manifolded together on the hot water supply side which provides redundancy if a water heater fails.
- e. No domestic hot water recirculation pump provided for either hot water heater.
- f. The (2) Bradford White Defender water heaters appear to be newer and in good condition. The lefthand heater (east) was manufactured in 2008 and is approximately 16-years old; the righthand heater (west) was manufactured in 2013 and is approximately 11-years old.
- g. The Rudd PowerVent unit serving the Second Floor north community room kitchen and bathroom appears to be the oldest. The unit was manufactured in 09/1994 and is approximately 20-years old. **Recommend replacement of heater within calendar year.**
- h. Recommend replacement of Second Floor North water heater in 2 to 3 years.**

3. Interior Sanitary Waste & Vent System

- a. The building is connected to the municipal sewer system. The sanitary main size is unknown however it is assumed to be approximately 4" size.
- b. Sanitary system drains by gravity and are not pumped.
- c. Sanitary waste/vent and piping was observed to be mostly cast-iron hub and spigot and cast-iron no-hub where visible. However, there are areas which have had modifications over the years with galvanized threaded and PVC piping.
- d. Reports or evidence of sewage backup: None. The Basement was dry at the time of the visit.
- e. Fixtures observed had trap seals where required when connected to the sanitary system. No odors or sewer smells were observed at the time of visit.

4. Interior Storm Drainage System: N/A

5. Piping Insulation

- a. No piping insulation was observed throughout the facility.

6. Natural Gas System

- a. The facility is served by municipal natural gas. The gas service enters the north end of the Basement. There is one regulator and (3) individual gas meters owned by Niagara Mohawk.
- b. The overall condition of the system observed was in proper working order and functioning at the time of visit.
- c. Individual gas lines extend throughout the building for the purposes of individually metering each apartment's gas furnace and gas water heater. Ranges for apartments are electric and not gas.
- d. Piping observed is generally threaded black steel piping. The condition observed was good. Did not observe any unusual odors or indication or piping leaks.
- e. Gas appliances observed are listed appliances. There are (3) 75,000 BTU/hr input gas furnaces and (3) 40,000 BTU/hr input gas hot water heaters.
- f. The total connected building gas load is 345,000 BTU/hr.

7. Restrooms

- a. Individual private restrooms are provided with (1) on the First Floor, (1) in the Second Floor north community room, and (1) in the Second Floor south apartment.
- b. Observed floor mounted water closets with flush tanks. Conditions were fair.
- c. Lavatories were in good condition.

- d. The overall condition of restrooms appears to be dated in terms of fixtures and finishes.
- 8. Drinking Fountains: N/A. None provided.
- 9. Janitorial Closets & Service Sinks:
 - a. None observed.
- 10. Discharge source of sanitary waste: Municipal system.
- 11. No reports or evidence of sewage backup were noted or observed.
- 12. Sinks are trapped. No odors/sewer smell observed in the building.
- 13. Evidence of leaks, galvanic action, or piping condition: PGPC observed a dielectric nipple in the Basement on the copper supply piping system what is showing signs of galvanic corrosion. The nipple should be inspected for replacement. No other issues of galvanic corrosion were observed where visible to view.

D. Heating/Ventilating/Air Conditioning

- 1. Heating Systems
 - a. The building's primary heating system is forced air natural gas furnaces for space heating.
 - b. Overall, the building appeared to be heating well, and the furnaces provided were of sufficient capacity.
 - 1). Second Floor Heat: (2) 75,000 BTU/hr input furnaces located in attic. Units observed are original from 1994 renovation. The furnaces were operational; however, flue ductwork was severely deteriorated at time of visit. **Recommend replacement of furnaces soon (within two years).**
 - 2). First Floor Heat: (1) 75,000 BTU/hr input furnace located in Basement serves the First Floor. PGPC observed the furnaces to be functional and in working order. The furnace had recently been repaired in 2022 and had a new inducer blower and control board assembly installed. The furnace was originally installed in 2001. **Recommend replacement soon (within five years).**
 - 3). **It is recommended that at the time these furnaces need to be replaced, new high efficiency condensing furnaces are provided with individual direct vent piping systems for combustion and exhaust air.**
- 2. Cooling Systems
 - a. No cooling systems were observed at the facility.
 - b. Ceiling paddle fans and operable windows were observed.
- 3. Ventilation Systems
 - a. Bathroom Exhaust Ventilation
 - 1). There are (3) bathrooms in the facility, each provided with individual exhaust fans, switch operated.
 - 2). Exhaust fans observed were not ducted and discharged restroom air into the ceiling space above the restroom.
 - 3). **Recommend extending ductwork for exhaust fan to a discharge terminal outdoors as per Code requirements.**
 - b. Ductwork
 - 1). Ductwork for the furnace forced air systems is primarily galvanized steel ductwork for unit discharge and return air plenums. Individual duct branches to diffusers are generally made by flexible insulated ductwork.

- 2). PGPC observed some disconnected and abandoned duct systems in the First Floor ceiling space which would appear to have been from the previous 1994 renovation. Supply and return air ductwork in Basement and attic spaces was observed to be insulated. The condition of insulation appeared to be good overall.
- c. Furnace Flue Vents
 - 1). The Basement furnace is a direct vent appliance with 3" PVC combustion air and exhaust vents extended to the outdoors. Flue vents appeared to be in good condition and had pitch for condensate drainage back to the furnace.
 - 2). Attic flue vents observed were of single wall galvanized steel construction which vented to a combined 5" type B gas vent out through the roof. The condition of the flue vent piping was very poor and requires repair.
4. Attic Ventilation
 - a. The attic space observed is a ventilated, un-conditioned space. Roof vents were observed cut into the roof framing.
5. Building Temperature Controls
 - a. HVAC systems are provided with local thermostat controls. No indication of any centralized temperature control systems was observed.
6. Building Energy Review
 - a. The facility average gas consumption during winter months from November 2022 through March 2023 was approximately 220 therms. Consumption for peak winter months appears to be steady in the range of 185-280 therms.
 - b. Electric consumption for the building is typically consistent and does not deviate too much from month to month. Average consumption for the months of March 2022 through April 2023 was 673 kWh with range of ~495 kWh minimum to ~972 kWh maximum.
7. Zoning Problems and Tenant Complaints
 - a. Generally, there were no significant issues or concerns expressed by the Owner or building occupants of zoning or temperature control issues.
 - b. There is one office on the First Floor southwest corner of the building what was reported to be colder than most other spaces during heating season. The occupant of the office compensated using a small electric space heater.
 - c. This office is the furthest space from the furnace in the Basement. It is recommended that the condition of the duct in the crawlspace below be inspected for continuity, sealing, and proper sizing. This was not reviewed at the time due to access.
8. Additional Observations
 - a. Attic Furnace Flue Ductwork & Carbon Monoxide
 - 1). Flue ductwork serving furnaces located in attic was in severe state of deterioration to point that it fell apart, and furnaces were venting combustion gases into the attic space.
 - 2). Flues were ducted with single wall galvanized steel duct which combined into 5" double-wall type B vent riser through roof. The galvanized steel pipe is what failed first due to the highly corrosive condensate formed from cooling combustion gases.
 - 3). PEACE staff called Davis Mechanical immediately on site to replace the flue ductwork. PGPC worked with Davis Mechanical prior to making a trip to the site so that they could come prepared with the materials needed to fix the furnace flue ductwork.
 - 4). PEACE confirmed the following week that the flue ductwork was replaced, and the issue has been corrected.

- 5). PGPC recommends providing carbon monoxide detection in the attic as per Code to alert occupants of hazardous condition. PGPC did not observe CO detectors in the attic space.

E. Electrical

1. Electric Service is connected to the building from a single overhead service lateral and weather head at the northwest corner of the building. There are (3) separate electrical meters serving (3) load centers which power: the First Floor and each of the (2) tenant spaces on the Second Floor. This provides for metering of the tenant space on the 2nd floor.
2. The 1st floor electric panel has a 150 ampere MCB. Panel is Cutler-Hammer made and approximately 30 years old, installed in 1994.
3. Both 2nd floor panels are fed from the basement. Each panel is provided with a fused service disconnect switch in the basement which are labelled.
4. Facility panels are GE panels with exception to the panel for the 1st floor which is Cutler-Hammer. Panels are modern and use circuit breakers.
5. Wiring throughout the facility appeared to be copper with ground conductors.
6. There were no UPS systems in this facility
7. Service appears adequate for current use, there were no complaints of nuisance tripping.
8. Where there were some junction boxes above the 1st floor and 2nd floor ceilings that were missing cover plates.
9. Electrical connections for 2nd floor community room light fixtures in suspended ceiling were observed to be free-aired and not provided with a junction box for making electrical connections. **It is recommended that boxes be provided at these locations.**
10. There were no other salient electrical code violations observed.

F. Site Lighting

1. North side of building – (2) wall packs. One overhead of each entry door.
2. East side of building – (1)2-head LED flood light at northeast ramped entry. (1) ceiling mounted incandescent over southeast porch.
3. West side of building – No light fixtures provided.
4. South side of building - No light fixtures provided. **Consider installing an LED wall pack here to provide better illumination of the parking area and southeast tenant entrance.**

G. Interior Lighting

1. Basement lighting utilizes porcelain lampholders with medium screw base LED lamps.
2. 1st floor fixtures are generally LED surface wraparound and recessed LED retrofit lights style luminaires. Generally, in fair to good condition. A few luminaires were missing covers on the 1st floor.
3. 2nd floor fixtures are generally incandescent surface mount decorative residential style luminaires. Condition observed is fair however, fixtures are dated. **Consider replacing these fixtures with LED luminaires.**

H. Elevators - NO ELEVATOR AT THIS LOCATION

I. Fire Sprinklers – No Fire Sprinklers are installed at this location.

J. Fire Alarm/Security Systems

1. The fire alarm panel is a Honeywell Vista 128FBPT Combination Fire Alarm panel, with (13) fire alarm devices and (6) motion / security devices.

3. Fire alarm devices incorporated include approximately (9) smoke detectors and (4) carbon monoxide detectors
4. Security devices include (5) door contacts, and (1) office motion detector.
5. Cameras: Security cameras were observed on site. Surveillance is generally provided at main entrances to building and lobby areas. Four (4) cameras were observed and one workstation located in the basement for access and viewing of camera feeds.
6. Date of last test and inspection: Information not available.
7. Carbon monoxide detection was not observed to be present in the attic space. There are gas-fired furnaces located in the attic which require CO detection. **Recommend providing hardwired CO detection for the attic space** above the Second Floor apartment and community room.

1.5 Eastside Family Resource Center



A. Site

1. General Summary/Property History

- a. The Viola G. Chisholm Eastside Family Resource Center (ESFRC) is located at 202 South Beech Street. This facility provides a variety of opportunities and services for the community members of Syracuse's Eastside, including Food Pantry; Diaper Pantry; Summer Programs; Neighborhood Advisory Council; OPWDD After School Program; Family Support Program; Eastside Employment Center; Fatherhood Program; Syracuse City School District (SCSD) Alternative Learning Program; Senior Program; and Cultural Events.
- b. Constructed in 1926.
- c. The ESFRC is two stories, Basement (slab on grade) and a First Floor. It is located between the East Fayette Street and East Genessee Street blocks.
- d. Concrete CMU Basement, with brick exterior and flat roof construction.
- e. Square Footage: Approximately 5,000 square feet per floor, 10,000 square feet total.
- f. Tax Info:
 - 1). Tax ID: 3100000060030010000
 - 2). Swis Code: 031.-06-03.1
 - 3). Acres: 0.19
 - 4). Land Use Code: 449 Distribution Facility
 - 5). County Leg Dist 17
 - 6). Senate District 48
 - 7). Assembly District 128
 - 8). Ward 17

2. Topography and Drainage

- a. The grade is highest at the east end of the property along South Beech Street, and slopes down east to west such that the Basement exit is also at grade on the west end of the property.
- b. According to Community Panel #360595 0004E revised May 15, 1986 by FEMA, the property is located in Zone C which is not in a flood hazard area.
- c. Site Drainage. Generally surface drainage from east to west on the site, the highest elevation is at the east (main) entry on South Beech Street. Grade slopes down toward the west (rear) of the property.
- d. Surface waters or vegetation indicative of surface waters. Surface ponding was observed at the west end of the property, where a small section of informal parking and the property dumpsters are located.

- e. Retention or Detention Basins. None noted.
 - f. It appears that the north side of the property is susceptible to standing/ponding water during larger rain events. There was water damage noted along the north side of the building, where roof runoff backsplashes on the exterior wall particularly at the north wall of the Basement meeting room. It was noted where site drainage was installed to collect gutter systems, no gutters were installed. **Recommend improving roof water collection to reduce potential for water infiltration on north side of building.** Evidence of water seeping in through mortar joints here. Owner reported they installed an underdrain outside on this north wall which helped mitigate water infiltration; however, this did not remove the problem. Drainage appears to have been installed away from site but still within a perforated pipe, not connected to any centralized storm structure or system.
 - g. There is a pressure treated deck assembly at the rear (west end) of the property, connected to a set of stairs that allow for exit from the First Floor down to the parking lot. It is in fair condition, and it is **recommended that this be replaced with a more durable structure for safety and aesthetic reasons.**
3. Paving and Curbing
- a. Parking lot consists of asphalt pavement, no curbing. This lot on the parcel is used for access to the building waste/recycling dumpsters, and for informal parking and access to visitors who access the Basement spaces (computer and community rooms).
 - b. Parking Spaces (approximately) – (8) on site. General parking along the western edge of the property. There is also street parking along South Beech Street for (1) designated accessible vehicle, and for one additional vehicle to park parallel along the granite curb.
 - c. Total Area of Parking (approximately) – 130 m² (1,400 sqft)
 - d. Perimeter (approximately) - 50 m (170 lf)
 - e. Overall Condition – Poor. Extensive deterioration. **Recommend repaving this area when roof drainage work is performed.**
 - f. Condition of striping, curb repairs, extensive ponding of “bird baths”, etc. No parking lines are visible.
 - g. Parking for the facility on the adjacent parcel to the south (Tax info identifies this as owned by Pemco Properties. It is a 0.32-acre site with asphalt pavement and (2) designated accessible spaces and (28) parking spaces with 8-foot vehicle spacing.)
4. Flatwork
- a. Concrete flags are older, and the condition is good to fair, with a few flags that are cracked and in need of replacement. There are areas that have been patched with asphalt for repair. **There are (6) flags that need replacement.**
5. Landscaping and Appurtenances
- a. There is a deciduous tree and several landscape shrubs on the east entry area of the site, along with a grass lawn panel.
6. Utilities
- a. Type and Provider
 - 1). Water – Municipal.
 - 2). Electricity – Municipal.
 - 3). Natural Gas -
 - 4). Sanitary Sewer – Municipal.
 - 5). Storm Sewer – Combined with Sanitary system.
 - b. Sewage Backup Problems – None noted.

B. Frame and Envelope

1. Structure

- a. Poured concrete foundation system with full Basement.
- b. Visual evidence of significant foundation cracks, differential settlement, step cracking of foundation walls: None observed. Foundation appeared to be structurally sound.
- c. The existence of sump pumps, perimeter channels, etc: No sumps or perimeter channels observed.
- d. Evidence of cellar/Basement level flooding, water, or moisture penetration: Yes. See next section.
- e. Radon – Presence of Radon Gas or Radon Mitigation System?
 - 1). Presence of radon gas was not reviewed. No records of prior radon gas tests or test result levels were provided to the Engineer.
 - 2). No radon removal systems, whether passive type or active soil depressurization systems were observed or reported to be installed at this facility.
 - 3). It is recommended that the Owner have testing performed in the lower levels, Basement and crawlspace areas of the facility to confirm radon gas levels. Testing shall be performed by a certified professional.

4). If testing identifies radon gas concentration levels are found to be equal to or greater than 4.0 pCi/L, a radon mitigation system should be provided for the facility.

2. Envelope

- a. The building consists of masonry construction with a poured concrete foundation, concrete block exterior walls with a brick and granite façade on South Beech Street (south facing) and on northeast corner of building. There is exposed (unpainted) CMU block on the First Floor northwest side, and painted CMU at the Basement level with parged section along the north exterior wall. **It is recommended that the CMU block areas of the exterior be painted (and repainted) to preserve them, prevent water infiltration and to improve aesthetics of the building.**
- b. The existing Basement windows are glass blocks with integrated vinyl hopper style panel integrated into the CMU openings. The First Floor windows are generally vinyl type, and condition appears to be good. Age not known.

3. Roofing

- a. Roof: Masonry roof deck with built up flat roof cover, with two sections. One section covers the First Floor, the Second Floor covers the Basement area over the community room.
- b. Type, pitch, drainage and means of access:
 - 1). Roof is 0.060" EPDM, single layer, fully adhered.
 - 2). Roof is flat and drains to multiple roof drain receptacles which are internally piped through the building to the sanitary sewer system.
 - 3). Roof access is by exterior ladder only. No physical permanent means of access is provided for the roof.
- c. Opine on remaining useful life:
 - 1). Roofing was replaced in 2005 and again in approximately 2021 after the 15-year roofing warranty had expired.
 - 2). It is assumed that the current roof is good for another 15 years.
- d. Evidence of surface ponding: Not reported.
- e. Evidence of previous roof or flashing repairs: Not observed.
- f. Adequacy of roof drainage: Sufficient primary drainage. No secondary drainage or emergency overflows were observed.
- g. Roof Insulation: 2005 roof replacement project documents indicate presence of two (2) layers of 2" thick taper isocyanurate insulation.

- h. Presence of roofing vents installed after the roof application: None observed or reported.
- i. Condition of flashing, pitch pockets and gravel stops: Condition not observed.
- j. Reported and active leaks: None reported.

C. Interior Elements

1. The Basement to the community center can be accessed at grade at the west end (rear) of the building, as well as by a masonry stairwell adjacent to the first-floor grade level entry. The Basement generally has painted concrete walls, floors and an exposed concrete ceiling. It has a community computer room, a bank of refrigerators, various storage and mechanical spaces and a large community room.
2. The First Floor of the community center is partitioned into a large entrance vestibule, reception/waiting area, two large activity rooms, four private offices, kitchenette, large storage room, a single user accessible restroom, and separate men's and women's half bathrooms. Finishes throughout consist of a combination of painted concrete block and plasterboard walls, carpet and vinyl composition tile floors and acoustical tile ceilings.
3. The Basement community center was noted to have issues with flooding in the past. It was observed that the paving rear parking area directly out of the rear exit of the community room is at a higher elevation than the community room floor. There is little to no threshold at the exit and no means to mitigate higher water from entering the Basement. **If flooding occurs frequently at this location, it is recommended that site drainage and potential installation of curbing be reviewed to alleviate storm water flooding concerns and potential future property damage.**
4. Basement rear egress door at the west end was reported by the Owner to have an issue with the door closing properly. **Recommend replacing door for security and draft/infiltration purposes.**

D. Plumbing

1. Domestic Water
 - a. Overall, the domestic system observed appeared to be functioning properly. No reports of leaks or visual indication of leaks were observed. Water pressure at fixtures (lavatories, water closets, hose bibbs, etc.) was adequate.
 - b. Municipal water enters the building at the east end of the Basement. No backflow prevention device(s) are provided.
 - c. Domestic cold water serves the domestic hot water heater, kitchen, and bathrooms.
 - d. The water meter is provided with an isolation valve on both sides of the meter. Water meter is a 1½" Neptune T-10 meter.
 - e. The water supply piping system was observed to be grounded on both sides of the meter.
 - f. Domestic water supply piping from the meter to the building was observed to be predominantly galvanized steel piping in larger diameters. Newer piping observed was copper tubing.
 - g. Water pressure was observed to be sufficient in the building.
 - h. Domestic hot and cold water piping, where exposed to view, was mostly not insulated throughout for newer piping. However, older piping observed was insulated and had a painted surface.
 - i. No evidence of leaks or galvanic action were reported or observed.
 - j. Presence of Lead in Water Supply?: Unknown. **It is recommended that testing be performed to determine lead content levels in the water supply if present.**
2. Domestic Hot Water Heating
 - a. The building is provided with (1) one natural gas storage hot water heater. The storage hot water heater is located in the Basement mechanical room. Water heater is gravity vented.
 - b. The water heater is an A.O. Smith Model GCVL-40-100, 40-gallon tank capacity, and rated at 40,000 BTU/hr input.
 - c. No domestic hot water recirculation pump observed.

- d. Water heater **was manufactured in 2007** and is approximately 17-years old. **Recommend replacement of heater within calendar year.**
3. Piping Insulation
- a. Domestic water piping system observed appears to have original insulation still applied in the utility and storage areas of the Basement primarily for the domestic cold water piping. Existing insulation appeared to be in fair condition for its age and was relatively well intact.
 - b. Due to the age of the structure with the time of construction around 1944, **it is recommended that all existing insulation be tested for potential asbestos-containing materials.** The Owner has expressed that there were previous effort(s) to abate and remove all asbestos insulation; however, it appears that this may have only been done in the public areas and not the storage and mechanical spaces.
 - c. Most domestic hot water piping observed was not insulated. **It is recommended that this piping be insulated with fiberglass pre-formed pipe insulation for energy savings purposes.**
4. Interior Sanitary Waste & Vent System
- a. The building is connected to the municipal sewer system. Sanitary main size is unknown.
 - b. Sanitary system drains by gravity and are not pumped.
 - c. The building sanitary system is combined with interior storm drainage system in the Basement and extends to below slab. The combined sanitary and storm system is reported by maintenance staff to discharge out the north side of the building.
 - d. Current building codes require that the sanitary system be piped independent from the interior storm drainage system within the building. This is an existing condition typical for the age of building construction which is not required to be corrected. **However, the system may be required to be brought up to code if modifications to the interior system are made, particularly if the combined sanitary/storm line were to be replaced.**
 - e. Sanitary waste/vent and piping was observed to be mostly cast-iron hub and spigot and cast-iron no-hub where visible. However, there are areas which have had modifications over the years with galvanized threaded and PVC piping.
 - f. Reports or evidence of sewage backup: None. The Basement was dry at the time of the visit.
 - g. Fixtures observed had trap seals where required when connected to the sanitary system. No odors or sewer smells were observed at the time of visit.
 - h. There is a sump pump located in the Basement utility room adjacent to the water service. The sump receives a PVC drain, potentially from the Basement restroom and discharged out through the east Basement foundation wall.
5. Interior Storm Drainage System
- a. Interior storm piping is separate from building sanitary from the roof down to the Basement. Storm combines with sanitary just above floor slab in the Basement.
 - b. Storm drains are provided with one drain per roof area.
 - c. The east high roof, which is the largest of the roofs, was provided with two additional roof drains during prior roof replacement. The additional drain is believed to be intended as an emergency secondary drain. This drain is piped indoors and then exits the west exterior wall where it discharges to the low roof above the Basement community/conference room.
 - d. Most of the interior storm piping appears to be original to the building construction with exception of the new roof drainage piping previously noted.
 - e. Storm piping observed is cast-iron hub and spigot.
 - f. Original roof drain storm piping observed was insulated. It is recommended that the insulation be tested for ACMs. The condition of the piping insulation observed was good.
 - g. Basement Flooding
 - 1). Maintenance staff noted during the site visit that prior drainage issues had caused flooding in the Basement. The cause of the flooding was believed to be related to the

roof replacement work where roof drains were unplugged, leading to a surge or rainwater into the system which could not manage the excessive volume. This result ended in water backup through floor drains in the Basement.

- 2). Maintenance staff also indicated that the condition of the under-slab piping for the interior combined sanitary and storm system is concerning. The under-slab piping was snaked, hydro-jetted, and camera scoped after the recent flooding event which revealed the piping was compromised with root systems.
- 3). The root systems discovered in the piping are restricting flow and need to be addressed. **Recommend further investigation into the problem and further camera inspection to quantify the extent of the damage. It is likely that the combined sanitary/storm line will need to be replaced if the obstructions cannot be removed.**

6. Natural Gas System

- a. The facility is served by municipal natural gas. The gas service observed is a 2" service pipe (approximately) and enters in the east end of the Basement. There is (1) gas meter, Dresser Roots Model 15C175. Meter is rated for 1,500 CFH max.
- b. The overall condition of system observed was in proper working order and functioning at the time of visit.
- c. The natural gas system enters the Basement and extends into the Basement boiler/mechanical room to serve (2) boilers and (1) storage domestic hot water heater.
- d. Piping observed is generally threaded black steel piping. The condition observed was good. Did not observe any unusual odors or indication or piping leaks.
- e. There is (1) 600,000 BTU/hr input gas boiler, (1) 140,000 BTU/hr input instantaneous hot water gas-fire boiler, and (1) 40,000 BTU/hr input gas hot water heater. A natural gas range was observed in the kitchen; however, nameplate BTU/hr input rating was not verified. It is assumed based on the range type, that it is approximately 50,000 BTU/hr input rating.
- f. Total connected building gas load is approximately 830,000 BTU/hr. With a 1,500 CFH gas meter, the meter is sufficiently sized for the building load.

7. Restrooms

- a. First Floor Men's Room
 - 1). There is (1) multi-use restroom identified for men on the First Floor by the main entry gathering space. Restroom and fixtures are in good condition.
 - 2). There are (2) floor discharge water closets and (2) urinals. All have flush valves and appear to be in good condition. (2) lavatories are provided with lever H/C valve operators. Condition is good.
 - 3). Stall dividers are provided between water closets and urinal and are in good condition.
 - 4). **The restroom is not provided with an ADA accessible fixture for the men's room.**
- b. First Floor Women's Room
 - 1). There is (1) multi-use restroom identified for women on the First Floor by the main entry gathering space. Restroom and fixtures are in good condition.
 - 2). There are (2) floor discharge water closets. All have flush valves and appear to be in good condition. (2) lavatories are provided with lever H/C valve operators. Condition is good.
 - 3). Stall dividers are provided between water closets and are in good condition.
 - 4). **Restroom is not provided with an ADA accessible fixture for the women's room.**
- c. First Floor Gender Neutral/ADA Restroom
 - 1). This is a private single use toilet room identified as gender neutral and ADA accessible.
 - 2). Toilet is floor discharge with flush valve. Grab bars are provided and in good condition.
 - 3). The lavatory appears to be ADA type fixture. **Further review of lavatory drain trap needed to confirm if ADA clearance** under lav is provided as the sink drain tap is

not of the offset type which are typically provided to meet ADA requirements for lavatories.

- d. Basement
 - 1). (2) individual private restrooms are provided in the Basement. The Basement toilet rooms appear to be a rather newer addition to the facility and are in good condition.
 - e. No reported issues with leaks or low pressure, etc.
8. Drinking Fountains
- a. (1) drinking fountain is provided in the facility. The unit is an Elkay Model EBFS A8 with integral cooler. Unit appears to be ADA accessible.
 - b. Fountain is located on First Floor by the restrooms. The condition of unit was fair and operable.
9. Janitorial Closets & Service Sinks
- a. No janitorial closet was observed for the facility. Janitorial items appeared to be installed in the Basement utility closet located on the east end and in the First Floor restrooms.
 - b. No service sink/mop service basin(s) were observed.
 - c. **Recommend providing a dedicated janitorial storage area with a mop service sink for the facility.** One mop service sink is required for the facility per current Building Codes.

E. Heating/Ventilating/Air Conditioning

1. Heating Systems
- a. The primary source of heat for the building is a dated hydronic hot water heating system consisting of an old primary boiler and a newer reduced capacity (~30%) instantaneous hot water boiler.
 - b. Generally, hot water is pumped from the Basement boiler room through mostly un-insulated hot water piping to perimeter heating units located throughout the Basement and First Floor.
 - c. Gas Fired Heating Hot Water Boiler (Primary Boiler)
 - 1). The primary heat for the facility is provided by a natural gas fired hot water boiler. There is a backup instantaneous natural gas boiler installed which appears to be for emergency purposes due to the age of the primary boiler.
 - 2). The primary boiler is a 600,000 BTU/hr input, 480,000 BTU/hr output capacity natural gas fired cast-iron boiler manufactured in 1977.
 - 3). Boiler inspection was not noted or observed on the boilers at the time of visit.
 - 4). The primary boiler was operating at the time and is reported to require periodic maintenance. **It is recommended that immediate action be taken to address the future imminent need to replace the boiler in the event that it fails. At this time, careful consideration should be given to potential upgrade to the entire building heating system and not just replacement of the boiler.**
 - 5). The boiler naturally vented by gravity vent with single-wall galvanized steel duct from a boiler vent hood which is ducted across the maintenance corridor and directly into the chimney. Condition of the ductwork appeared to be good.
 - 6). The chimney was not observed to be in disrepair; however, no internal review was conducted.
 - 7). No boiler water treatment system(s) were observed.
 - 8). Boiler Room Combustion and Makeup Air
 - a. Further review of boiler room combustion and makeup air is needed. No makeup air vents were readily observed at the time of visit.
 - b. The boiler room was used as a storage room and there was poor lighting noted in this space. It is recommended that better lighting be provided, and the space be freed up from storage to facilitate ease of maintenance of equipment.
 - d. Secondary (Emergency) Boiler

- 1). It was observed that a secondary boiler was installed in the boiler room adjacent to the old primary boiler. The boiler was reported to be installed as an emergency measure in the event that the old boiler failed.
 - 2). It shall be noted that the secondary boiler is of significantly less capacity than the primary boiler and may only be capable of keeping the building from freezing in the event the primary boiler fails.
 - 3). The boiler is an instantaneous natural gas fired hot water boiler, LAARS Mascot FT model MFTCW140NA1XN, rated for 140,000 BTU/hr natural gas input.
 - 4). Boiler Type: Water boiler.
 - 5). State Identification Number: NY208632L.
- e. Terminal Heating Units
- 1). Heating units observed are fin tube radiators and cast-iron radiators. Condition of the terminal heating units observed is questionable due to age; however, they are effective at providing heat to the facility. **Consideration shall be given to replacement of the building terminal heating units.**
 - 2). Terminal units observed are provided with radiator valves for flow regulation. It is unknown if the valves are still operable due to their age.
 - 3). Original fin tube radiators observed were in fair condition. Heating elements of fin tube are bare-fin heavy gauge coarse fin spacing, ~2" pipe fin element with 3/4" supply and return lines, multiple tier (2 to 3 tiers), key operated vents on return, isolation valves downstairs in Basement. Select fin tube radiators had no enclosures and others were protected by a perforated MDF board screening panel.
- f. Hydronic Heating Piping System
- 1). The boiler pumps serve an aging hydronic piping system. The piping system is a lower pressure system and was observed was in fair condition.
 - 2). No significant leaks were observed at the time of visit or reported by maintenance staff.
 - 3). Water treatment was not observed.
 - 4). The system was not reported to be drained or flushed of debris. It is unclear if the system has been drained in a long period of time. **Further exploration into the interior condition of the piping system is recommended to determine if extensive corrosion of deposits exist in the piping loop.**
 - 5). Gate valves were observed on branches of the piping system for branch isolation. Condition of the valves is unknown. For systems of this age, it is typical that the gate valves seize up and become inoperable. Maintenance staff shall anticipate that if there is an extensive leak in system in either the piping or terminal units, etc. it may be necessary that the entire system be shut down for a period to repair the valve. **It is recommended that future planning be made to address the aging piping system.**
- g. Basement Meeting Room – Furnace Heating System
- 1). The space is served by a relatively new forced air natural gas furnace. The furnace was observed to be operating at the time.
 - 2). **Issues reported with furnace taking too long to bring space up to temp setpoint when cold out.** The exterior walls are Concrete Masonry Units (CMU) and are not uninsulated.
 - 3). Room used to have hot water radiators along north wall as reported by maintenance staff; however, they have since been removed. Uninsulated exterior walls and lack of perimeter heating contribute to the reported heat issues in this space. **It is recommended that further review into insulation for the exterior wall be reviewed after water infiltration issues are resolved.**
 - 4). Space could benefit from perimeter hot water radiation to help increase mean room radiant temperature to compensate for force air furnace only to heat room with high thermal mass of cold CMU walls to work against.

- 5). Furnace return air is ducted direct to one grille on the east meeting room wall approximately 3 feet from fan. Occupants report that the fan is too loud when they have meetings. **Acoustic attenuation should be provided to mitigate the fan noise.**
- 6). The furnace is direct vented to the outdoors.

2. Cooling Systems

- a. Minimal cooling systems were observed at the facility. The building does not have a central air conditioning or air handling system which is expected based on the era of construction.
- b. Offices on the First Floor were observed to have window air conditioning units.
- c. The large meeting/gathering room on the First Floor adjacent to the kitchen was noted by the Owner as a desired area to be air conditioned in the future.
- d. The Basement spaces, historically, are not air conditioned with exception to the large meeting/function space of the 1944 addition.
- e. Basement Meeting Room – Air Conditioning Unit
 - 1). This space has a dedicated forced air furnace system with central air conditioning. Air conditioning for this space was reported to be adequate; however, the fan system was noted by the occupants to be very noisy particularly during meetings.
 - 2). The A/C system is an indoor A-coil evaporator with a remote outdoor condensing unit. The condensing unit is located within close proximity to the indoor unit on the roof of the meeting room.
- f. Ceiling paddle fans and operable windows were observed on the First Floor level. (4) ceiling paddle fans are located in the First Floor dining/function room and (1) ceiling fan provided in the First Floor lobby area.

3. Ventilation Systems

- a. Bathroom Exhaust Ventilation
 - 1). There are three restrooms located on the First Floor and two restrooms in the Basement. Each restroom is provided with ventilation.
 - 2). Ceiling exhaust grilles were observed in the First Floor restrooms. Building maintenance reported to the Engineers that these were connected to the roof exhaust fan. The roof was not accessed at the time of visit and the Engineer did not verify if fan was operable. Recommend inspecting exhaust fan for condition.
 - 3). First Floor restrooms are also provided with operable windows.
 - 4). The two Basement restrooms are provided with ventilation. The ADA restroom has an exhaust fan side wall mounted with no grille. A grille should be provided for protection from rotating fan blades.
 - 5). Discharge location for bathroom exhaust air for the Basement was not verified.
- b. Ductwork
 - 1). Ductwork in the facility is limited as there are few ducted forced air ventilation or exhaust systems. Ductwork observed is primarily galvanized steel and in good condition. Ductwork is provided for the Basement furnace serving the meeting room and bathroom exhaust.
- c. Flue Vents
 - 1). The Basement furnace is a power vented with 2" PVC exhaust vent extended to the outdoors. Flue vents appeared to be in good condition and had pitch for condensate drainage back to the furnace.
 - 2). The primary boiler is provided with an exhaust hood that is vented by a larger approximately 14" diameter galvanized steel flue vent from the boiler to the chimney stack in the Basement. Exterior condition of the duct appeared to be good.
- d. Basement Ventilation & Heat
 - 1). Ventilation for the Basement areas was noted to be insufficient. Building occupants reported that the Basement areas get hot in the summertime which appears to be due to lack of suitable operable windows or forced air ventilation systems.

- 2). The Owner reports that they had previously removed failing windows which were replaced with glass block and much smaller operable windows. As a result, the Basement spaces tend to overheat in the summer with no means to circulate air through. The glass block windows have one small hatch window approximately 12"x4" in size.
 - 3). Additionally, (3) new large vertical food storage coolers were recently installed in the Basement. The heat rejection from these coolers will contribute significantly to undesirable heat accumulation in the Basement area if not removed during summer periods. **Recommend installing an ACT drop ceiling in the west Basement area around freezers with eggcrate ceiling grilles centered over the food cooler condensers located on top of the coolers. This will allow heat to rise up through the grilles which can be removed by an exhaust fan operated by a space thermostat for the summer periods.**
4. Building Temperature Controls
 - a. HVAC systems are provided with local thermostat controls. No indication of any centralized temperature control system was observed.
 - b. The building boiler heating system is believed to operate on a centrally located thermostat which cycles the boiler on for heat.
 5. Building Energy Review
 - a. The facility primary means of heating is by natural gas appliances. Gas consumption data was provided to the Engineer by the Owner for the months of March 2022 through January 2024.
 - b. The facility average gas consumption during winter months from October 2022 through March 2023 was around 715 therms. Consumption for peak winter months appears to be steady in the range of 900 to 1,000 therms.
 - c. Electric consumption for the facility is typically consistent and does not deviate too much from month to month. Average consumption for the months of March 2022 through April 2023 was 2,580 kWh with range of ~2,240 kWh min. to ~3,200 kWh max.
 6. Zoning Problems and Tenant Complaints
 - a. This was not reviewed extensively and requires further comment by the building occupants.
 - b. Heat in other areas of the building was reported to be sufficient.
 - c. The Basement meeting room was reported to take notably long to bring the space up to heating setpoint when space used on colder winter days. **This may easily be resolved by programming the thermostat to turn the furnace on several hours before meetings are held.**
 7. Additional Observations
 - a. All spaces appeared to have good heat distribution and have sufficient heat. No complaints from occupants other than meeting room in the Basement.
 - b. Not too many concerns or issues with the building conveyed by the occupants or the Owner at the time of visit to the facility. The Owner expressed the desire to increase energy efficiency of the building and potentially insulate exterior walls and improve HVAC systems.
 - c. Discussed the potential for installing rooftop units to provide cooling and ventilation to the First Floor; however, there are associated maintenance concerns with poor access to the roof with no permanent means of access.
 - d. Most of the hydronic piping system is not insulated where it is exposed in the occupied space. Other areas, particularly the Basement storage and boiler room, had piping with potentially original insulation. The Owner reports that the piping insulation was abated several years ago for asbestos. PGPC observed some insulation still existing in areas that were more difficult to

abate (i.e., at wall penetrations, etc.) in addition to the boiler/storage rooms. Potential asbestos insulation was observed in the Basement particularly in the diaper storage closet and boiler rooms. **Recommend further investigation into condition of insulation and taking proper action to protect or abate insulation.**

F. Electrical

1. Electric Service is connected to the building from a single overhead service lateral from a 25kVA pole mounted transformer, 120V/240V single phase power extending to a weather head at the front (street side) of the building. There is (1) electrical meter for the building.
2. Building panels contain modern circuit breakers for overload protection
3. Wiring throughout the facility appeared to be copper with ground conductors.
4. UPS system. There were no UPS systems in this facility
5. Metering of individual tenants. This is a single service/meter.
6. Firestopping at electrical room/closet penetrations was observed.
7. No salient electrical code violations were observed.
8. Additional Observations
 - a. Emergency/Generator Backup for Food Coolers
 - 1). (3) new food coolers were provided in the Basement with normal power circuits provided for each cooler.
 - 2). The coolers/freezers are large and hold quite a bit of food. A loss of power for an extended period would result in significant loss of stored food with no backup source of power.
 - 3). **It is recommended that some level of emergency backup power be provided particularly for the food coolers.** This would likely be accomplished by means of an automatic backup generator which could restore power particularly if the building is unoccupied at the time of power loss.

G. Site Lighting

1. There is a twin-head flood light and single head flood light on the west end of the building illuminating the west egress doors and parking lot.
2. There is a twin-head flood light on the south side of the building.
3. There is a twin-head flood light on the northeast corner of the building.
4. There is a general light over the main entrance on the east side of the building.
5. **It is recommended to upgrade the exterior lighting on this building to improve lighting levels and improve safety.**

H. Interior Lighting

1. Lighting throughout the First Floor areas are twin tube open T8 linear industrial luminaires. Basement community rooms are also equipped with T8 linear luminaires. Utility spaces use porcelain lampholders with LED medium base lamps.
2. While functional, **spaces should be considered for lighting upgrades as they are refinished to improve general appearance and lighting controls to dim/turn off spaces on vacancy should be added.**

I. Elevators - NO ELEVATOR AT THIS LOCATION

J. Fire Sprinklers – NO FIRE PROTECTION AT THIS LOCATION

K. Fire Alarm/Security Systems

1. The fire alarm panel is a Honeywell Vista 128FBPT Combination Fire Alarm panel, with (25) fire alarm devices and (35) motion/security devices.
2. Fire alarm devices incorporated include approximately (14) smoke detectors, (3) carbon monoxide detectors, (2) heat detectors, (6) pull stations.
3. Security devices include door contacts, motion detectors and (4) panic alarms.
4. Cameras
 - a. Exterior – (1) south, (2) west, (1) north, and (3) east facing exterior cameras.
 - b. Interior – Not verified.
5. Date of last test and inspection: Unknown.

L. Miscellaneous

1. ADA Compliance
 - a. There is no accessible means to connect the Basement and First Floor.
 - b. Toilet rooms did not appear to have Code required clearances.

1.6 Emma L. Johnston Southside Family Resource Center



A. Site

1. General Summary/Property History

- a. The Emma L. Johnston Southside Family Resource Center (SSFRC) is located at 136 Dr. Martin Luther King West. This facility provides a variety of opportunities and services for the community members of Syracuse's East Side, including Food Pantry; Family Re-Entry Program; Family Support Program; Neighborhood Advisory Council; Family Development Partnership; Southside Employment Center; Virtual Court Access; Telehealth.
- b. The SSFRC is two stories, with full Basement. It is located on the corner of Dr. Martin Luther King West and Alexander Avenue.
- c. Stone foundation with brick exterior walls.
- d. Square Footage: Approximately 2,100 square feet per floor, 4,200 square feet total on the occupied First and Second Floors.
- e. Tax Info:
 - 1). Tax ID: 8500000040070010000
 - 2). Swis Code: 085.-04-07.1
 - 3). Acres: 0.3
 - 4). Land Use Code: 483 Part Residential Use
 - 5). County Leg District 16
 - 6). Senate District 48
 - 7). Assembly District 128
 - 8). Ward 18

2. Topography and Drainage

- a. The grade is highest and nearly flat at the south end (front entry) of the property along Dr. Martin Luther King West. It slopes slightly toward the northwest toward the parking area at the midpoint of the building, then slopes significantly at the northwest parking area down to the Alexander Avenue driveway connection at the northwest corner of the property.

- b. North side of property collects water from the adjacent property as is susceptible to ponding and allowing water infiltration during larger rain events. Water was noted entering the facility at the time of the field survey.
 - c. Property does not encroach upon the 100-year flood area designated as “Special Flood Hazard Areas Inundated by 100-year Flood” on FEMA maps, as amended.
3. Paving and Curbing
- a. Parking lot consists of asphalt pavement, no curbing.
 - b. Parking Spaces (approximately) – (10). General parking for (2) vehicles along Martin Luther King West, (3) along Alexander Avenue, and (6) in the parking lot off Alexander Avenue.
 - c. Total Area of Parking (approximately) – 400 m² (4,500 sqft)
 - d. Perimeter (approximately) - 100 m (330 lf)
 - e. Overall Condition – Poor. Extensive deterioration. **Consider full paving replacement.**
 - f. No parking lines are visible.
4. Flatwork
- a. Concrete flags are old, and the condition is poor, **most flags on south side along Martin Luther King Blvd are cracked and in need of replacement. Approximately 80 linear feet of sidewalk need replacement.**
5. Landscaping and Appurtenances
- a. Deciduous trees are located at the east and west perimeter of the property.
 - b. There are a few areas of raised planter boxes for community gardens, although they were noted to be overgrown.
 - c. There are small grass lawn panels on the east and south of the property that appear to be in good condition.
 - d. There is a pressure treated ramp and deck to support an accessible entrance at the southeast corner of the property. It is in fair condition.
 - e. There is a pressure treated deck and stairs at the west end (rear) of the property as egress from the First Floor.
 - f. There is a pressure treated deck and stairs at the north end of the property as egress from the First Floor.
 - g. There is a newer 8'x10' freestanding shed located at the west end of the property that is in good condition.
6. Utilities
- a. Type and Provider
 - 1). Water – Municipal.
 - 2). Electricity – National Grid.
 - 3). Natural Gas - National Grid. There are (3) gas meters serving the facility; (1) meter for First Floor, (1) meter for apartment #1 (left) and (1) meter for apartment #2 (right). **Recommend reducing it to one gas meter if the property will continue to be used for PEACE operations; this will reduce cost for additional services and the facility can be served by a single meter.**
 - 4). Sanitary Sewer – Municipal.
 - 5). Storm Sewer – None.
 - b. Sewage Backup Problems: None noted.
 - c. Stormwater Backup/Flooding: None noted.
 - d. Septic System Maintenance: None noted.

B. Frame and Envelope

1. Substructure

- a. Full height Basement with stone foundation system. North side of the exterior stone showed deterioration of the joints.
- b. There was visual evidence of significant foundation cracks, minor differential settlement, and some minor step cracking of foundation walls.
- c. No sump pump provided for the Basement. There is a sump pit installed; however, no pump. There was evidence of channels in the existing Basement concrete floor to assist with water infiltration.
- d. Noted several floor joists are cracked and separating. There was evidence of past repairs of “sistering” joist with additional plywood in an effort to stabilize the existing flooring structure. Historical movement of the First Floor was observed.
- e. Radon – Presence of Radon Gas or Radon Mitigation System?
 - 1). Presence of radon gas was not reviewed. No records of prior radon gas tests or test result levels were provided to the Engineer.
 - 2). No radon removal systems, whether passive type or active soil depressurization systems were observed or reported to be installed at this facility.
 - 3). It is recommended that the Owner have testing performed in the lower levels, Basement and crawlspace areas of the facility to confirm radon gas levels. Testing shall be performed by a certified professional.
 - 4). **If testing identifies radon gas concentration levels are found to be equal to or greater than 4.0 pCi/L, a radon mitigation system should be provided for the facility.**
- f. Cellar/Basement Flooding
 - 1). Observed evidence of ongoing cellar/Basement level flooding, water, and moisture penetration. There was standing water on the floor at the time of the site visit.
 - 2). It was evident that during the time of site visit that the primary path of water infiltration into the Basement is through the east foundation wall.
 - 3). Observed surface ponding and poor drainage from site on the east side of the building which is contributing to water infiltration. Surface ponding in addition to significant cracking of concrete and paved surface on east side are allowing storm water to migrate toward foundation.
 - 4). Additionally, storm water was observed to run off the east driveway to a graded area below the east stair entrance platform. A large runoff hole was observed where water drains to below the drive along the east foundation wall which aligns with where moisture penetration was observed in the Basement.
 - 5). **Recommend improving site drainage particularly on the east side to compensate for the hard impervious surface surrounding the east side of the building and to mitigate water infiltration to the Basement.**
- g. **Further investigation is necessary to define the foundation repairs required to preserve the building.**

2. Envelope

- a. The building has a brick envelope. The north addition and a small portion of the Second Floor has been wrapped in aluminum siding. An addition at the west end of the property is also wrapped in aluminum siding. Condition of the siding is in fair condition; the brick overall appears to be fair to poor with some minor repairs. **Recommend repointing and performing various masonry repairs.**
- b. Windows are replacement type; condition appears to be fair. Age not known. Noted that several screens were missing, a few panes were cracked, and one window had a pellet hole. **Recommend replacing damaged windows and providing screens where they are missing.**

- c. Attic space was accessible and contains the building mechanical heating equipment. See Section E for mechanical description. It was noted that there was evidence of water infiltration through the roof and into the Second Floor ceiling. **Recommend roof assembly replacement.**
 - d. There appears to be serious dilapidation of the roof eaves, soffits, and gutter system at the Second Floor/roof. To assist with roof and site water mitigation, **a new roof assembly should consider means to divert water away from the foundation and prevent further water infiltration and deterioration of the Basement foundation.**
 - e. Significant cracking of envelope at the west First Floor window opening (furthest southwest). Observed crack approximately ½" width by 48" long from above windowsill down to through foundation. **Recommend repair and sealing of crack in envelope** to prevent further propagation and potential interior damage from water infiltration to building.
3. Roofing
- a. Roof: APP Modified on main upper roof. Approximate 2:12 pitch. Roof appears to be nearing the end of useful life. Aluminum wrapping of eaves, and portions of the associated gutter system are missing, exposing the original wooden fascia and soffit which are in poor condition. Decking and rafters in the attic show signs of past water damage. The attic floor is insulated with a cellulose type of loose material, the underside of the roof structure is uninsulated and there are attic vents to provide space ventilation.
 - b. The addition at the west end of the building is provided with a sloped shed type of roof covered with asphalt shingles. This roof is approximately halfway through its lifespan.
 - c. Roof area covers approximately 2,500 ft².
 - d. Roof access: By ladder only. 20 foot eave height.
 - e. A 2017 facility inspection performed by Garland Company Inc. reported that the overall roof condition was poor. Visual inspection reports indicated necessity for proactive maintenance to stop leaks in the roofing system due to work performed by prior contractors. There were notable cracks in chimney mortar and weakened flashings that needed repair.
 - f. Recommend replacing roofing in year 2028.**

C. Interior Elements

- 1. The Second Floor of the facility contains two spaces which were old apartments, but is now a computer lab, kitchen and dining area, several small circulation hallways, a bathroom, and offices, and stairwells connecting to the First Floor.
- 2. The First Floor contains the main entry, office and program space, and a large pantry.
- 3. Flooring consists primarily of hardwood flooring on the First Floor with vinyl composition tile at the west end of the floor where storage and kitchen goods are stored. There is a variety of laminate flooring, vinyl composition tile, broadloom carpet. Overall, the condition is poor. **Recommend that areas where flooring is missing/deteriorated be replaced.**
- 4. Doors and trim are wood, much of the window trim and door trim where original to the building is ornate and in good condition, albeit if the paint covering is peeling.
- 5. Walls and ceilings are original plaster and lathe in some areas (primarily First Floor); upper floors are plaster and gypsum wallboard where spaces have been reconfigured. There are a few rooms where wallpaper was observed. Fiber staple-up ceiling tiles were also noted. Finished overall are fair to poor, there were many areas that were noted to have been repaired due to water infiltration. **Recommend that the building get a full patch and paint if the building is to remain in its current program use.**

D. Plumbing

- 1. Domestic Water
 - a. Municipal water is fed from Dr. Martin Luther King West and enters the building below grade at the south wall of the Basement. No backflow prevention device(s) are provided.

- b. Domestic cold water is ¾" size and serves the domestic hot water heaters, kitchen, and building bathrooms and miscellaneous sinks.
- c. The water meter is provided with an isolation valve on both sides of the meter. Meter is ⅝" size. Valve upstream of the meter appears to be new quarter turn ball valve. Downstream valve is an older gate valve.
- d. The water supply piping system was observed to be grounded on both sides of the meter.
- e. Domestic water supply piping from the meter to the building was observed to be predominantly copper tubing.
- f. Domestic hot and cold water piping, where exposed to view, was predominantly not insulated throughout.
- g. Evidence of leaks, galvanic action, or piping condition: No leaks observed in the domestic water or drainage system. No evidence of galvanic corrosion observed.
- h. Presence of Lead in Water Supply?: Unknown. **It is recommended that testing be performed to determine lead content levels in the water supply if present.**

2. Domestic Hot Water Heating

- a. The building is provided with (3) three natural gas storage hot water heaters. Heaters are co-located in the Basement at the northwest corner. All three DHW heaters are 40-gallon capacity, 40,000 BTU/hr input. Units are natural draft and not power or direct vented.
- b. (1) water heater is provided for the First Floor and (2) for the Second Floor apartments.
- c. Each of the (3) heaters are 40-gallon tanks rated at 40,000 BTU/hr input. Water heaters should be blown down regularly at the drain valve and inspected for corrosion of storage tank.
- d. No domestic hot water recirculation pump provided for either hot water heater.
- e. **The (2) Bradford White water heaters on the lefthand side furthest to the south are the oldest and should be replaced within the calendar year.** These water heaters were manufactured in 1997, installed 02/1998, and have been in service for over 26 years. They have far exceeded their warranty and expected service life.
- f. The water heater on the far right hand side furthest to the north is newer and appears to be in fair condition. This water heater was manufactured in May 2010, installed October 2010, and is approximately 14-years old. **The Owner should plan to have this water heater replaced within 2 to 3 years if inspection of the tank shows little evidence of interior tank corrosion during blowdown of the drain valve.** It may be cost effective to have this heater replaced at the same time as the other (2) water heaters. Recommend receiving quotes for replacing (2) water heaters now and (1) later versus all (3) heaters now.

3. Interior Sanitary Waste & Vent System

- a. The building is served by a 4" sanitary main and discharges to the municipal system. Size needs verification.
- b. Sanitary system drains by gravity and are not pumped.
- c. Sanitary waste and vent piping was observed to be mostly cast-iron hub and spigot and where visible to view. PVC piping was also observed where modifications have occurred since original construction of the system.
- d. No sump pump provided for the Basement. A sump pit is provided at the north end of the Basement by the sanitary stack riser where it drops to below slab. The sump pit is a pit/well with a downturned drainage pipe elbow at the top. The pit is believed to be connected to the sanitary main below slab due to its close proximity; however, this was not verified.
- e. Water infiltration into the Basement through the foundation wall was observed with surface ponding at time of visit. Flooding was reported to be frequent; however, it does not appear that any action has been taken to mitigate the problem. **It is recommended that a sump pump be installed** in the Basement if water infiltration is not resolved by other means (site drainage improvements, etc.). Basement concrete floor shall be reviewed to address surface ponding by either skim-coating floor to provide pitch to a sump pump or installation of additional floor drains at low points.

- f. Additionally, further investigation into history of sewer backups shall be conducted to determine if the plumbing of the Basement sump pit is a potential source of backup issues for the Basement. It is not known if a backwater valve is provided for the building sewer main prior to connecting to the street main. If a backwater valve exists then, there is less concern with potential sewer backup into the Basement.
 - g. Reports or evidence of sewage backup: None reported.
 - h. Fixtures observed had trap seals where required when connected to the sanitary system. No odors or sewer smells were observed at the time of visit.
- 4. Interior Storm Drainage System
 - a. None provided. Roof drainage is by exterior gutters and downspouts.
- 5. Natural Gas System
 - a. The facility is served by natural gas. The Utility provider is Niagara Mohawk. The gas service is fed from Dr. Martin Luther King West and enters the south end of the Basement from below grade. Service pipe size is approximately 1" nominal size with a lockable plug valve at the entrance. No pressure regulator was observed on the gas service.
 - b. There are (3) individual gas meters; (1) meter is for the First Floor and the other (2) meters are for the (2) Second Floor apartments which are labelled "Apt#1 Left" and "Apt#2 Right".
 - c. The overall condition of the system observed was in proper working order and functioning at the time of visit. No gas leaks or odors were observed at the time.
 - d. Gas piping is predominantly threaded steel pipe. Newer appliances, including gas stove(s), were observed to have flexible corrugated stainless steel hoses. Condition of piping observed was good. No gas leaks or odors were observed at the time.
 - e. Individual gas lines extend throughout the building for the purposes of individually metering each apartment's gas furnace and gas water heater. There is a 4-burner gas range provided in the First Floor kitchen. No other gas ranges were observed.
- 6. Restrooms & Fixtures
 - a. Individual private bathrooms are provided with one (1) on the First Floor and (2) on the Second Floor with (1) bathroom per apartment.
 - b. Observed floor mounted water closets with flush tanks. Condition of fixtures were fair and operable.
 - c. Lavatories were in good condition.
 - d. The overall condition of bathrooms on the Second Floor appeared to be dated; however, functional. Each Second Floor bathroom is provided with one (1) lavatory, water closet, and bathtub/shower.
- 7. Drinking Fountains: N/A. None provided.
- 8. Janitorial Closets & Service Sinks: None provided.
- E. Heating/Ventilating/Air Conditioning
 - 1. Heating Systems
 - a. The building's primary heating system is forced air natural gas furnaces for space heating.
 - b. Overall, the building appeared to be heating well on the First Floor. The Second Floor was heated sufficiently; however, there were select spaces that were reported to not receive sufficient heat from their respective furnaces.
 - 1). Second Floor Heat
 - a. (2) 72,000 BTU/hr input, 57,600 BTU/hr output, 80% efficient horizontal ducted forced air furnaces.
 - b. Units are located in the attic and access by pull down stair.

- c. Units observed were manufactured in 1993 and are over 31-years old. The furnaces were operational; however, **replacement of furnaces is recommended soon and prior to 2025 heating season due to their age.**

2). First Floor Heat

- a. (1) vertical forced air furnace located in Basement serves the First Floor. PGPC observed the furnace to be functional and in working order. A partial equipment nameplate was observed which indicated the unit to be manufactured in 1993. Equipment capacity is unknown. **Recommend replacement of furnace prior to 2025 heating season due to age of equipment.**

2. Cooling Systems

- a. Minimal cooling systems were observed at the facility. Only the 1st floor is provided with cooling. The 2nd floor has heat only.
- b. The furnace system serving the first floor areas was observed to be provided with a split system air conditioning unit.
- c. The indoor evaporator is mounted in the discharge plenum of the furnace ductwork which is an older evaporator unit and not a cased evaporator coil. Refrigeration piping extends to the outdoor unit located on the north side of the building.
- d. The outdoor condensing unit is protected and locked by a chainlink fence constructed enclosure to prevent from theft.
- e. The manufacturer make/model and system size were not observed due to age of system faded/missing nameplate information. Based on condenser size, the system is believed to be of nominal 3-ton capacity.
- f. The outdoor unit and refrigeration piping observed were in poor condition due to age. **It is recommended that the system is replaced in the next year by 2025.** It is recommended that the air conditioning system is replaced at the same time as the furnace is replaced.
- g. No window air conditioning units or ceiling paddle fans were observed for either the 1st or 2nd floors.

3. Ventilation Systems

- a. Bathroom Exhaust Ventilation
 - 1). There are (3) bathrooms in the facility. The Second Floor bathrooms are provided with individual switch operated exhaust fans. Fans were operational.
 - 2). The First Floor restroom is not provided with mechanical ventilation; however, an operable window is provided. **It is recommended that mechanical ventilation by means of an exhaust fan be provided** for the restroom as natural ventilation by means of an operable window is not a pragmatic means of ventilation during winter months.
 - 3). Exhaust fans observed were not ducted and discharged restroom air into the attic space above the restroom. **Recommend extending ductwork for exhaust fan to a discharge terminal outdoors as per Code requirements.**
- b. Ductwork
 - 1). Ductwork for the furnace forced air systems is primarily galvanized steel ductwork for unit discharge and return air plenums. Individual duct branches to diffusers are generally made by flexible insulated ductwork in the attic space.
 - 2). Supply and return air ductwork in Basement and attic spaces was observed to be un-insulated. The condition of insulation appeared to be fair overall.
 - 3). Observed a large floor return air grille which was not ducted and in direct communication with the Basement. Floor grille approximately 20"x20" in size. **Grille should be capped off to provide separation between the Basement and First Floor levels.**

- 4). Evidence of corrosion on ductwork, particularly elbow fittings that are not properly sealed, is likely due to age and condensation buildup during cooling operation.
Recommend sealing ductwork fittings where not currently sealed.
 - c. Furnace Flue Vents
 - 1). The Basement furnace is a power vented appliance with galvanized steel flue exhaust vent ducted to the chimney. Flue vent appeared to be in fair condition.
 - 2). Attic flue vents observed were of single wall galvanized steel construction.
 - d. Water Heater Flue Vents
 - 1). The Basement water heaters are natural draft appliances. Flue exhaust pipes are galvanized steel piping ducted to the chimney. Flue vents appeared to be in fair condition.
 - e. First Floor Kitchen
 - 1). No mechanical ventilation or kitchen hood was observed for the kitchen. The gas range/oven should have a hood installed over the appliance to capture and filter grease and particles generated by the cooking process. **Recommend installation of a UL listed range hood above the appliance as per Code requirements.**
 4. Attic Ventilation
 - a. The attic space observed is a ventilated, un-conditioned space. Roof vents were observed cut into the roof framing.
 5. Building Temperature Controls
 - a. HVAC systems are provided with local thermostat controls. No indication of any centralized temperature control systems was observed.
 6. Building Energy Review
 - a. Metering information for the facility was not available for review of building energy consumption.
 7. Zoning Problems and Tenant Complaints
 - a. Generally, there were no significant issues or concerns expressed by the Owner or building occupants of zoning or temperature control issues with exception to the one office space on the Second Floor west side apartment identified by the Owner.
 - b. It is recommended that the condition of the duct serving this Second Floor office space be inspected for continuity, sealing, and sufficient airflow. This was not reviewed at the time due to access.**
 8. Rooftop units: No rooftop units or roof mounted HVAC equipment are provided at this location.
 9. Additional Observations
 - a. Duct joints where visible to view appeared to be sealed mostly throughout and condition was fair.
 - b. Open ended duct at northeast end of Basement was observed.
- F. Electrical
1. Electric Service is connected to the building from a single overhead service lateral and weather head at the northeast corner of the building. There are (3) separate electrical meters serving (3) 100 ampere load centers which power: the Basement and First Floor and each of the (2) apartment spaces on the Second Floor. This provides for metering of past individual tenants.
 2. Facility panels are a mix of Eaton, GE and Square D but they appear to be modern and use circuit breakers.
 3. Evidence of vintage Knob and tube wiring was visible (but abandoned) in the Basement. Wiring throughout the facility appeared to be copper with ground conductors.

4. There were no UPS systems in this facility
5. Service appears adequate for current use, there were no complaints of nuisance tripping.
6. Where there were some junction boxes in the Basement missing cover plates, there were no salient electrical code violations observed.
7. The illuminated sign for PEACE, Inc. at the front of the building was reported by maintenance staff to have non-functional lighting due to a disconnected circuit below grade. **Recommend verification of continuity of circuit and if discontinuity is confirmed, consider pulling a new circuit from the Basement panel to the sign if installed in conduit. If not installed in conduit, trenching and install of new circuit will be required.**

G. Site Lighting

1. North side of building – (1) wall pack
2. East side of building – (3) wall packs
3. West side of building – (2) wall packs
4. SW entry door, NW corner toward dumpsters and S Beech main entry each have a 3-head LED floodlight. **Consider replacing these units to provide better illumination of the areas.**

H. Interior Lighting

1. Basement lighting utilizes porcelain lampholders with medium screw base LED lamps.
2. Upper floors are a mixture of LED surface wraparound and decorative residential style luminaires. Generally, in fair to poor condition, many luminaires are missing covers. **Recommend replacing many luminaires for aesthetic reasons, coordinate with any facility painting work.**

I. Elevators - NO ELEVATOR AT THIS LOCATION

J. Fire Sprinklers – NO Fire Sprinklers in this building.

K. Fire Alarm/Security Systems

1. The fire alarm panel is a Honeywell Vista 32 FB Combination Fire Alarm panel, with (11) fire alarm devices and (18) motion/security devices.
2. Fire alarm devices incorporated include approximately (2) smoke detector zones, (5) carbon monoxide detectors, (1) heat detector, (3) pull stations.
3. Security devices include door contacts, motion detectors and (2) panic alarms.
4. Maintenance staff reported having nuisance alarms due to the sensitivity of the motion detection system. Further review required to determine proper action to mitigate nuisance alarms. **Recommend review if sensitivity adjustment is feasible and will still provide required/desired detection activation levels.**
5. Cameras
 - a. Exterior – (2) at northeast corner of the building, (1) at northwest corner and (1) at southwest corner of the building.
 - b. Interior

1.7 Westside Family Resource Center



A. Site

1. General Summary/Property History

- a. The Westside Family Resource Center (WSFRC) is located at 200 Wyoming Street. This facility provides a variety of opportunities and services for the community members of Syracuse's Westside, including Food Pantry; Diaper Pantry; Virtual Court Access; Youth Advisory Council; Neighborhood Advisory Council; Clothing Closet; Women Support Group; Telehealth; Summer Youth Programs; Translation Assistance.
- b. The WSFRC is two stories, plus a Basement with partial crawlspace. It is located at the corner of Wyoming Street and Marcellus Street.
- c. Stone foundation and wood frame construction, two stories.
- d. Square Footage: Approximately 2,200 square feet First Floor, 1,500 square feet Second Floor (total 3,700 square feet).
- e. Tax Info:
 - 1). Tax ID: 10000000050010000000
 - 2). Swis Code: 100.-08-09.2
 - 3). Acres: 0.17
 - 4). Land Use Code: 1 Occupant Sm Structure
 - 5). County Leg District 16
 - 6). Senate District 48
 - 7). Assembly District 129
 - 8). Ward 10

2. Topography and Drainage

- a. The grade is fairly flat on the property, sloped at the sidewalk perimeter toward the streets.
- b. The property does not appear to be located in the "Special Flood Hazard Areas Inundated by 100-year Flood" on FEMA maps, as amended.
- c. Site Drainage
 - 1). Site appears to naturally drain toward the edges of the property on the south and east ends of the property.

- 2). The west side of the property does not appear to pitch away from structure and has a large area of hard surface for installed paver patio. Presence of brick pavers sinking and pitching back toward structure on the north end of west side of structure near downspout. Observed (4) 20"x20" concrete plank pavers placed over top of sinking brick pavers to conceal depression. This area is in direct communication with the Basement foundation and can be seen clearly from inside of the Basement. This area is a problematic avenue for water infiltration into the structure's Basement particularly due to close proximity of downspout and poor site drainage in this area.
- 3). On the north side of the property, back pitch of site grading toward structure observed on the north. **Recommend improving site grading in this area to help mitigate flooding in Basement of structure.** See "Roofing" section for additional recommendations.

3. Paving and Curbing

- a. Parking lot adjacent to the building consists of asphalt pavement, no curbing.
- b. Parking Spaces (approximately) – (7). General parking also along the eastern and northern granite curbs of the property.
- c. Total Area of Parking (approximately) – 270 m² (3,000 sqft)
- d. Perimeter (approximately) - 70 m (250 lf)
- e. SFG and SFR per parking space.
- f. Overall Condition – Poor. Some deterioration.
- g. Condition of striping, curb repairs, extensive ponding of "bird baths", etc.: No parking lines are visible, curbs are in acceptable condition, no significant ponding observed. **Recommend striping lot for marked parking spots.**
- h. Presence of previously applied asphaltic sealant: Minimal
- i. Extensive vehicle oil staining or bleaching of asphalt surfaces: Average

4. Flatwork

- a. Concrete flags are of older age, not recent construction.
- b. Condition appears to have held up over time and overall is good.

5. Landscaping and Appurtenances

- a. Presence of deciduous trees along Wyoming and Marcellus St.
- b. Presence of lawn irrigation system: None observed on site or reported by Owner.
- c. Landscaping appears to be maintained well. No overgrown, unkept, or bare lawn areas were observed.

6. Utilities

- a. Type and Provider
 - 1). Water – Municipal.
 - 2). Electricity – Niagara Mohawk.
 - 3). Natural Gas – Niagara Mohawk.
 - 4). Sanitary Sewer – Municipal.
 - 5). Storm Sewer – N/A. Site stormwater drains to site not municipality.
- b. Sewage Backup Problems: Yes. Frequent sewer backups in Basement noted by maintenance staff. Maintenance had just responded to sewer backup recently prior to site visit.
- c. Stormwater Backup/Flooding: Yes. Poor site stormwater management. Primary source appears to be roof runoff and poor or non-existing infrastructure to move runoff away from foundation.
- d. Septic System Maintenance: N/A. Site is connected to city sewer. No septic on site.
- e. Sewage Ejector Pump Maintenance: N/A. No sewage ejector pump on site.

B. Frame and Envelope

1. Substructure

- a. Stone foundation system with cellar under the north side of the building, and crawlspaces under the remainder of the First Floor. Many holes in the envelope at the Basement level. Can see clear daylight in several areas.
- b. Wood structure decaying in several areas due to poor envelope at Basement level.
- c. Overall condition: Poor.
 - 1). Has significant structural concerns surrounding water infiltration into Basement structure. Fairly recent modifications made to address failing structure in Basement were made by adding new CMU footers in locations as well as structural steel beams and jack posts.
 - 2). Basement east foundation wall deterioration (center of Basement):
 - a. Multiple large openings were observed in the original stone foundation wall on the east side of the Basement which now separates the Basement into two halves.
 - b. These openings are significant of approximately 3ft to 4ft wide with stone completely removed from the center of foundation wall up to the wood timber framing. Ductwork and piping are routed through these openings currently. Due to the nature of the opening, it is unclear as to when or how it was made and if this was a structural failure or intended demolition.
 - c. Recent construction appears to have been installed to provide supplemental support for the deteriorating condition of this foundation wall. (3) CMU block vertical column supports were observed on the east side of the wall that were providing support of the structure above. Condition of new supports appeared to be good.
- d. Deteriorating concrete and buildup of dirt/debris at foundation walls observed at west, north, and east ends. Buildup of debris believed to be due to deterioration of foundation material, mortar joints, and ingress of site soils from water infiltration.
- e. Significant moisture concerns with foundation structure. Observed walls and joints with significant moisture presence on foundation walls, deterioration of wood foundation sill plates, and ponding in Basement.
- f. Foundation does not appear to have a vapor/water barrier installed.
- g. Radon – Presence of Radon Gas or Radon Mitigation System?
 - 1). Presence of radon gas was not reviewed. No records of prior radon gas tests or test result levels were provided to the Engineer.
 - 2). No radon removal systems, whether passive type or active soil depressurization systems were observed or reported to be installed at this facility.
 - 3). It is recommended that the Owner have testing performed in the lower levels, Basement and crawlspace areas of the facility to confirm radon gas levels. Testing shall be performed by a certified professional.
 - 4). **If testing identifies radon gas concentration levels are found to be equal to or greater than 4.0 pCi/L, a radon mitigation system should be provided for the facility.**

2. Basement

- a. Significant water infiltration concerns overall.
- b. Flooding was present at the time of the site visit on 1/30/2024.
- c. Poured concrete floor slab on north end of structure. South end of structure is unexcavated crawlspace with limited access.

- d. Evidence of significant cracking of concrete floor slab and several depressions indicating movement of subslab soils.
 - e. Sump Pump
 - 1). There is a sump pump located in northeast corner of Basement.
 - 2). The Basement concrete slab appears to have a large depression creating ponding of water. Depression in slab does not allow water to reach sump pit in corner.
 - 3). It is unknown if this depression was an existing condition prior to the installation of the sump pump or if the floor slab is now sinking where removal of subslab waters is less effective.
 - 4). Observed holes drilled in slab where pooling of water occurred, but did not appear to help water drain down below slab and into sump. Possible that foundation is admitting water from below through cracks, etc. but it is not evident that this is the primary source of water infiltration.
 - f. No dehumidifier in Basement. **Recommend an immediate way to help minimize moisture/humidity issues from affecting wood structure of floor above and mitigating mold growth/etc.**
3. Envelope
- a. New siding replaced during roof replacement in 2021. Condition overall appears to be good w/some minor repairs (eave on upper front roof overhang needs repair)
 - b. Windows:
 - 1). Most windows are double-hung dual pane type. are Anderson windows, condition appears to be good. Age not known.
 - c. Attic space: inaccessible. Condition of the existing attic and insulation should be checked. May need to cut in an access port below. Hard gyp ceiling above lay-in ACT ceiling throughout space so attic is not observable from the interior.
 - d. Visual Survey
 - 1). Framing system
 - a. The structure is a timber framed building. Floor joists observed were of rough cut lumber construction and aging condition. Several propagating cracks were observed in timbers.
 - b. First Floor Framing Modifications - North
 - i. Recent modifications were made to the structure to support the floor joists that appeared to be concerning and in failing condition. New CMU block vertical column supports were installed recently to provide support for a new ~8" steel beam that was installed to provide intermediate support beneath the floor joists in the Basement at the north end of the structure.
 - c. First Floor Framing Issues - South
 - i. Sagging of the floor structure at the south end of the First Floor was observed in the lobby area. As a result of the structural issues or building settlement, the east storefront windows have begun to rack and become inoperable and the south fire-rated egress door to the Second Floor is no longer able to fully close.
 - ii. This area is above the crawlspace and could not be further investigated due to access. **It is strongly suggested that further review by a structural engineer or Architect licensed in the State of New York further review the conditions of this part of the building.**
 - iii. Further investigation into the integrity of the floor joist system and vertical supports in this area need to be made to provide direction to correct the significant floor pitch in the First Floor lobby area.

- iv. Without further investigation, only assumptions can be made as to the extent of the problem and the corrective action needed. **At a minimum, a similar solution to what was implemented on the north end of the building will likely need to be made to resurrect floor levelling in the First Floor lobby.** However, accessibility to the underside of the floor here is problematic due to being located over the crawlspace **which may warrant demolition and replacement of the floor** to access the area to perform the work.
 - 2). Lateral Load Resistance: Unknown. Not observed.
 - 3). Design Live Loads: Unknown.
 - e. Visual evidence of any structural distress: Present. Basement north end structural distress and evidence of distress at south end of First Floor over crawlspace area.
 - f. Racking evidence or nonalignment of sidewall systems or within stairwell walls: Present.
 - g. Excessive elevated slab cracking: Present in Basement.
 - h. Evidence of missing and infilled window openings in foundation walls. Infilled openings appear to have been filled in years ago and are now deteriorating extensively. **Recommend proper infill of openings and sealing air and watertight.**
4. Roofing
- a. Roof Types
 - 1). APP modified for upper roof and roof connection to attached garage.
 - 2). Smaller roofing areas particularly, low roofs and far north facing roof are shingled.
 - b. Roof Pitch vs Drainage
 - 1). Poor roof pitch design versus drainage throughout structure. Multiple tiers of roof and pitch directions present. Evidence of surface standing water observed.
 - 2). The upper high roof pitches away from Wyoming Street toward the west to a low point ~3 ft away from the west roof edge. Instead of draining off the longer west facing roof edge, the roof pitches north towards a short roof edge along the west side corner of the building. The majority of the storm water load for the upper roof is observed to drain to a roof edge of approximately 3ft to 4ft in length. No gutter or downspout present here. Maintenance staff reported that there was a gutter present which fell off the building due to heavy ice dams.
 - c. **Recommend addressing roof pitch to see if pitch can be fixed to allow stormwater to drain to the longer west edge of the upper roof.**
 - d. **At a minimum, gutter systems shall be repaired where damaged and replaced due to ice dam loading.**
 - e. **New gutter systems should be installed on the west roof edge where current roof drainage flows to, downspouts and underdrains installed to move water away from foundation.**
 - f. Gutters systems are not present on northeast lower roof. Evidence of mulch bed washout onto city sidewalk at Marcellus and Wyoming Street corner. **Recommend installing gutters, downspouts, and underdrainage routed away from foundation.**
 - g. Means of Access: No dedicated permanent means of access to roof. Roof, however, can easily be accessed from second story windows on east side or by ladder.
 - h. Number of roof coverings: Unknown
 - i. Evidence of Surface Ponding: Minimal observed at roof connecting attached garage. Suggest further review of upper roof for evidence of ponding.
 - j. Evidence of previous roof or flashing repairs or surface ponding
 - k. Adequacy of Roof Drainage: Roof drainage is adequate. Management of drainage is not.
 - l. Presence of Phenolic Insulation: None observed. Access to roof/attic space is limited.
 - m. Presence of Roofing Vents Installed After the Roof Application: Unknown.
 - n. Condition of flashing, pitch pockets and gravel stops: Fair.

- o. Reported and active leaks: None reported or observed.
 - p. Condition of roof appurtenances: Gutters failing and in need or repair.
5. Interior Elements
- a. The facility is a two-story structure with an unfinished cellar/Basement and an uninhabited attic space.
 - b. The First Floor serves primarily as office and business use space. There are four offices, two food pantries, two restrooms, a reception/waiting room, one kitchen, and a utility space.
 - c. The Second Floor can only be accessed via staircase. There is no means of vertical conveyance for accessibility to these spaces. On the 2nd floor, there are several unoccupied rooms currently used for storage which were reported to be office spaces formerly. There is one kitchen space and a large community gathering room.
 - d. Flooring: Predominantly carpeting and condition fair. Main entry spaces and kitchen have vinyl floor tiles which appeared to be in fair condition. The bathroom has older linoleum tile floor which were dated however, condition was fair.
 - e. Wall Treatment: Painted walls appeared to be in fair condition. No signs of cracking, discoloring, or peeling of paint from surface.
 - f. Ceilings: Gypsum ceilings with white popcorn finish. The condition observed was good. No indication of staining, leaks, or discoloration observed.
 - g. Baseboards observed were vinyl throughout. The condition was good and attached to wall throughout.
 - h. Interior Doors: Doors to rooms and offices were in fair condition. Doors are residential type and most appeared to be of hollow Masonite construction.
 - i. Exterior Doors observed were generally aluminum insulated doors, residential type, and appeared to be in fair condition.
 - j. Attic & Access: There is an uninhabited attic space above the Second Floor which is was not accessible.
6. Rodent Concerns
- a. Rodents were reported to have been nesting in the facility. In particular, mice were reported to be an issue for the Second Floor which may have been a result of poor management and protection of food storage. **It is recommended that further investigation be made to determine if a rodent infestation exists in the facility.**
 - b. If left unchecked, rodents can cause significant damage building element including electrical systems which could create fire hazards for the facility. It is recommended that if rodent infestation is found that corrective action be taken. **It is also recommended that AFCI/GFCI protection be provided for the electrical system and branch power circuits to mitigate risk for rodent related electrical fires.**
7. Water Infiltration - First Floor Office (West Side and North of Kitchen)
- a. Evidence of water infiltration here. Damaged ceiling tiles observed at exterior wall. Maintenance staff report that leak occurred over summer 2023. Leak has not been an issue since. PGPC noted that the location of the leak is directly below where the refrigeration piping lineset extends through the exterior wall on the Second Floor to a heat pump unit mounted on the wall in the kitchenette space.
 - b. **Recommend further investigation to determine if the wall penetration is sealed properly and/or if the leak was a result of condensate leaking out of the indoor A/C evaporator unit.**

C. Plumbing

1. Domestic Water

- a. Municipal water is fed from Marcellus Street and enters the building below grade at the north wall of the Basement. No backflow prevention device(s) are provided.
 - b. Domestic cold water is $\frac{3}{4}$ " size and serves the domestic hot water heater, (2) residential style kitchen sinks, and (3) restrooms each with (1) water closet and (1) lavatory.
 - c. It is also believed that the domestic water system is connected to the boiler heating hot water system at the expansion tank fitting. No backflow prevention device was observed in the Basement which would be required for connection to the boiler system to protect the potable water system as per state and local Code requirements. Owner shall verify and if no backflow prevention device is provided, it **is recommended that an RPZ backflow preventer for boiler heating system connection be considered.**
 - d. The water meter is provided with an isolation valve on both sides of the meter. Valve upstream of the meter appears to be new quarter turn ball valve. Downstream valve is an older gate valve.
 - e. The water supply piping system was observed to be grounded on both sides of the meter.
 - f. Domestic water supply piping from the meter to the building was observed to be predominantly copper tubing.
 - g. Domestic hot and cold water piping, where exposed to view, was not insulated throughout.
 - h. Evidence of Leaks, Galvanic Action, or Piping Condition: No leaks observed in the domestic water or drainage system. No evidence of galvanic corrosion observed.
 - i. (2) exterior hose bibbs were observed with one on the east and west side of the building. Hose bibbs are frost-free type with integral vacuum breakers. Units are in good condition.
 - j. Presence of Lead in Water Supply?: Unknown. **It is recommended that testing be performed to determine lead content levels in the water supply if present.**
2. Domestic Hot Water Heating
- a. The building is provided with (1) one natural gas storage hot water heaters. Heater is located in the Basement at the northwest corner. DHW heater is 40-gallon capacity, 40,000 BTU/hr input. Unit is natural draft and not power or direct vented.
 - b. No domestic hot water recirculation pump or return piping provided for hot water heater. This is typical for size of system and for residential type construction.
 - c. **It is recommended that the water heater be replaced within the calendar year.** The water heater was manufactured in April 2000 and has likely been in service for approximately 24 years. This unit has far exceeded its warranty and expected service life. In the immediate future, the water heater should be blown down at the drain valve and inspected for corrosion of storage tank as to gauge integrity of shell and heat exchanger.
 - d. Hot water is used for the kitchen sinks and restroom faucets. There are (2) kitchen sinks, (1) per floor, and (3) restrooms total in the building.
 - e. No showers are provided in the facility.
 - f. Based on the connected loads, the single 40-gallon hot water heater is of sufficient capacity for the building.
3. Interior Sanitary Waste & Vent System
- a. The building is served by a 4" sanitary main and discharges to the municipal system. Size needs verification.
 - b. Sanitary system drains by gravity and are not pumped.
 - c. Sanitary waste and vent piping was observed to be predominantly PVC DWV piping above grade and transitions to cast-iron hub and spigot where piping goes below grade.
 - d. Reports or Evidence of Sewage Backup: Backups reported.
 - 1). Sewer backup issues reported by maintenance staff. Backup and flooding event occurred prior to visit to site.
 - 2). Further investigation into history of sewer backups shall be conducted to determine if a backwater valve is provided for the building sewer main prior to connecting to the

street main. If non-existent, **it is recommended that a backwater valve be installed to mitigate sewer backups from the municipal system.**

- e. Fixtures observed include restroom lavatories, kitchen sinks, and floor mounted bottom discharge water closets. All fixtures observed had trap seals where required when connected to the sanitary system.
 - f. There is (1) floor drain in the building which is located in the Basement. **The floor drain and grate are deteriorating condition and should be replaced.**
 - g. There was one sanitary stack observed to have an open ended pipe with no trap seal in the Basement. **Recommend installing cap on pipe if pipe is abandoned.**
4. Interior Storm Drainage System
- a. None provided. Roof drainage is by exterior gutters and downspouts.
5. Natural Gas System
- a. The facility is served by natural gas. Utility provider is Niagara Mohawk. The gas service is fed from Marcellus St. and enters the north end of the Basement from below grade at ~42" above Basement slab level. Service pipe size is approximately 1" nominal size up to the meter with a lockable plug valve at the entrance. No pressure regulator was observed on the gas service.
 - b. There is currently (1) gas meter provided for the facility. There is an abandoned set of gas meter bar and connections for a former gas meter that was installed likely prior to the current Owner acquiring the property.
 - c. The overall condition of the system observed was in proper working order and functioning at the time of visit. No gas leaks or odors were observed at the time.
 - d. Gas piping is predominantly threaded steel pipe. Newer appliances and recent modifications for installation of new gas furnace were observed to have flexible corrugated stainless steel hoses. Most fittings were threaded connections with thread sealant; however, some newer fittings observed were press-fit type fittings similar to a Viega Megapress.
 - e. Condition of piping observed was good.
 - f. The gas system serves (1) 64MBH furnace, (1) 75MBH boiler, (1) 40MBH water heater, and (1) kitchen range approximately 40 MBH input. Total connected load is 220 CFH at 220,000 BTU/hr system input.
 - g. The majority of the gas piping in the building is limited to the Basement only for serving the Basement equipment. There is a 4-burner gas range provided in the First Floor kitchen. No other gas ranges were observed.
6. Restrooms & Fixtures
- a. Single use private bathrooms are provided with (2) on the First Floor and (1) on the Second Floor.
 - b. Observed floor mounted water closets with flush tanks. Condition of fixtures were fair and operable.
 - c. Lavatories were in good condition.
 - d. No showers or tubs are provided in the building.
 - e. There is one ADA restroom provided on the First Floor outside the main lobby area.
7. Drinking Fountains
- a. (1) ADA accessible single faucet drinking fountain provided for the facility.
 - b. Unit is located in the First Floor lobby adjacent to the reception desk.
 - c. Condition of unit was good.
8. Janitorial Closets & Service Sinks: None provided.

D. Heating/Ventilating/Air Conditioning

1. Heating Systems

- a. The building's primary heating systems consist of a combination of forced air natural gas furnace for the First Floor and a hydronic hot water boiler with baseboard fin tube heating elements for the Second Floor.
- b. Natural Gas Fired Hot Water Heating Boiler System
 - 1). The boiler is manufactured by Utica Boilers Model# MGB75HID, manufactured in May 1999. Equipment has been in service for 25 years. **Recommend replacing boiler within five years.**
 - 2). Boiler was not operating at the time of visit. Maintenance staff report that the equipment is operational. PGPC did not observe boiler firing or circulating pump running at the time of visit, which was a cold day, approximately 32°F ambient. There are (2) heat pump split system fan coil units located on the Second Floor which could have been providing sufficient heat to the Second Floor; this would support the observation of cold heating hot water piping found at the time of visit.
 - 3). Boiler serves perimeter heating for the building and is the primary source of heat for the Second Floor.
 - 4). Terminal Units – Baseboard Convectors
 - a. The hydronic hot water boiler provides heat to terminal perimeter fin tube baseboard convector units located throughout the Second Floor. Terminal units are typically located under windows in exterior rooms.
 - b. Fin tube enclosures are generally in acceptable/fair condition where traffic is light. The units in the Second Floor community room were noted to be in poor condition with enclosures damaged or removed and fin heating elements heavily damaged. **Recommend replacement of damaged perimeter fin tube heating elements in short term if no boiler upgrades are planned and space heating is sufficient through the winter.**
 - c. If the hydronic boiler is upgraded to a high efficiency boiler, it is likely that the **fin tube convectors will need to be replaced with high capacity convectors** in order to allow the high efficiency boiler to operate under higher temperature differential water loop conditions to achieve their rated performance. At this time, it should be reviewed if it is desired to expand the boiler heating system to include the First Floor perimeter spaces and not just the Second Floor.
 - 5). No boiler water treatment system was observed. It is recommended that chemical treatment for the boiler water system be provided to extend the longevity of the piping, system components, and equipment. **Provide a chemical pot feeder, 2-gallon size connected to boiler loop for chemical treatment.**
- c. Natural Gas Furnace
 - 1). System serves the First Floor only. Furnace is an upflow 80% efficient natural gas furnace, Champion Model TM8E080B12MP11A. Unit was manufactured in September 2020 and is approximately 4-years old.
 - 2). This is a single stage furnace, 64,000 BTU/hr heat exchanger, 1200 cfm blower.
 - 3). Furnace was in working order; however, there are several issues observed with the duct system and reports of spaces that are lacking sufficient heat and airflow and others that are overheated and have too much airflow.
 - 4). There was one duct branch that tapped off the furnace supply plenum which appears to have been disconnected on the back side of the plenum. There is an open connection here which is likely reducing the system's static pressure capacity and affecting performance for further duct runs in the system.
 - 5). There are reports that the pantry storage room at the south end of the building has poor heating and gets cold. It is recommended that the supply duct for this space be further reviewed for integrity and connection to the furnace plenum. The supply duct

serving this space is fed through the crawlspace below and it is plausible that it has deteriorated, become disconnected, or have leakage in joints. There were several flexible air ducts observed in the crawlspace which appeared to be chewed apart by rodents. **Recommend replacing ductwork.**

d. Basement Sump Pump

- 1). A sump croc and pump were reported to be recently installed to mitigate Basement flooding issues. PGPC observed the sump to be operational at the time of visit.
- 2). There are issues as previously stated with drainage in the Basement to the sump croc which is resulting in ponding in the Basement.
- 3). The sump pump is located on the north end of the Basement and discharges directly outdoors to grade level on the northeast addition to the building. The pump discharge is approximately 4ft to 5ft from the city sidewalk.

2. Cooling Systems

a. Several single zone split system air condition units were observed.

b. Total of (4) outdoor condensing units with (3) at grade level and (1) mounted on side of building.

c. First Floor Cooling

- 1). Central cooling is provided for the First Floor primarily by the forced air furnace which is equipped with a DX indoor evaporator coil and dedicated outdoor condensing unit.
- 2). The evaporator coil is a cased coil, R-410a refrigerant. The condensing unit is manufactured by Rheem, 4-ton nominal capacity. Condensing unit is located at grade level on north side of building. System appears to be in good condition and working order.
- 3). First Floor Lobby Split A/C System
 - a. The First Floor lobby/entry reception area is provided with a wall-mount ductless split system heat pump, nominal 1-ton capacity. Unit was manufactured in 2020 and has been in service for approximately four years. **Expect another ten years of continued service for this system if well maintained.**
 - b. System is R410A refrigerant, rated to -13°F ambient outdoor air temperature for operation. Make and Model: Carrier Model 38MAQB12R—3.
 - c. Outdoor condensing unit is located at the north side of building at grade level mounted on a support stand.
 - d. Indoor unit is a wall mounted fan coil evaporator unit, Carrier Model 40MAQB12B.
 - e. Unit nameplate for outdoor unit was not documented due to location. System is reported to be in operable condition.
- 4). Both of the condensate drains for the First Floor lobby split A/C unit and the Basement furnace evaporator coil were observed to be piped directly to a hole, ~6"x6"x10" deep, cut in the floor slab of the Basement. The condensate drains do not discharge to a floor drain connected to the sanitary system or get pumped outdoors. It was observed that the shallow pit that the condensate discharges to, had standing water during the wintertime which suggests poor drainage below the foundation. This confirms this not a suitable location for discharge and would likely overflow in summertime. **Recommend extending condensate drains to a 1-gallon condensate pump reservoir and pumped outdoors to a splash block at grade.**

d. Second Floor Cooling

- 1). The Second Floor is cooled in the two main public areas by means of (2) split system air conditioning units. Offices and smaller spaces are not cooled directly.

- 2). (1) split system air conditioner is located in the Second Floor kitchen and the other in the Second Floor meeting/computer room.
 - a. Second Floor Kitchen Split A/C System
 - i. This is a heat pump split system, R410A refrigerant, 12,000 BTU/hr capacity, rated to -13°F ambient outdoor air temperature for operation. Make and Model: Carrier Model 38MAQB12R—3.
 - ii. Outdoor condensing heat pump unit manufactured February 2020. Unit has been in service for approximately four years. No issues reported other than concerns with future damage to unit from ice dams above due to location. **Expect another ten years of continued service for this system if properly protected and well maintained.**
 - iii. Indoor unit is a wall mounted fan coil evaporator unit, Carrier Model 40MBFQ12---311--. Unit was reported to be in operable condition.
 - b. Second Floor Meeting Room Split A/C System
 - i. This is a heat pump split system, R410A refrigerant.
 - ii. Outdoor condensing unit is located on a wall mount bracket attached to the side of the building at the Second Story level. Access by roof is feasible through window.
 - iii. Indoor unit is a wall mounted fan coil evaporator unit, Carrier Model 40MAQB.
 - iv. Unit nameplate for outdoor unit was not documented due to location. System is reported to be in operable condition.
- 3). Also observed are ceiling paddle fans and operable windows.

3. Ventilation Systems

- a. Bathroom Exhaust Ventilation
 - 1). There are (3) bathrooms in the facility, (2) are provided with individual exhaust fans, switch operated.
 - 2). The bathroom north of the main entry to the building First Floor lobby does not have an exhaust fan. The bathroom is provided with an operable window for ventilation. **Recommend installation of a mechanical exhaust fan that discharges to the outdoors.**
 - 3). Exhaust fan discharge locations were not observed for the First Floor restroom fan; however, no sidewall vents were observed outdoors in vicinity of the restroom which suggests that the fans vent into the ceiling space of the restrooms.
 - 4). **Recommend extending ductwork for exhaust fan to a discharge terminal outdoors as per Code requirements for First Floor ADA restroom.**
 - 5). The Second Floor restroom is provided with a switch operated exhaust fan. A vent terminal was observed on the side of the building adjacent to the restroom which suggested it is ducted to the outdoors. Fan was in operable condition.
- b. General Building Ventilation
 - 1). Other than mechanical exhaust ventilation for the restrooms, there was no other means of mechanical ventilation provided to the building.
 - 2). The only means of ventilation for offices and public/gathering areas is natural ventilation by means of operable windows.
- c. Ductwork & Air Terminals
 - 1). Ductwork for the furnace is primarily galvanized steel ductwork for unit discharge and return air plenums. Individual duct branches to diffusers are generally round galvanized steel duct, uninsulated.
 - 2). Flexible ductwork was observed in the crawlspace area of the Basement. **The condition of this duct was poor and should be replaced.**
 - 3). PGPC observed disconnected and damaged ductwork in the Basement crawlspace which appeared to be served by the Basement furnace. Additionally, there were (2) 6"

diameter duct branch taps off the furnace discharge plenum which were open ended and not ducted. This is likely related to the reported insufficient heating in the First Floor south storage room which is served by a floor diffuser ducted below in the crawlspace where the ducts were observed to be disconnected. **These ducts shall be reconnected to the furnace.**

- 4). Supply and return air ductwork in Basement was observed to be un-insulated. The condition of ductwork was fair with some joints/fittings on supply ductwork experiencing more notable corrosion, but nothing significant.
 - 5). Air terminals are provided for the furnace serving the First Floor. These are primarily stamped residential grade steel floor diffusers and grilles. The condition of the terminals varies throughout. Terminals in higher traffic areas are in worse condition but still functional and suitable for continued use.
- d. Furnace Flue Vents
- 1). The Basement furnace flue vent appeared to be in fair condition and had pitch for condensate drainage back to the furnace. The flue vent is a short run from the appliance to the chimney in the Basement.
 - 2). Water heater and boiler flue vents are individually piped to the chimney in the Basement. Flue vent lengths are short to the chimney connection. Condition of vents is good for their age assumed to be similar age as equipment which are approximately 25-years old.
4. Boiler Room Makeup Air
- a. No makeup air systems are provided for the Basement boiler and furnace room.
 - b. Due to the extent of openings observed in Basement exterior walls, it is assumed that there is sufficient makeup air for combustion for the boiler, furnace, and water heater located in the Basement.
 - c. **It is recommended that if the Basement openings noted in this report are sealed up, that a dedicated makeup air be provided to the Basement for purposes of combustion air adequacy.**
5. Attic Ventilation
- a. N/A. It does not appear that the building has any attic spaces above the Second Floor. There is no access provided in the hard/inaccessible ceilings of the Second Floor to confirm this assumption. However, based on the ceiling geometry of the Second Floor spaces (vaulted Second Floor meeting room) and the geometry of the roof constructions, the building is not expected to have an attic.
6. Building Temperature Controls
- a. HVAC systems are provided with local thermostat controls. No indication of any centralized temperature control systems was observed.
7. Building Energy Review
- a. The building does not appear to have a tight envelope in several locations. This appears to be a result of a failing substructure in some areas.
 - b. The First Floor lobby was reported and verified by on-site visit to have a structural issue with the floor pitching significantly down to the west toward Wyoming Street storefront windows. Some of the windows and the exterior door in this area are not able to fully close as a result. This deficiency is contributing to increased building energy consumption mainly by prolonged furnace runtimes.
 - c. There was no thermal pipe insulation observed on site for the hydronic heating hot water boiler system. **It is recommended that piping, where feasible, be insulated with fiberglass pipe insulation as per NYS Energy Code requirements.**

- d. (2) 6" diameter ducts were observed to be disconnected from the furnace supply air plenum leaving large open holes into the Basement and crawlspace area. These deficiencies should be corrected to increase system performance and reduce energy consumption.
 - e. The furnace duct system in the Basement does not have sealed joints and seams in the ductwork which contribute to duct leakage and increased energy consumption. **Recommend sealing ductwork in Basement.**
 - f. Second Floor fin tube convectors were observed to have damaged fin heating elements and missing enclosures which reduce the performance of the equipment. This contributes to reduced efficiency of the boiler system and increased energy consumption.
 - g. No means of mechanical outdoor air ventilation is provided for the building with natural ventilation through operable windows being the only means of ventilating spaces. For a building that is heated and cooled throughout the year, opening windows for ventilation is not an efficient way to ventilate the spaces. **If building occupants are frequently opening windows to ventilate areas of the building, it is recommended that a mechanical ventilation system be installed that can provide the code required ventilation rates of conditioned air.**
 - h. Several large openings were observed in the building envelope at the Basement level which contribute to heat loss in the winter months. **These openings should be sealed up to mitigate infiltration and exfiltration.**
8. Zoning Problems and Tenant Complaints
- a. The building has several reports and complaints of temperature control issues and spaces that are either overheated objectionably or are too cold on a regular basis. The complaints appeared to be mostly limited to the First Floor areas which are served by a dedicated gas furnace.
 - b. There are (2) heating zones for the building with the boiler serving perimeter heat to the Second Floor and the furnace serving forced air heat to the First Floor spaces.
 - c. Some spaces on the First Floor were notably warmer than others during the site visit which suggests they are receiving more airflow than required. **Recommend installation of balancing dampers and balancing furnace airflow properly for each of the spaces served.**
 - d. The First Floor diaper storage room south of the reception lobby was noted to be cold and not receiving enough heat. Disconnected ductwork was observed in the Basement under the crawlspace which appeared to have been once connected to the furnace.
 - e. Complaints of overheating in the First Floor bathroom, non-ADA, north of main lobby. Occupants report it gets objectionably warm in here. The restroom is served by the gas furnace in the Basement. **Recommend installation of volume damper to throttle airflow to a suitable level for this space.**
 - f. First Floor kitchen is reported to be too cold most of the time and not receiving sufficient heat. Recommend reviewing if ductwork is connected to diffuser for this space and that the diffuser is not blocked or covered by furniture or equipment (refrigerators, etc.) that would restrict airflow and distribution.
 - g. First Floor ADA restroom lacks a diffuser or any source of heat from either the furnace or the boiler. Occupants report that this space gets cold regularly.
 - h. The stairwell to the Second Floor was noted to be cold and not have sufficient heat. It is recommended that if additional heat is desired in this stairwell, that the hot water **fin tube convector be replaced with a larger capacity unit. This may include piping modifications.**

E. Electrical

1. Size of Service: Electric Service is
2. Circuit breakers or fuse overload protection
3. Aluminum or Distribution Wiring: Wiring throughout the facility appeared to be copper with ground conductors.
4. UPS system. There were no UPS systems in this facility.

5. Metering of Individual Tenants. This is a single service / meter.
6. Adequacy
7. Watts/SF
8. Firestopping at electrical room/closet penetrations
9. Salient electrical code violations

10. Other Observations

- a. Basement Sump Pump: The power circuit for the Basement sump pump was observed to not be GFCI protected. **It is recommended that a GFCI receptacle be installed here for protection as per Code Requirements.**

F. Site Lighting

1. Site lighting is provided generally via wall packs on each exterior wall. Condition observed was good. Exterior entrances have overhead lighting.

G. Interior Lighting

1. Lighting throughout the facility is predominantly T8 fluorescent luminaires. Fixtures are typically a surface mounted wraparound type. Fixtures typically 1 ft x 4 ft observed. Condition was fair.
2. This is the predominant fixture for the building's rooms.
3. Overall, the condition of the lighting is good and adequate for the function of the building, although it is aging.

H. Elevators - NO ELEVATOR AT THIS LOCATION

I. Fire Sprinklers – NO Fire sprinklers at this location.

J. Fire Alarm/Security Systems

1. The fire alarm panel is a Honeywell Vista 128FBPT Combination Fire Alarm panel, with (5) fire alarm devices and (20) motion/security devices.
2. Fire alarm devices incorporated include approximately (2) smoke detectors, (3) carbon monoxide detectors.
3. Security devices include door contacts, motion detectors and (4) panic alarms.



1.8 DeFrancisco Eastwood Community Center



A. Site

1. General Summary/Property History

- a. The Frank DeFrancisco Eastwood Community Center, located at 401 South Midler Avenue, in the Eastwood section of Syracuse offers a variety of activities for today's seniors, as well as a nutrition program for meals to-go and on-site consumption. The Eastwood Community Center also assists with processing donated goods. Funding is provided by NYS Department of State Division of Community Service (CSBG) and Onondaga County Department of Adult and Long-Term Care Services, Office of Aging and Youth.
- b. The building was originally established as "Engine House 17" and was constructed in 1929 on South Midler Avenue and Sunnycrest Rd. after the annexation of Eastwood by the City of Syracuse in 1926. The building replaced a substantial two-story gable front, wood frame structure built in 1907 that served as sort of a village hall. The "new" 1929 building continued this purpose with police and fire services until 1988 when it was converted into its current use with PEACE.
- c. In 1997, JCM Architectural Associates designed a renovation to the First Floor that includes a new kitchen, men's and women's rooms, minor wall and partition removals and updated finishes.
- d. In 2003, Bell & Spina Architects designed a comprehensive renovation to the facility, including a new elevator/machine room and accessible features to the building and new stairs within the west side of the facility. Fraser & Fassler Engineers provided electrical and mechanical support for major system upgrades and replacements at that time which are described in their respective sections.
- e. The age, construction, and story of the building are historic in nature; however, the building is not listed as a historic building by the City of Syracuse.
- f. Tax Info:
 - 1). Tax ID: 02700000160230000000
 - 2). Swis Code: 027.-16-23.0
 - 3). Acres: 0.24
 - 4). Land Use Code: 682 Recreational Facility

- 5). County Leg District 7
 - 6). Senate District 48
 - 7). Assembly District 129
 - 8). Ward 5
 - g. Two Stories, Plus Full Basement
 - 1). The Basement contains the main mechanical room, located at the west end of the building. In the mechanical room is the main electrical, water, fire protection and natural gas services. The elevator machine room is in the center of the Basement, immediately to the west of the elevator shaft. There is storage in the north portion of the Basement.
 - 2). The First Floor contains the accessible entrance at the west end of the building, with an enclosed vestibule and a double door entry into the large community room through a lobby. At the west end of the First Floor is a coat/storage room, stairs to the Second Floor and another storage room that also serves as computer stations for the community. Off the community room is a kitchen that supports the facility, as well as (2) toilet rooms for men and women designated use. At the north/east end of the First Floor, the grade changes by (8) steps, approximately half a story. This area contains a staff office, a garage/receiving space, and entry/other storage with exterior door and two steps down to the sidewalk.
 - 3). The Second Floor consists of a storage room connected to the large multipurpose room and toilet rooms on the west/south side of the floor, with a small ramp/steps connected to an activity area, computer room and an office on the north side of the Second Floor. There is also a set of steps that allows access to the roof through a keyed door.
 - h. Type of construction: Steel reinforced concrete structure with face brick envelope.
 - i. Square Footage: The entire building is approximately 12,000 square feet, with each floor of the building comprising approximately 4,000 gross square feet.
2. Topography and Drainage
 - a. Located at the corner of South Midler and Sunnycrest Road, the site is generally flat, with small sections of grass along the east and south portions of the parcel. There is a parking lot and sidewalk along the west and north portions of the site.
 - b. Site drainage is generally via natural pitch of the parking lot to the west and south side of the property. There are no catch basins or other retention basins to collect water on the property.
 - c. Note was made of a historical flooding event that allowed water to enter the building on the east side of the property through the east area way which flooded the elevator machine room via a ventilation duct which has been removed.
 - d. It is suspected that during large rain events, surface water has the potential to run onto and through the parking lot due to runoff from Sunnycrest Road.
 3. Paving and Curbing
 - a. Parking lot consists of asphalt pavement, no curbing. The north side paving between the sidewalk and the road the allows for vehicles to drive onto Sunnycrest via a drop concrete curb. The exit/entrance to South Midler must be accessed through a curb cut.
 - b. Parking Spaces (approximately) – (18)
 - 1). (17) community/general parking spaces.
 - 2). (1) designated company vehicle (van) space.
 - 3). There is also parallel street parking on Sunnycrest that can accommodate another five to six vehicles along the north side of the site.

- 4). There did not appear to be a designed accessible parking space at the site. BCNYS requires one designated space be at least 96 inches wide; have an access aisle at least 60 inches wide; have no more than a 1.48 (2.08%) slope in all directions, and have a surface that is firm, stable, and slip resistant. Finally, it must have a sign with the international symbol of accessibility on it, mounted at least 60 inches above the ground (measured to the bottom of the sign).
 - c. Total area of parking (approximately) – 448 m² (4,800 sqft)
 - d. Perimeter (approximately) - 100 m (330 lf)
 - e. Overall Condition - Fair.
 - f. Parking lines are visible but should be repainted, considering the lack of designation of an accessible parking space.**
 - g. Presence of previously applied asphaltic sealant: None observed.
 - h. Vehicle oil staining and bleaching of asphalt surfaces was observed, although not impacting the overall condition of the lot.
 - i. When the facility was in operation it was noted that the parking lot, as well as local street parking, were at capacity.
 - j. It was noted that the north wall of the building adjacent to the hose tower exit may experience water infiltration due to standing/ponding water or snow management issues that is contributing to the deterioration of the Basement/First Floor concrete area.
4. Sidewalks/Flatwork
 - a. Concrete flags are installed along the west and east sides of the property, and they are in good condition. The NW corner intersection at Sunnycrest and South Midler has an accessible pedestrian crossing with sloped concrete and flush curbing.
 5. Landscaping and Appurtenances
 - a. There is a wooden railroad post planter at the corner intersection at Sunnycrest and South Midler with some annual plants and an ornamental sign with “P.E.A.C.E, Inc. Frank DeFrancisco Eastwood Community Center”.
 - b. There is minor shrubbery planted at the south side of the property to obscure equipment along that side of the building.
 6. Utilities
 - a. Type and Provider
 - 1). Water – Municipal water supply 2” meter located in the Basement mechanical room.
 - 2). Electricity – National Grid. There are (3) pole top 25kVA transformers located on the utility pole at the west side of the property. The service conductors drop in a riser sleeve to an underground feed that connects to the Basement main electrical panel.
 - 3). Natural Gas – National Grid, meter located in the Basement mechanical room. American Meter AL-800, ANSI Class 500. MAOP 20 PSI, rated 800cfh @½” diff, 1700cfh @2” diff.
 - 4). Sanitary Sewer – Municipal.
 - 5). Storm Sewer – Municipal.
 - b. Sewage Backup Problems: None reported.
 - c. Stormwater Backup/Flooding: None reported.
 - d. Septic System Maintenance: N/A.
 - e. Sewage Ejector Pump Maintenance: N/A.

B. Frame and Envelope

1. Structure
 - a. The structure has a poured concrete foundation system.

- b. Basement is full height, with poured concrete floor. Floor drains are installed in various locations to collect equipment drains.
- c. There was evidence of water infiltration in the main mechanical room in the Basement, at the location of the fire department service entrance on the north wall. Deterioration of the concrete ceiling and exposed rebar was observed. There was also evidence of water infiltration at the south wall of the Basement in the vicinity of the connection to the outdoor condensers that serves the air handling units. Structural cracking of a concrete encased steel beam was observed in the main mechanical room at the location of the water meter, with gaps up to ¼" wide and some cracking on the concrete ceiling that is bearing on the beam.
- d. There is a sump pump serving the elevator pit per Code.
- e. There did not appear to be other flooding, water or moisture penetration observed or reported, but refer to the Elevator section for additional information on a specific flooding event at that location.
- f. Radon – Presence of Radon Gas or Radon Mitigation System?
 - 1). Presence of radon gas was not reviewed. No records of prior radon gas tests or test result levels were provided to the Engineer.
 - 2). No radon removal systems, whether passive type or active soil depressurization systems were observed or reported to be installed at this facility.
 - 3). It is recommended that the Owner have testing performed in the lower levels, Basement and crawlspace areas of the facility to confirm radon gas levels. Testing shall be performed by a certified professional.
 - 4). **If testing identifies radon gas concentration levels are found to be equal to or greater than 4.0 pCi/L, a radon mitigation system should be provided for the facility.**

2. Envelope

- a. The exterior of the building is brick over terra cotta with steel frame construction.
- b. Windows
 - 1). Windows are original wood frame, with single pane divided light glass panels. Exterior storms are mounted over most windows.
 - 2). The windows have been identified by the Owner as an area of desired improvement. Difficulty was reported to be encountered in sourcing and applying funding for their replacement. It is understood that a grant was received to replace windows. However, the Dormitory Authority would not permit the replacement unless the windows were identical in nature to the existing window construction which imposes difficulty on replacement and reduces options for upgrade.
 - 3). In general, it is **recommended that the windows be replaced with new energy efficient and energy code compliant windows in the near future to improve building energy efficiency and occupant comfort.**
- c. Roof is flat rolled rubber, and PEACE is in the process of soliciting proposals for a full replacement.
- d. Visual Survey
 - 1). Framing system: steel re-enforced concrete.
 - 2). Design live loads: Unknown.
- e. Visual evidence of any structural distress. The envelope is in poor condition. Owner in process of engaging contractors to make repairs. Observed cracking of concrete beams in basement which exposed steel re-steel. Recommend further investigation as required. Photos were shared with facility personnel at the time who consulted structural engineer for opinion of condition which was reported to not be of any immediate concern.
- f. Racking evidence or nonalignment of sidewall systems or within stairwell walls: None observed.
- g. Excessive elevated slab cracking: None observed.

3. Roofing

- a. Atactic polypropylene (APP) modified bitumen roofing membrane system, with flashing and parapet walls around the roof perimeter. There are four portions of flat roof on the building:
 - 1). The lowest portion runs the full width of the south section of the building. It contains a single roof drain, two plumbing vents, two capped 4" penetrations, three mechanical vents, and a curb and mechanical unit for kitchen exhaust.
 - 2). A second roof section is installed over the east section of the building. It contains a single roof drain, a plumbing vent, and a capped 4" penetration.
 - 3). A third, small section of roof covers the top of the elevator shaft.
 - 4). A fourth section caps the hose tower.
- b. The roof in general is in fair to poor condition, with the areas at the parapet wall pulling away. There were some ripples in the membrane, suggesting it is nearing the end of life. There appears to be coating that has been applied to many areas to prolong the life of the roof material. There were a few areas where the roof membrane appears to be ripped and allowing moisture to enter the building.
- c. Roof assembly appears to be at end of life, especially when weighed against the parapet issues and brick exterior issues resulting from the membrane pulling on the structure.
- d. Roof Drains: Location and quantity appear inadequate for the roof, pitch and lack of insulation are contributing to some ponding of water on the two larger sections of roof.
- e. Evidence of water infiltration was observed along the west face of the east section of building and water staining and damage

C. Interior Elements

1. The Basement has poured concrete floors, poured concrete walls, and concrete ceiling deck throughout. This Basement contains the building's main mechanical room, an elevator machine room, and a small storage area.
2. The building's First and Second Floors are each staggered due to the slight slope in topography of the parcel. The westerly and lower portion of the First Floor is partitioned into a large entrance vestibule with coatroom, large open function room, kitchen, television room, and men's and women's toilet room facilities. Finishes throughout consist predominantly of vinyl composition tile (VCT) flooring, plasterboard walls, acoustical tile ceilings and oak woodwork/trim throughout. Windows are single pane and in poor condition.
 - a. The kitchen is equipped with oak wall and floor cabinets with laminate countertop and three bay stainless steel wash sink. There is a gas range/oven, refrigerator, garbage disposal, dishwasher and microwave. There is a built-in service counter with roll-up overhead steel door separating the kitchen from the function room.
 - b. The men's restroom is handicapped accessible and contains a toilet in a metal stall, a urinal and a sink in a laminate countertop.
 - c. The women's restroom is handicapped accessible and contains a toilet in a metal stall, and a sink in a laminate countertop.
3. The upper part of the First Floor is accessed by a partial flight of stairs or via a two-sided multi-level elevator. The upper part contains an office, copy room, storage closets, a small meeting room, and a one bay garage utilized for deliveries and storage.
 - a. Finishes of the office and copy room consist of carpeted floors, plasterboard walls and acoustical ceiling tiles.
 - b. The small meeting room consists of linoleum floors, plasterboard walls and acoustical ceiling tiles.
 - c. The one bay garage has a concrete floor, walls and ceiling, and a 9'x9' insulated retractable garage door with power electric opener. It is both heated and sprinklered.

4. The Second Floor is accessed by both a masonry steel and metal stair at the west side of the building and a second stair at the east side of the building where the two levels meet. The elevator also accesses the Second Floor. The space is partitioned into a large open room, men's and women's toilet room facilities, a recreational area, and three offices. The recreational area and offices have an accessible ramp that connects these spaces to the rest of the common space.
 - a. The 2003 Bell & Spina Renovation impacted nearly all of the Second Floor. It included new flooring or floor refinishing, and finishes throughout including carpet and VCT flooring, plasterboard and areas with acoustical ceiling tile.

D. Plumbing

1. Domestic Water

- a. Municipal water enters the building at the north wall of the west end of the Basement adjacent to the air handling units. No means of backflow prevention is provided at the service. The water service is 2" diameter galvanized steel pipe with a 2" Neptune water meter.
Recommend providing a backflow preventer at the water service for protection of water supply.
- b. Domestic cold water serves the domestic hot water heater, building restrooms and the kitchen.
- c. The water meter is provided with an isolation valve on both sides of the meter as per Onondaga County Code requirements. Valve upstream of the meter is an older gate valve and could be questionable as to how well the valve can isolate and hold water pressure. The valve downstream of the meter is a newer Apollo ball valve which are notably better at tight isolation shutoff.
- d. The water supply piping system was observed to be grounded on both sides of the meter.
- e. Domestic water supply piping inside the building from the entrance to the meter was observed to be galvanized steel piping with threaded fittings. Piping was uninsulated up to the meter. Downstream of the meter, piping was insulated, and piping material was not observed.
- f. Domestic cold water piping, where exposed to view, was observed to be mostly insulated throughout. Insulation observed was fiberglass pipe insulation with all service jackets.
- g. Overall, the domestic water system appeared to be in fair condition. No active leaks were observed. Supply pressure inside the building at fixtures appeared to be adequate.
- h. Presence of Lead in Water Supply?: Unknown. **It is recommended that testing be performed to determine lead content levels in the water supply if present.**

2. Domestic Hot Water Heating

- a. The building is provided with one natural gas storage hot water heater, 40-gallons, 40,000 BTU/hr input rating.
- b. Unit is located in the Basement adjacent to the elevator machine room.
- c. Make & Model: Bradford White Model RG240S6N
- d. (1) water heater is provided for bathrooms, hand sinks, and the kitchen.
- e. Domestic water heater was installed in July 2015. Heater has been in service for nine years.
Recommend replacing hot water heater in approximately three years (2027).
- f. The building hot water heater has no reported issues of insufficient heated water by occupants; however, no domestic water recirculation pump was observed. Domestic hot water recirculation piping and pump are required for the First and Second Floor restroom lavatories as per the NYS Energy Conservation Code. **Recommend providing domestic hot water recirc pump, 1.0 gpm capacity, with a 3/4" recirc line to each restroom and terminate with a balance valve at both domestic hot water bathroom feeds above the lavatories.**

3. Interior Sanitary Waste & Vent System

- a. The building is served by an 8" sanitary main. There is an 8" cleanout at the west end of the Basement before the main exits the building and discharges to the municipal sewer on South Midler Ave.

- b. Missing floor drain grates were observed in the Basement. **Recommend providing replacement grates for the two floor drains by the air handling units to prevent objects from getting trapped in the sanitary piping system.**
 - c. Floor drain grate at the west end of the Basement by the electric service was observed to be mostly covered with debris and in potential need of replacement due to age. **Clean or replace grate.**
 - d. Sanitary systems drain by gravity and are not pumped.
 - e. Sanitary waste/vent and piping was observed to be mostly PVC where visible.
 - f. Reports or evidence of sewage backup: None. The Basement was dry at the time of visit.
 - g. Fixtures observed had trap seals where required when connected to the sanitary system. No odors or sewer smells were observed at the time of visit. It is recommended that floor drains be primed monthly for drains which are not frequently used as a measure to prevent traps from drying up.
4. Interior Storm Drainage System
- a. The building interior storm drainage system is not separated from the building sanitary system throughout the building. Original design documents from 1928 indicate that all roof conductors, exterior areaway drains, floor drains, and building sanitary fixtures are all combined into one system and share an 8" combined sewer line out the west end of the building.
 - b. Future renovations that may require modifications to portions of the building sanitary or storm systems may require that a dedicated storm system be provided and separated from the interior sanitary drainage system as per current NYS Plumbing Codes.
 - c. Storm water piping in the building was observed to be cast-iron where visible.
 - d. Reports or Evidence of Stormwater Backups: None reported.
5. Natural Gas System
- a. The facility is served by municipal natural gas. The gas service enters the north (front) end of the facility and extends into the Basement by the air handling units. There is (1) regulator and (1) gas meter.
 - b. Gas meter is a diaphragm type Elster Model AL800 rated for a max load of 800 CFH at 0.25psig.
 - c. The overall condition of the system observed was in proper working order and functioning at the time of visit.
 - d. The gas line extends from the meter and branches off equipment. One branch is provided for the air handling unit duct furnaces, and another extends to the Basement water heater and the First Floor kitchen oven/range.
 - e. Piping observed is generally threaded black steel piping. The condition observed was good. Did not observe any unusual odors or indication of piping leaks.
 - f. There are (2) duct furnaces that provide building heat which are rated at 175 MBH and 225 MBH input gas. There is (1) 40,000 BTU/hr input gas hot water heater. Oven/range for the kitchen is rated at a maximum 70.5 MBH gas input.
 - g. The total connected building gas load is 510,500 BTU/hr with a max project gas consumption rate of 510.5 CFH. The gas meter is properly sized.
 - h. The two Basement duct furnaces serving the air handling units were noted to be deficient of a dirtleg sediment trap on the upstream side of the furnace gas valve. **It is recommended that a dirtleg, minimum 4" long be provided upstream of the gas valves for equipment protection and longevity.**
6. Piping Insulation
- a. Insulation was observed throughout the facility. Conditions varied; however, overall, the insulation observed was in good condition. Insulation shields were observed at hangers.

- b. **Recommend repair and replacement of missing insulation in Basement by the water heater for domestic water piping with fiberglass pre-formed pipe insulation for energy savings purposes.**

7. Restrooms and Fixtures

- a. Public restrooms are provided on the First and Second Floor at the southeast corner of the facility.
- b. Second Floor:
 - 1). The overall condition of restrooms appears to be in good condition on the Second Floor.
 - 2). Fixtures and finishes for the Second Floor restrooms were in good condition.
 - 3). Second Floor restrooms are each provided with ADA accessible fixtures for water closet and lavatory.
 - 4). Men's room is provided with (2) ADA water closets, (1) urinal, and (2) ADA lavatories.
 - 5). Women's room is provided with (2) water closets (1 ADA compliant and 1 non-ADA) and (2) ADA lavatories.
- c. First Floor
 - 1). Restrooms on the First Floor have not been updated in decades.
 - 2). Both men's and women's restrooms on the First Floor are non-ADA accessible.
 - 3). Men's room is provided with (2) water closets, (1) urinal, and (2) lavatories.
 - 4). Women's room is provided with (2) water closets and (2) lavatories.
- d. Urinals in men's rooms are floor mounted style white vitreous china with flush valve. Condition overall was good.
- e. Water closets observed were flush valve type, floor mounted bottom discharge. Condition overall was good.

8. Drinking Fountains

- a. No drinking fountain was provided for the facility.
- b. **The current NYS Plumbing Code for minimum plumbing facilities requires a high and low drinking fountain wherever a drinking fountain is required. A minimum of one bi-level drinking fountain should be provided on the First Floor to meet this requirement.**

9. Janitorial Closets & Service Sinks

- a. A small janitor closet is provided on the First Floor adjacent to the restrooms. Access is limited due to depth of closet and storage inside. There is a floor mounted mop service basin provided.
- b. The Second Floor janitor closet located within the men's restroom is provided with a floor standing service sink, PVC construction. Condition was fair and access is limited.

E. Heating/Ventilating/Air Conditioning

1. Heating Systems

- a. The primary source of heat for the building is provided by (2) central station air handling units with auxiliary natural gas fired ducted furnaces. The furnaces were observed to be functional and providing sufficient heat to the building occupied spaces.
- b. No perimeter heating systems or hydronic heating systems were observed.
- c. The building operates with two heating zones with one single zone air handling unit per floor.
- d. 1928 Steam Heating System
 - 1). The original building heating system was a coal-fired steam boiler system with perimeter steam convectors installed in 1928. The boiler room was located where the current elevator machine room is now, and the original coal bunker was located where the current Basement elevator entry room is.

- 2). Evidence of dark black residue was observed at the northeast end of the Basement on the concrete deck/ceiling suggesting years of carbon residue buildup from the coal bunker room.
 - 3). Mostly all remnants of this heating system have been removed entirely since 2003. Some evidence of original steam and steam condensate pipe riser sections were observed in the Basement where the piping was cut away at the underside of the First Floor slab.
 - 4). The original 18" diameter boiler flue stack extended from the Basement and up the hose tower, which has since been removed from the Basement entirely and replaced by the flue vents for the gas furnaces. It is unknown if the original flue stack was replaced inside the hose tower. **It is recommended that if replacement of the flue stack cannot be confirmed, then investigation and inspection of the boiler flue stack integrity be made.**
 - 5). Original insulation for original steam system piping was not observed. However, it is plausible that insulation may still be present in the building and of potential asbestos-containing materials.
- e. Natural Gas Furnaces
- 1). There are (2) gas furnaces provided for building heat. This is the primary and only means of heating the building. If the furnaces were to fail, the building would be without heat. This can subject the building water piping for the domestic and fire protection systems to freezing conditions resulting in potential water main breaks and consequential flooding damage to the building.
 - 2). AHU-1 duct furnace is rated at 175 MBH input and AHU-2 furnace is rated at 225 MBH input. Furnaces are mounted on concrete housekeeping pads on the discharge side of the air handling units and connected with flexible duct connections which should have fabric inspected annually for tears and openings. Furnaces are Reznor Model X units.
 - 3). The duct furnaces were installed in 2003. They have been in service for approximately 21 years. ASHRAE equipment median life expectancy for these units is approximately 18 years. The furnaces have surpassed their median life expectancy. With proper maintenance, they may last several more years; however, due to the critical nature of their service, **it is recommended that replacement gas furnaces are purchased and stored on site or replaced as preventative maintenance.**
2. Cooling Systems
- a. Building is air conditioned for most occupiable spaces aside from the Basement. Air conditioning is provided by two central station air handling units located in the Basement which are fitted with split system DX (direct expansion) refrigerant cooling coils and remote outdoor condensing units.
 - b. No local ductless split A/C systems were observed. **It is recommended that one is provided for the Kitchen cooking area to help with zoning temperature control issues for this space.**
3. Ventilation Systems
- a. Restroom Ventilation
 - 1). A power roof fan for the Second Floor restrooms was installed in 2003. 300 cfm of exhaust air is provided for the rooms. Fan is controlled via the room lighting activation switch. The bathroom exhaust fan has been in service for 21 years. **With a median life expectancy of 25 years for a centrifugal fan, the unit should be targeted for replacement in four years.**

- 2). Exhaust for the First Floor restrooms is provided by a dedicated exhaust fan above the restroom ceiling and is ducted to a louver on the south exterior wall. Condition of the fan was not observed; however, it is anticipated that the fan pre-dates the 2003 renovation of the Second Floor and should be inspected and **replaced as needed.**
- b. Kitchen Ventilation
 - 1). The First Floor kitchen is provided with residential grade cooking appliances for food service preparation for community events. Ventilation is provided for the residential natural gas fires range/oven which are located under a residential style exhaust hood. The hood has a fan switch, and the fan was not operational at the time of visit. The hood is ducted however, termination location was not observed. **Recommend replacement of hood exhaust fan.**
 - 2). Kitchen ambient temperature during site visit was quite warm and observed that the space was deficient of supply air and lacked any space temperature control. Original 2003 design documents indicates that the kitchen was provided with 160cfm of supply air which is adequate to handle the 1000 watt commercial 2-door reach-in freezer, but not a 70,000 BTU/hr range with a non-functional hood. Space design of kitchen does not permit removal of heat buildup and kitchen may require cooling while the air handling unit serving the First Floor and kitchen is in heating mode which would exacerbate conditions. **Recommend providing a dedicated air conditioning unit for the kitchen if the high ambient temperatures are problematic.**
- c. Primary Building Ventilation – First and Second Floors
 - a. The primary source of ventilation air for the building is provided by the two central station air handling units located in the Basement.
 - b. Dampers for both air handling units that introduce outdoor air into the system were observed to be fully closed at the time of visit while the building was occupied. **Recommend further investigation and troubleshooting controls to determine if dampers are functioning properly.** Original 2003 design documents indicate the minimum damper position to be 25% open during occupied periods.
 - c. AHU-1 and AHU-2 have ducted outdoor air ducts, 36x14 size, to a 48x22 outdoor air duct plenum located overhead in the Basement which penetrates the foundation wall to a grade level air intake areaway.
 - d. The outdoor air plenum appears to have sufficient size to accommodate an economizer cooling function for the air handling units; however, it is not known if the units are programmed to be able to perform this energy savings operation. Additionally, there is no indication that any relief air ductwork, vents, or pathways are provided for these systems. It is not recommended to operate units in an economizer cooling mode without relief air ductwork or relief vents provided as to avoid over pressurizing the building.
 - e. **Recommend providing relief air damper and a 36x14 relief air duct for each of the two air handling units along with controls to operate the dampers. Extend the relief ductwork to the southeast end of the Basement and through foundation wall to the areaway and provide an intake louver.**
- d. Elevator Machine Room Ventilation, Water Infiltration, & Cooling
 - 1). Owner reported that a flood had previously occurred in the elevator machine room during a heavy rain event. Storm waters had entered machine room through dedicated exhaust fan ductwork that was ducted to an exterior areaway. The Owner disconnected the exhaust fan and capped the duct at the machine room wall.
 - 2). Ventilation for the hydraulic elevator machine room should be provided to remove oil odors/VOCs and ducted to the outdoors. **Restore exhaust fan and re-route exhaust duct to a suitable location.**

- 3). No cooling was observed for the hydraulic elevator machine room. In order to protect the machine's electrical components from overheating **it is recommended that a nominal 1-ton (12,000 BTU/hr) ductless split A/C system be provided to cool the machine room.**
4. Building Perimeter Heat
 - a. No building perimeter heating systems were observed. The original 1928 building heating system was primarily perimeter steam convector heating units which have since all been removed.
5. Window Air conditioning
 - a. No window air conditioning units were observed at the time of visit.
6. Building Temperature Controls
 - a. A dedicated control system is provided for operation and control of the two central station air handling units and natural gas furnaces. The system was provided by Pasco Building Automation Systems and is Honeywell based control system.
 - b. Temperature control panel located in Basement by the water and gas service entrances and air handling units.
 - c. Each air handling unit is provided with a dedicated stand-alone electronic controller. Controllers are Honeywell Model T775 Series 2000 controllers and will store all functions permanently. They can tolerate up to a 24-hour power outage without losing time settings.
 - d. No backup power supply was observed in the temperature control panel. **It is recommended that, if feasible, a backup power supply be provided or the control system and an emergency low temperature building alarm be provided to alert the building manager in the event that the building is without heat for more than 24 hours.**
 - e. The temperature control equipment is believed to be the same age as the air handling units which puts the equipment at approximately 21 years old. ASHRAE median life expectancy of electronic controls is approximately 15 years. **The equipment has surpassed its expected life expectancy and should be targeted for replacement in the next two to four years.** It would be cost effective to replace the indoor central station air handling units at the same time that the outdoor air cooled condensing units are replaced. However, the indoor air handlers have a longer median life expectancy than the outdoor units which may warrant reusing air handlers and installing a new DX evaporator cooling coil in the air handling unit instead of complete replacement of the AHU. This would be the recommended course of action if the casing and components of the air handler are maintained and in suitable condition to re-use.
7. Central Station Air Handling Units
 - a. Air handling units and auxiliary duct furnaces were installed in 2003. They have been in service for approximately 21 years. Median life expectancy for an indoor central station air handling unit is approximately 25 to 30 years. The indoor equipment typically sees extended service life if properly maintained and may operate several years beyond its anticipated median life expectancy. It is recommended that the indoor AHUs be maintained and inspected annually (cleaned, blower belt replacement, motor replacement, damper maintenance, etc.) and that the cooling coil be replaced at the same time as the outdoor condensing unit which has exceeded its expected service life. **Recommend targeting replacing both air handling units in ten years. At this time, the air handling units can be replaced or rebuilt, and the cooling coil would be saved and re-installed until.**
 - b. There are two air handling units for the facility, each serving a respective area of First Floor and Second Floor. The 2003 Design Documents show the following which was confirmed during inventory:

- 1). AHU-1 serving the First Floor has supply air of 2800 cfm, coil capacity of 7 tons, with a gas fired furnace requiring 700 cfm outdoor air and with 175 Mbtu/h input, 140 Mbtu/h output (80% efficiency).
 - 2). AHU-2 serving the First Floor has supply air of 3400 cfm, coil capacity of 8.5 tons, with a gas fired furnace requiring 850 cfm outdoor air and with 225 Mbtu/h input, 180 Mbtu/h output (80% efficiency).
 - 3). Air handling units are manufactured by Enviro-Tec and AER Model HM size 30 units provided with DX 2-stage cooling coils, belt driven blower, and outdoor air/return air mixing box with electric Belimo damper actuators.
 - c. Air Conditioning Condensing Units
 - a. Two outdoor air-cooled condensing units were installed to support AHU-1 and AHU-2, and they are rated at 7 ton (85,700 btu/h) and 8.5 ton (107,200 btu/h) respectively for the first and Second Floors.
 - b. Units utilize R-22 refrigerant which is not produced anymore and is only available for servicing existing units. When condensers need to be replaced, the indoor DX coils in the air handling units would need to be replaced as well.
 - c. Condition of the units observed was fair for their age. They units are weathered with minor corrosion and condenser fins moderately damaged.
 - d. Units are installed on a concrete housekeeping pad; however, soil has migrated over top and now units are mostly sitting in grass/soil area which will heavily increase rate of unit deterioration and corrosion. Recommend removing soils away from condensers and cleaning up surface corrosion and applying protective paint to steel.
 - e. One unit had a liquid tight flexible conduit whip which has become detached and is exposing conductors. **Replace conduit and wiring as needed.**
 - f. Refrigeration piping serving the units is not well protected. The piping is intact, but insulation has fallen off and the lines extend below grade into the soil to get to the Basement. **Recommend removing soils away from piping and providing protective enclosure. At the same time, replace insulation and provide protective PVC covers.**
 - g. Outdoor condensing units were installed in 2003 and have been in service for 21 years which exceeds their 15 year median life expectancy. **Recommend replacement of both condensing units with new commercial grade low ambient air source heat pump units. Replace all refrigeration piping and both indoor air handling units at this time.**
8. Roof Exhausters and Vents
- a. One exhaust fan was observed on the roof. The fan serves the Second Floor restrooms and was in fair condition.
9. Building Energy Review
- a. Energy consumption for this building is moderate and primarily for space lighting, heating/cooling and domestic water generation.
 - b. Windows observed were not energy efficient windows and aging. **The windows observed are a primary driver of building HVAC loads and should be considered for replacement for reducing building energy consumption.**
 - c. At the time of visit, the roofing system was aging and there was evidence of compromised roofing membrane and potential water intrusion. The roof insulation system had surpassed its warranty period, and the Owner had targeted it for replacement in the near future. **It is recommended that the roof insulation system be replaced and brought up to current NYS Energy code requirements to further reduce building heat losses.**
10. Additional Observations
- a. Potential Sprinkler Piping Freeze Concern

- 1). There is a wet pipe sprinkler system provided in the north garage. Observed ductwork and a dedicated diffuser for the space to provide space conditioning. Did not observe any thermostats in this space and original documents indicate that this ductwork would be served by the air handler which serves the entirety of the First Floor spaces.
- 2). Essentially, there is no dedicated heating source for this space and during inclement weather conditions, or if the garage door were left open or even cracked open, the space temperature could drop which could freeze the sprinkler piping in this space.
- 3). **Recommend providing a dedicated electric heater, 5kW capacity, with a dedicated thermostat for the space.**

11. Zoning Problems and Tenant Complaints

- a. Kitchen overheats and has no dedicated temperature control.
- b. Second Floor NW Office 210 Heat complaints
 - 1). Office 210 on the Second Floor has complaints that the space does not receive sufficient heat from the duct system serving the space. Owner reported that they had relocated the thermostat closer to the office and away from the main community room on the Second Floor to help alleviate the heating deficiency. This helped the problem, but did not solve it.
 - 2). There were related space heat concerns and issues observed with water intrusion at the façade into the space. The west window of the office was tarped over with plastic at the time of visit to mitigate water intrusion. The envelope in this space appears to have been compromised and it is likely that there is also extensive air infiltration into the office which needs to be corrected to reduce the heating requirements for the space. **Recommend repairing façade and water infiltration here first and see if heating concerns are alleviated.**
 - 3). 2003 Design Documents for the renovation of this space indicate that the duct serving the office is at the end of the duct run and the furthest air terminal in the system. **Recommend rebalancing system and providing additional dampers on the last two supply grilles in the system so that airflow can be increased in Office 210.**

12. Adequacy of Boiler/Furnace Room Combustion Air

- a. No evidence of makeup air was observed in the Basement for the two large gas furnaces and water heater which are natural draft appliances.
- b. **Recommend providing makeup air duct to Basement ducted from 6" above floor to an exterior mounted louver with an insulated motorized shutdown damper. Provide controls to open damper when air handling units furnaces are operating.**

F. Electrical

1. The facility received an extensive renovation in 2003 which replaced the majority of the electrical system in the building. The facility, in general, appears to have modern electrical panels and circuit breakers throughout.
2. The building electric service enters the building underground and connects to an Eaton/Cutler-Hammer Por-R-Line C PRL3a Panelboard 400 ampere 3 pole main circuit breaker rated for 65kAIC.
3. The wiring throughout the facility appeared to be copper with ground conductors. It is in good condition throughout the facility.

4. Emergency Power System. There is a standby power generator located at the southwest corner of the facility; however, it is disconnected and is not operational (abandoned in place). The facility has since been equipped with a 60 ampere portable generator connection at that outdoor location and connected to the building via a double pole double throw switch. This provides standby power to a Generac Guardian load center and circuits to the building fire alarm panel, as well as kitchen and dining room lights, receptacles and refrigerators. **Consider installation of a standby generator and reconnect to the existing distribution system in the building to provide operational support and preserve refrigerated items in the event of an extended power outage.**
5. This is a single service/meter.
6. Firestopping at electrical room/closet penetrations appears adequate, no issues were observed.
7. Salient electrical code violations were not identified.
8. No detection devices were observed in the water heater room for carbon monoxide detection. The water heater is a natural gas fired natural draft appliance which are prone to issues with back drafting and corresponding carbon monoxide concerns. **Provide CO detector as required.**

G. Site Lighting

1.

H. Interior Lighting

1.

I. Elevators

1. The facility is equipped with a Schindler Elevator Corporation hydraulic elevator, Serial #C901701 manufactured in 2006. It has a 2500 pound rated load capacity. The motor is a 20 HP, 208V 3 phase unit. The jack is 4.64" diameter and has a 0.165" wall. The working pressure of the system is calculated at 352 psi, and in "up" direction including line drop at 576 psi.
2. It was noted that in xxxx, there was a heavy rain event that caused flooding of the elevator, which was caused by open conduits that let surface groundwater enter the space. This caused xx to xx and the need to replace the elevator equipment. The issue has since been resolved by sealing up the conduit penetrations.
3. The general conditions of the elevator, machine room and shaft are good. There are no noted deficiencies from the last inspection dated x/xx/xx.

J. Fire Sprinklers

1. The building was equipped with a full building wet fire protection system in 2003 under the Bell & Spina renovation. The 4" fire service enters the Basement mechanical room and contains the main valve and riser. The design and installation and conformance with NFPA 13 were delegated to the installing contractor by F&F. The overall fire sprinkler head spacing is based on 130 square feet per head.
2. There is no fire pump for the building. There is a Fire Department Connection located at the north side of the building on Sunnycrest.

K. Fire Alarm Systems

1. The fire alarm panel is a Simplex Model xxxx, which is located in the First Floor lobby at the west entrance. It contains (7) hard wired conventional zones of detection, and (4) notification appliance circuits.
 - a. Devices incorporated include smoke detectors, heat detectors, pull stations, flow switches, etc.
 - 1). There are two duct smoke detectors observed in the facility. Duct detectors are installed on the return air duct for the two Basement air handling units.
 - 2). Date of last test and inspection is xx/xx/xxxx.

- b. The security panel is a Doyle xxxxxxxx, located in a closet adjacent to the First Floor north entry adjacent to the overhead door.
 - 1). There are exterior building mounted cameras located around the perimeter of the building, generally at the top of the First Floor level.

L. Miscellaneous

- 1. ADA Compliance
 - a. The facility renovation by Bell & Spina in 2007.

1.9 Transportation Center, 108 West Kennedy Street



A. Site

1. General Summary/Property History

- a. The PEACE Transportation Center is located at 108 West Kennedy Street in Syracuse. It is just west of South Salina Street between West Kennedy Street (CR175) and Furman Street blocks.
- b. Tax Info:
 - 1). Tax ID: 8500000120250000000
 - 2). Swis Code: 085.-12-25.0
 - 3). Acres: 0.93
 - 4). Land Use Code: 449 Distribution Facility
 - 5). County Leg District 16
 - 6). Senate District 48
 - 7). Assembly District 128
 - 8). Ward 18
- c. One Story, Slab on Grade.
 - 1). The building contains an accessible entrance at the main entrance to the building, as well as a secondary entrance from the facility parking lot.
- d. Type of Construction: One-story masonry building.
- e. Square Footage: Building totals approximately 7,300 square feet.

2. Topography and Drainage

- a. The site is generally flat, with small sections of grass along the east, west and south portions of the parcel. There are parking lots on the north side and east/south side, and sidewalk along the east, west and south portions of the site.
- b. Site drainage is generally accomplished via natural pitch of the parking lot to the edges of the property. There are no catch basins or other retention basins to collect water from the parking lots.

3. Paving and Curbing

- a. Parking lots consist of asphaltic pavement, with no curbing.
- b. Parking Lot Entry Drive Issues
 - 1). Owner reports that the drive up to the parking lot is problematic for buses and causes damage to both the buses and the paved drive due to the steep grading between the city R.O.W. on West Kennedy St. and the public sidewalk.
 - 2). A location survey dated 5/20/2017 provided by Michael J. McCully Land Surveying PLLC indicates that there is approximately 24" of rise over an 11.5 foot span between the street and elevated sidewalk which is more than 2 in/ft slope.
 - 3). The steep drive causes damage particularly to the vehicles' exhaust tailpipes which scrape and scar the driveway.
 - 4). The drive is approximately 240 ft² of tarvia.
 - 5). **Recommend improving driveway grading to mitigate damage concerns to vehicles.**
- c. Parking Spaces (approximately) – (16) total
 - 1). There are (10) striped parking spaces for shorter school buses (5-row) with non-dedicated (un-striped) space for two (2) additional short buses on the north end by the garage.
 - 2). One (1) dedicated space for a long bus (9-row).
 - 3). There are (5) spaces for vans and standard vehicles.
 - 4). Striping appears to be relatively new and in good condition. New striping was shifted and laid down approximately 18" north of existing lines creating double striped spaced. Newer striping is in good condition and existing is fair.
 - 5). Total area of parking (approximately) – West lot is 7,700 sqft of tarvia.
- d. SF per parking space varies with larger spaces for buses and smaller for vehicles.
- e. Overall Condition - Good.
- f. Parking lines are visible but should be repainted within 6 to 8 years.
- g. Presence of previously applied asphaltic sealant: None observed.
- h. Vehicle oil staining and bleaching of asphalt surfaces was observed, although not impacting the overall condition of the lot.
- i. Cracks are not readily visible in the pavement. Drainage exists. There is one large sewer in the center of the lot, approximately 30" diameter grate.
- j. There are two speed bumps at the south end of the lot.

4. Sidewalks/Flatwork

- a. Concrete sidewalks are installed along the south line of the property lines just south of the northerly right of way line which puts the masonry walk off the premises.
- b. Overall condition of the city sidewalks is fair to poor. Cracks and water/ice damage are clearly visible with some flags deteriorating/crumbling.
- c. The south entry to the facility has concrete sidewalk from the city sidewalk to the south entry door with (5) concrete flags. **Concrete flags are all in poor condition and should be replaced within two years.**

5. Landscaping and Appurtenances

- a. There is a masonry retaining wall along the north portion of the parking lot which is located directly behind the chain link fence. The wall appears to be on the property. If the wall needs to be repaired, this will require removal of the north portion of the chain link fence around the parking lot. The wall is four courses high above grade level and approximately 90 linear feet in length. Condition of the wall masonry units and mortar joints was good.
- b. Fencing
 - 1). There is chain link fence with barbed wire enclosing the parking lot at the west end of the property. Fencing condition was good.

- 2). Fencing is approximately 8 to 10 feet tall and extends from the southwest corner of the building around the lot to the northwest corner of the building.
- 3). Length of fencing is approximately 270 linear feet.
- c. There are large deciduous trees located at the west and north edge of the property on the adjacent lots. The trees are mature and approximately 30 to 40 feet in height.
- d. There is some shrubbery and plantings near the main entry on West Kennedy Street and along the south exposure, as well as several small deciduous trees, approximately 15 to 20ft tall and 4" to 10" in diameter.
- e. The east end of the property is a narrow grass area approximately 5 feet in width between the building and the adjacent property parking lot.

6. Utilities

- a. Type and Provider
 - 1). Water – Municipal water supply 1½" meter located in bus garage at front of building.
 - 2). Electricity – National Grid account 87101-86108. There are (3) pole top 75kVA transformers located on the utility pole at the west side of the property. The service conductors drop in a riser sleeve to an underground feed that connects to the Basement main electrical disconnect switch and distribution panel. Meter is a GE kV2c Multifunction Meter, X8D05754845800000, CL 20, x80 multiplier. Electric usage ranged from an average of approximately 14,000 kWh/month for eight months of the year, to a high of approximately 25,000 kWh/month during the June through September period. This additional usage was due to the consumption of the building air conditioning. Electric demand ranged from a low of 47kW to a maximum of 70kW, with an average demand of 55 kW.
 - 3). Natural Gas – National Grid account 91701-77106, meter located above grade at the south side of the building. Roots Meter 15C175, B/M 051809-002. S/N 1566668, MAOP 175 PSI, rated 1500cfh max. Average winter gas consumption ranges from 1,100 therms to 1,200 therms.
 - 4). Sanitary Sewer – Municipal.
 - 5). Storm Sewer – N/A.
- b. Sewage Backup Problems: None reported.
- c. Stormwater Backup/Flooding: None reported.
- d. Septic System Maintenance: N/A.
- e. Sewage Ejector Pump Maintenance: N/A.

B. Frame and Envelope

1. Substructure

- a. Foundation System - Concrete slab on grade.
- b. Floor drains are installed in various locations to collect equipment drains.
- c. No water infiltration observed. There did not appear to be other flooding, water or moisture penetration observed or reported.
- d. Some evidence of initial stages of water degradation and potential intrusion as observed by staining at base of east exterior wall from roof runoff at the north and south ends. No gutter systems provided for managing roof runoff. **Recommend further investigation and providing proper stormwater management/drainage system at east end of property to protect masonry structure and joints from degradation.**
- e. No other evidence of water infiltration was observed inside the building.
- f. Radon – Presence of Radon Gas or Radon Mitigation System?
 - 1). Presence of radon gas was not reviewed. No records of prior radon gas tests or test result levels were provided to the Engineer.
 - 2). No radon removal systems, whether passive type or active soil depressurization systems were observed or reported to be installed at this facility.

- 3). It is recommended that the Owner have testing performed in the lower levels, Basement and crawlspace areas of the facility to confirm radon gas levels. Testing shall be performed by a certified professional.

4). If testing identifies radon gas concentration levels are found to be equal to or greater than 4.0 pCi/L, a radon mitigation system should be provided for the facility.

2. Envelope

- a. The exterior of the building overall is in good to fair condition.
- b. Windows
 - 1). Windows at the south exposure appear to be aluminum fixed with bottom operable portion, double-insulated glass. There are (5) in total. Overall condition appears to be good and relatively new construction.
- c. Exterior Walls
 - 1). No visual evidence of any structural distress.
 - 2). The envelope is in fair condition overall. No leaks or large openings were observed or reported.
 - 3). Front (south side) of building has brick facing over masonry block which is in good condition.
 - 4). East side of building envelope is masonry block with ribbed galvanized steel siding, white finish. Condition is good.
 - 5). Northwest exposed masonry block wall has fading and delaminating/deteriorating paint. Recommend repainting within four years.
 - 6). West exposure of building is predominantly vinyl siding on masonry block. Evidence of failing vinyl siding in several locations. Siding observed to be peeling away from wall. **Replace siding.**
- d. Insulation Systems
 - 1). There was no evidence of insulation installed for the envelope for either the walls or the roof over the bus garage.
 - 2). Blanket insulation was observed at the underside of the roof over the boiler room and the adjacent fuel/gas storage room. **Condition of the insulation was poor and requires re-attachment at several locations or replacement.**
 - 3). Insulation was missing on the deck over the tire and parts storage room.
 - 4). Recommend confirming if insulation is provided for the facility envelope over areas with ceilings that were not observed.

3. Roofing

- a. Roof structure is pre-cast concrete planks supported by steel beams. Concrete planks and steel structure observed appeared to be in fair condition.
- b. Roofing system appears to be built-up roofing, tar and gravel. Roof is pitched at center to the east and west ends of the facility. No roof drains are required or provided.
- c. The west roof over the garage drains to the lower roof over the office areas which is pitched to a gutter system along the west exposure of the facility.
- d. The gutter system has failed at several locations. There is minimal pitch in the gutter system to promote proper drainage. Only two downspouts were observed with one missing and the other partially disconnected.
- e. **Recommend repair and replacement of gutters as required and provision of (2) additional downspouts with underdrains to below grade.**
- f. **It is also recommended that heat trace ice melting system be provided to protect the gutter system from continuous damage through winter cycles.**
- g. The roof was not accessible or observed at the time. Based on interior observation from below the roof, no significant leaks were observed. In general, it is assumed that the roof is in fair condition; however, it should be inspected.

- h. One leak was observed over the garage which appeared to have water intrusion through the curb of the north ventilator. **Recommend inspection and repair as required.**
- i. Ceiling tile damage was observed over the break/lunchroom which was suspected to be from roof water intrusion. **Recommend further investigation and repair as needed.**

C. Interior Elements

1. Bus Garage Area

- a. Floor is concrete and generally pitched to area drains.
- b. Lines are painted on floor for bus parking zones. **Lines are fading and require repainting.**
- c. Walls are exposed CMU block. No finishes or paint observed. Most walls have exposed utilities mounted on them (conduit, piping, telecom, etc.).
- d. Generally open ceiling in garage area with steel roof structure exposed to roof concrete deck above.
- e. Northwest corner of garage has a partial ACT drop ceiling just below the roof structure. Several ceiling tiles are missing. Troffer lights are attached to the underside of the ACT ceiling. The ceiling does not appear to serve a purpose. **Recommend removal of ACT ceiling in this area.**

2. Office/Storage/Bathroom Areas

- a. This is located to the west of the main bus garage. Finishes in these spaces are heavily dated. Overall, the finishes and interior elements are near end-of-life or in need of updating depending on their programming value. In general, these spaces serve as support areas for the garage.
- b. Ceiling tile damage from water observed in break room.
- c. Flooring is generally 12x12 vinyl tile. Types, colors, and condition vary by space and level of usage. Areas where chairs are used without wheels have the heaviest wear and should be replaced or cleaned up. In general, flooring is in fair condition. **Recommend replacement.**
- d. Janitor closet walls are missing paint. Ceiling is failing on south side of room and paint is peeling off.
- e. Ceiling in tire and parts storage room has been removed and wood support structure left exposed.
- f. Walls are generally painted masonry block. Paint is in good condition overall.

D. Plumbing

1. Domestic Water

- a. Municipal water enters the building at the south end of the bus garage and rises up through the concrete floor. Service pipe appears to be 1½" size galvanized steel pipe.
- b. No backflow prevention device(s) are provided. **Recommend providing an RPZ backflow preventer downstream of meter.**
- c. Domestic cold water serves the domestic hot water heater, makeup water for boiler system, and the bathrooms.
- d. The water meter is provided with an isolation valve on both sides of the meter. The valve downstream of the meter was missing a valve handle.
- e. The water supply piping system was observed to be grounded on both sides of the meter.
- f. Domestic water supply piping from the meter to the building was observed to be predominantly copper tubing. Older piping was observed in the garage and appeared to be of galvanized steel construction. Newer piping installed is primarily plastic PEX tubing.
- g. Fixtures for bathrooms and water heater are predominantly fed with PEX tubing.
- h. PEX tubing observed throughout the spaces was generally poorly supported and lacking hangers.

- i. Domestic hot and cold water piping, where exposed to view, was not insulated or partially insulated throughout. Insulation condition was poor.
 - j. The domestic water system is connected to the boiler water makeup at the steam condensate tank with a ¾" copper line and pressure reducing valve. No means of backflow prevention was observed. **Provide an RPZ backflow preventer at connection to boiler system as required per State and Local Codes.**
 - k. Evidence of leaks, galvanic action, or piping condition: None observed.
 - l. Presence of Lead in Water Supply?: Unknown. **It is recommended that testing be performed to determine lead content levels in the water supply if present.**
2. Domestic Hot Water Heating
- a. The building is provided with (1) one natural gas storage hot water heater. Heater is located in the boiler room. Unit is in good condition.
 - b. The water heater was installed in 2017 and is approximately 7-years old. **Recommend replacement of water heater in no more than 5 years at 12 years of service in year 2029.**
 - c. DHW heater is natural draft vented appliance ducted to the boiler chimney flue stack. Unit is provided with sufficient makeup air.
 - d. Water heater is an A.O. Smith ProLine commercial grade water heater, 40-gallon tank capacity rated at 40,000 BTU/hr input, Model #GCRL-40 400.
 - e. Water heater should be blown down at drain valve periodically and inspected for corrosion of storage tank as preventative maintenance.
 - f. No domestic hot water recirculation pump was observed for the hot water heater. Future upgrades to bathroom facilities may require that a hot water recirculation line and pump be provided to comply with current State Energy Codes.
3. Interior Sanitary Waste & Vent System
- a. The building is connected to the municipal sewer on West Kennedy Street. Size of sanitary lateral for the facility is unknown.
 - b. Sanitary system drains by gravity and are not pumped.
 - c. Sanitary waste/vent and piping was observed to be mostly cast-iron hub and where visible. However, there are areas which have had modifications over the years made with PVC piping.
 - d. Reports or evidence of sewage backup: None reported. There is no Basement.
 - e. Fixtures observed had trap seals where required when connected to the sanitary system. No odors or sewer smells were observed at the time of visit.
 - f. Bus Maintenance Garage – Oil/Water Separator System
 - 1). The garage area drains, and connected drainage system, are provided with an oil water separator system below the garage floor.
 - 2). The system is provided with a level alarm monitoring panel.
 - 3). The tanks below grade are vented to the outdoors.
 - 4). The system was inspected and approved at time of installation for above and below groundwork by the Onondaga County Department of Water Environmental Protection Plumbing Control.
 - 5). The age and condition of the system is unknown.
4. Interior Storm Drainage System: N/A. No roof drains provided or required for this facility.
5. Piping Insulation
- a. Piping insulation was observed throughout the facility. Most domestic hot water piping was insulated, however, condition of insulation varied.
 - b. Generally, domestic cold water piping was not observed to be insulated.
6. Natural Gas System

- a. The facility is served by municipal natural gas. The gas service enters the south (front) end of the facility. There is (1) regulator and (1) gas meter.
- b. Gas meter is a Roots Meter Model 15C175 rated for a max load of 1,500 CFH.
- c. The overall condition of the system observed was in proper working order and functioning at the time of visit.
- d. The gas line extends from the south end of the building to the boiler room at the north to serve the boiler and water heater.
- e. Piping observed is generally threaded black steel piping. The condition observed was good. Did not observe any unusual odors or indication of piping leaks.
- f. There is (1) natural gas boiler rated for 789,000 BTU/hr input gas and (1) 40,000 BTU/hr input gas hot water heater.
- g. The total connected building gas load is 829,000 BTU/hr.

7. Restrooms

- a. (1) restroom is provided for men and (1) for women.
- b. The women's room has one lavatory and one water closet. Neither fixture is ADA compliant.
- c. The men's room is provided with a water closet, (1) urinal, and (1) lavatory. No ADA fixtures provided.
- d. Observed floor mounted water closets with flush valves. Conditions were fair.
- e. Lavatories were in fair condition, faucets were dated.
- f. The overall condition of restrooms appears to be dated in terms of fixtures and finishes. Water supplies to fixtures were run predominantly in PEX plastic piping along the walls and poorly supported.
- g. **Recommend replacement of all fixtures and supplies and renovation of both restrooms to meet ADA requirements. Alternative would be to provide a new single occupant ADA compliant restroom for the facility.**

8. Drinking Fountains: None provided.

9. Janitorial Closets & Service Sinks

- a. (1) service sink was provided and located in the men's restroom. Service sink is a wall mounted utility sink. Sink does not promote ease of dumping mop buckets full of water.

10. Site Gas Storage Tank & Pump

- a. There is evidence that a 3,000 gallon gasoline storage tank 64" diameter by 18 feet long that is or was located on the property. There is/was a fuel pump for fueling buses. The existence of this system was not verified on site.

E. Heating/Ventilating/Air Conditioning

1. Heating Systems

- a. The primary source of heat for the building is an aging steam heating system consisting of a low pressure steam boiler and a combination of perimeter steam fin tube convectors and fan forced steam unit heaters throughout the facility.
- b. Steam condensate is returned through condensate return piping, some piping below slab, to a condensate receiver unit in the mechanical room.

- c. The boiler is at the end of its expected service life, and it is highly recommended that prior to replacement of the boiler, the Owner review replacement of the entire building steam heating system. The steam convectors and steam unit heaters are past their 20 to 25 year life expectancy and replacement of all heating units, piping, valving, and controls should be addressed at the same time.
 - d. In general, steam and condensate piping appear to be original and potentially pre-dates the boiler installation. Integrity of the steam and condensate piping is unknown; however, it is evident that there was no boiler water treatment system installed to protect and prolong the longevity of the boiler system components.
2. Gas Fired Steam Boiler
- a. Boiler was originally built in 1999.
 - b. Boiler Type: Water tube boiler, 15 psig max steam pressure.
 - c. State Identification Number: NY144206L.
 - d. ASME Number: CP3766763.
 - e. Boiler is natural gas fired water tube boiler Well McLain Model 678 Series 1 boiler.
 - f. Boiler appears to be inspected every (2) years and has passed previous external inspections. No internal inspections were noted on the certificate of inspection. The boiler is due for its next inspection on February 8, 2025.
 - g. Boiler is rated for 789 MBH gross natural gas input, 643 MBH output gross (AHRI), with a net 482 MBH steam output.
 - h. Boiler Flame Burner Unit
 - 1). Unit equipped with a Gordon-Piatt power flame burner Model R6.2-G-03 rated for a 789 MBH firing rate.
 - 2). The burner motor was replaced on 1/4/2024. A notice was placed on the motor to increase the motor horsepower the next time the motor fails which suggests that the motor has been problematic in the past.
 - 3). The burner unit nameplate is listed to be rated for operation with a 1/3 HP blower motor which is currently installed. It is not recommended to increase blower motor HP beyond the rated horsepower.
 - i. Boiler has been in service for 25 years. The ASHRAE median life expectancy of a steel water-tube steam boiler is 24 years. **The boiler is at the end of its service life and should be replaced prior to the next heating season (2026).**
 - j. The boiler was operating at the time of visit. It is reported to require periodic maintenance and has issues where it shuts down periodically during operation. **It is recommended that the Owner target replacement of the building heating system at the time the boiler needs to be replaced.** Replacement of the heating system piping and terminal heating equipment could occur after boiler replacement if needed but should not be overlooked due to its age.
 - k. Observed boiler steam safety relief valve vented to floor in mech room. **It is recommended that the steam relief valve be piped to the outdoors in the event of failure.** A relief valve failure would fill the room with steam which would make access to service the boiler infeasible and could damage electrical wiring in the room.
 - l. Boiler flue vents to a single-wall galvanized steel vent (uninsulated) which connects to chimney in boiler room. Flue vent has evidence of corrosion at most joints. Inspect boiler flue stack. **Recommend replacing boiler flue vent in next five years (2029).**
 - m. Chimney at room level appeared to be in fair conditions, brick did not have notable cracking or indication of calcium deposits.
 - n. Adequacy of Boiler/Furnace Room Combustion Air
 - a. Makeup air for the boiler room is adequate. An open exterior louver is provided in the boiler room wall which allows air to enter the room for combustion.

3. Terminal Heating Units

- a. Heating units observed are fin tube radiators, cast-iron radiators, and steam unit ventilators. Condition of the terminal heating units observed is questionable due to age; however, they are effective at providing heat to the facility in most areas. **Consideration shall be given to replacement of the building terminal heating units.**
- b. Terminal units observed are provided with radiator valves for flow regulation. Maintenance personnel have expressed that the valves are frequent maintenance. No strainers were provided upstream of the radiator control valves. **Recommend installing strainers with blowoff valves to protect thermostatic radiator** valves and prolong life.
- c. Original fin tube radiators observed were in fair to poor condition. Heating elements of fin tube are bare-fin heavy gauge coarse fin spacing, ~2" pipe fin element with 3/4" supply and return lines.
- d. Some units are single tier and others are multiple tiers. No isolation valves are provided for individual radiator branches to allow for service. **Provide isolation valves for service of radiator valve an angle steam trap to avoid need of shutting down entire system.**
- e. Radiators were not provided with enclosures which help promote convection and increase convector performance.

4. Steam & Condensate Piping System

- a. The boiler serves an aging steam and condensate piping system. Age of the system is unknown; however, based on construction, materials, and visual inspection, the piping system would appear to pre-date the 1980s.
- b. The piping system is a low pressure system, <15psig operating pressure as determined by the boiler pressure rating. No pressure or temperature gauges were observed to be installed.
- c. Piping observed is steel with threaded connections and fittings. Most piping exposed to view was painted bare steel. Schedule of piping wall thickness is unknown. **It is recommended that bare piping where exposed and below 6ft above floor be provided with insulation for thermal protection from hot surfaces.** Piping surface on steam piping can be in excess of 200°F.
- d. No significant leaks were observed at the time of visit or reported by maintenance staff.
- e. No branch main isolation valves were observed. Zone branch lines are approximately 2" size. Each of the two steam branch lines has a pneumatic control valve for zone temperature control. Each of the control valves has a manual bypass line with a gate valve. There are no strainers provided upstream of the control valves.
- f. There is no means of isolating either control valve for maintenance without shutting down the entire boiler system. **Recommend modifying branch piping in boiler room and provide branch isolation valves and dedicated control valve service valves. Replace control valves.**
- g. As there were no isolation valves observed other than the control valve bypass lines, maintenance staff shall anticipate that if there is an extensive leak in system in either the piping or terminal unit steam coils, etc., it may be necessary that the entire system be shut down for a period to fix the leak. It is recommended that future planning be made to address the aging piping system.
- h. Steam header piping above boiler with branch line for each zone. One line serves the Garage zone, and the other line serves the West office area zone.
- i. Header and branch piping are partially insulated in boiler room. Outside of boiler room, steam and condensate piping is un-insulated.
- j. Boiler water treatment, if applicable:
 - 1). No boiler water or condensate return water treatment systems observed.

5. Cooling Systems

- a. Minimal cooling systems were observed at the facility. The building does not have a central air conditioning or air handling system.
- b. Offices were observed to have window air conditioning units.
- c. The break room has a floor standing portable air conditioner with heat rejection duct through a wood window panel.
- d. The tire and parts storage room are provided with an old thru wall air conditioner. Operability of unit is unknown.

6. Ventilation Systems

a. Bathroom Exhaust Ventilation

- 1). There are (2) restrooms. Each restroom is provided with a dedicated switch operated ventilation exhaust fan that discharges through the west exterior wall. Both fans were operable; however, they are not energy code compliant. No backdraft or shutdown dampers were observed, and fan inlets were open to the outdoors. Remove existing bathroom fans. See recommendation below.

b. Office Ventilation

- 1). Offices are provided with operable windows for natural ventilation. No dedicated mechanical ventilation systems were observed.
- 2). Offices are heated and cooled which does not promote use of operable windows for natural ventilation.

- c. **It is recommended that an energy recovery mechanical ventilation unit is provided** for the offices and break room and that general exhaust required from storage, janitor closet, and restrooms be recovered before exhaust air is rejected to the outdoors.

d. Bus Garage Ventilation

1). Roof Gravity Vents

- a. (2) gravity ventilators are provided on the roof of the garage. The gravity vents allow heat to escape in the summer, which is desirable; however, in the winter, all heat provided by the fan powered steam unit heaters will escape through these vent openings in the roof. **At a minimum, it is recommended that the gravity vents are removed and replaced with aluminum gravity vents with insulated shutdown dampers** as per NYS Energy Code requirements.
- b. Gravity vents were not observed from the roof due to access. However, they appear to be of construction similar to 1950s/1960s gravity vents and should be inspected and tested for potential ACMs prior to removal.

2). Local Engine Exhaust Extraction System

- a. Garage is provided with a local exhaust fume extraction ducted air system with snorkel exhaust hoses for bus engine tailpipe exhaust while operating in the garage.
- b. (1) utility set exhaust blower serves the snorkel system and is mounted on a steel frame above the northwest garage man door. The unit is a DSP Monoxivent fan, and discharges directly out the northwest exterior wall by the rear garage rollup bay door. The exhaust outlet is approximately 3 feet from the garage door opening which is within the code minimum 10 foot clearance for discharge of the exhaust air.
- c. **Recommend extending exhaust discharge up the side of the building to above roof level** to mitigate concern with engine exhaust being pulled back into the garage area.

3). General Exhaust Ventilation

- a. No general exhaust mechanical ventilation systems were observed for the garage. General exhaust is required for the garage due to its use as per NYS Mechanical Code.

- b. Provide mechanical exhaust ventilation systems sized for 0.75 cfm/ft².
Recommend providing an energy recovery ventilator for garage to reduce boiler energy consumption in winter.

7. Building Temperature Controls

- a. HVAC systems are provided with local thermostat controls. Steam convector units are provided with thermostatic control valves for individual radiator heat output control.
- b. No indication of any centralized temperature control systems was observed.
- c. The boiler heating system is believed to operate on (2) thermostats, one for each zone, with (1) located in the main office at the south end of the building and (1) in the garage which cycle the boiler on for heat.

8. Building Energy Review

- a. Overall, the facility is inefficient and consumes significantly more energy per square foot than other PEACE, Inc. facilities. The building appears to be lacking insulation, but even more so, the use and operations of the facility contribute most to the heavy energy use. With large openings in the garage roof and operation of the large garage bay doors during winter periods, this is likely a major contributing factor to over energy use. Heat rises up through the roof and pulls cold air into the building which increases load on the boiler system.
- b. The facility primary means of heating is by natural gas. Gas consumption data was provided to the Engineer by the Owner for the months of March 2022 through January 2024.
- c. The facility average gas consumption during winter months from November 2022 through March 2023 was approximately 900 therms. Consumption for peak winter months appears to be steady in the range of 1,100 to 1,200 therms. This facility consumes more gas on average and during peak operation than Eastside FRC at 202 South Beech Street.
- d. For comparison, this facility consumes on average approximately 30% of the energy that the Merrick Head Start facility consumed for the same winter heating period. Merrick is a significantly larger facility with greater occupiable conditioned spaces compared to the Transportation Center with building floor area that is primarily maintenance and storage space.
- e. Electric consumption for the facility is typically consistent and does not deviate too much from month to month. Average consumption for the months of March 2022 through April 2023 was 1,470 kWh with range of ~1,100 kWh minimum to ~1,900 kWh maximum.
- f. Building is likely difficult to get into compliance with current NYS Energy Codes without costly upgrades due to old inefficient heating system equipment, missing piping insulation, old temperature controls, and poor building envelope efficiency.
- g. Deficient Items: HVAC shutdown isolation dampers, functionality of HVAC temperature controls for boiler steam system, missing insulation throughout on both steam and condensate piping.
- h. Capital Improvement
 - 1). For the garage area, it is recommended that a system is provided to mitigate the heat stratification in the space for winter season due to the high ceiling heights and use of steam unit ventilators. **Recommend providing (2) high volume low velocity (HVLS) destratification fans to improve air circulation** and de-stratify air during heating season to reduce building energy consumption. The fans will also provide a cooling effect for summer periods for the space which does not have any cooling system provided.

9. Zoning Problems and Tenant Complaints

- a. This was not reviewed extensively and requires further comment by the building occupants. However, in general, the spaces appeared to be heated adequately for their occupancy.

- b. Heat in the main office area was reported to be insufficient by occupants. Existing steam fin tube convector is problematic and observed installation of an electric baseboard heater below the steam unit.

F. Electrical

1. The facility contains several generations of electrical gear, including a few vintage Westinghouse panels which replacement parts are difficult to obtain. It appears that during renovation projects, newer electrical equipment from Square D and General Electric was installed.
2. The building electric service enters the building underground and connects to an 800 ampere GE Cat #TC72367 Type HD fused disconnect switch. The switch connects to a GE distribution panel and branch breakers that serve 100 ampere circuit to First and Second Floor north and south panels, the elevator, the elevator, as well as a few other loads.
3. Wiring throughout the facility appeared to be copper with ground conductors. It is in good condition throughout the facility.
4. There is no emergency power system serving the building. Emergency battery equipment provides emergency lighting for the building using standalone units.
5. This is a single service with one electric power meter. Utility data shows provision of a sub-meter for lighting power consumption for a private area.
6. Adequacy – Peak demand of 70kW equates to a peak load of approximately 200 amperes, which is approximately 30% of the service capacity.
7. Watts/SF - Peak load equates to approximately 2 Watts per square foot, average load equates to approximately 1.6 Watts per square foot.
8. Firestopping at electrical room/closet penetrations appears adequate; no issues were observed.
9. Salient electrical code violations were not identified.
10. Existing active manual transfer switch for backup generator provided on site. Switch is in garage and hookup box with generator cord is on south side of building by entry.

G. Site Lighting

1. There is (1) luminaire located above the front garage bay door on the south exterior wall illuminating the drive and walkway.
2. There is no site lighting over the east end of the property.
3. The parking lot is provided with one street pole and luminaire. Condition is fair.
4. The west building entry from the parking lot has one luminaire over the man door. Luminaire is not supported properly. **Recommend replacing luminaire with an LED wall pack.**

H. Interior Lighting

1.

I. Elevators – There is NO elevator at this facility.

J. Fire Sprinklers – There are no fire sprinklers at this facility.

K. Fire Alarm/Security Systems

1. The fire alarm panel is a Honeywell Vista 32FB, which is located in xxxxxxxxxxxx. It contains (3) beam smoke zones of detection, and (2) carbon monoxide detectors, door contacts and (2) motion sensors.
2. Security Cameras
 - a. Date of last test and inspection is xx/xx/xxxx.

1.10 717 Erie Boulevard West



A. Site

1. General Summary/Property History

- a. 717 Erie Boulevard West contains the Department of Energy and Housing Services, which has been operating New York State's Weatherization Assistance Program in Onondaga County for more than 25 years. This program offers a grant to provide energy conservation measures for income-eligible homeowners and renters. Programs supported include The Weatherization Assistance Program, EmPower+ and the Multi-Family Performance Program.
- b. The program moved into this facility in 2022.
- c. Tax Info:
 - 1). Tax ID: 10500000130040000000
 - 2). Swis Code: 105.-13-04.0
 - 3). Acres: 0.9
 - 4). Land Use Code: 464 Office Building
 - 5). County Leg District 8
 - 6). Senate District 48
 - 7). Assembly District 129
 - 8). Ward 8
- d. One Story, Slab on Grade
 - 1). The main entrance at the north end of the building contains an enclosed vestibule and a double door entry into the main lobby and reception area. An internal circular hallway connects perimeter office spaces, a central dividable conference room, toilet rooms, and a south end service space for program equipment storage, repairs, etc. There is also a kitchen and utility/storage room on the east side of the building, men's and women's room toilet facilities, and a copy room.
- e. Steel framed structure with bar joist construction.
- f. Square Footage: Totaling approximately 9,400 square feet.
- g. There are two Knox boxes provided for the facility for fire department/emergency services keyed access to the building. One is located at the north (front) entry and the other at the east (side driveway) entry. It does not appear that the Knox boxes are alarmed and are key entry only to the box.

2. Topography and Drainage
 - a. The site is generally flat, with small sections of grass along the north portion of the parcel. There are parking lots on the north side and east/south side.
 - b. Site drainage is generally accomplished via natural pitch of the parking lot to the edges of the property. There is a catch basin at the south end of the south parking lot located to collect water from the parking lot.
3. Paving and Curbing
 - a. Parking lots consist of asphalt pavement, with no curbing. The south parking lot contains the most parking spaces, as well as parking and access to the rear of the building and overhead doors. The east parking along the side of the building is parallel parking and provides drive access to the south lot. The north lot has general parking to the main entrance. The grade is flat from the lots to the building entrances.
 - b. Parking Spaces (approximately) – (45) total
 - 1). (31) South lot, (6) North lot and (8) East lot.
 - 2). It was noted that several staff were using the adjacent parking lot to the West for parking.
 - c. Total Area of Parking (approximately)
 - 1). North lot is 240 m² (2,600 sq.ft.)
 - 2). South lot is 1250 m² (1,3500 sq.ft.)
 - 3). East Lot is 340 m² (3,700 sq.ft.)
 - d. Perimeter (approximately)
 - 1). North lot 72 m (235 lf)
 - 2). South lot 150 m (500 lf)
 - 3). East lot 120 m (400 lf)
 - e. Parking lines are in very good condition. There is a lack of designation of an accessible parking space. When the parking lot is restriped, an accessible parking space should be provided and designated.
 - f. Presence of Previously Applied Asphaltic Sealant: None observed.
 - g. Vehicle oil staining and bleaching of asphalt surfaces was observed, although it did not impact the overall condition of the lot.
 - h. Overall, the parking lot condition is very good.
4. Sidewalks/Flatwork
 - a. There are no public sidewalks on the property. There is a concrete apron at the southeast corner of the building at the trash dumpster roll off location.
 - b. There are architectural pavers installed at the main entry at the north side of the building. The condition is very good.
5. Landscaping and Appurtenances
 - a. There is evergreen shrubbery along the north facing portion of the building.
 - b. There is some grass lawn on the west side of the building.
 - c. There is some grass lawn and minor landscape at the north side of the property along Erie Boulevard West. There is a flagpole at the northwest corner of the building.
 - d. There is an 8 foot high chain link security fence enclosing the south parking lot with a horizontal motorized gate section that allows entry to the lot. Condition is very good.
6. Utilities
 - a. Type and Provider
 - 1). Water – Municipal water supply 1½" Neptune Meter #51309852 is located in the mechanical closet.

- 2). Electricity – National Grid account 24530-50016. There are (3) pole top 75kVA transformers located on the utility pole at the northeast corner of the property. The service conductors drop in a riser sleeve to an underground feed that connects to the main electrical disconnect switch and distribution panel. Electric usage ranged from an average of approximately 4,200 kWh/month for nine months of the year, to a high of approximately 7,000 kWh/month during the July through September period. This additional usage was due to the consumption of the building air conditioning.
- 3). Natural Gas – National Grid account 07090-03145, main meter is located above grade at the northwest corner of the building. American Meter 425, MAOP 175 PSI, rated 425cfh @½" diff max. Gas consumption from August 2022 to present ranged from a low of 0 therms in September 2023 to a high of 1288 therms in February 2024.
- 4). Sanitary Sewer – Municipal.
- 5). Storm Sewer – Combined with sanitary system.
- b. Sewage Backup Problems: None reported.
- c. Stormwater Backup/Flooding: None reported.
- d. Septic System Maintenance: N/A.
- e. Sewage Ejector Pump Maintenance: N/A.

B. Frame and Envelope

1. Substructure

- a. Concrete slab on grade foundation.
- b. No evidence of grade water infiltration. There did not appear to be other flooding, water or moisture penetration observed or reported.
- c. Radon – Presence of Radon Gas or Radon Mitigation System?
 - 1). Presence of radon gas was not reviewed. No records of prior radon gas tests or test result levels were provided to the Engineer however, a radon detector was observed in one of the offices which indicated low levels of Radon under 0.5 pCi/L, long term level and ~0.2 pCi/L short term 7 day average.
 - 2). No radon removal systems, whether passive type or active soil depressurization systems were observed or reported to be installed at this facility.
 - 3). It is recommended that the Owner have testing performed in the lower levels, Basement and crawlspace areas of the facility to confirm radon gas levels. Testing shall be performed by a certified professional.
 - 4). **If testing identifies radon gas concentration levels are found to be equal to or greater than 4.0 pCi/L, a radon mitigation system should be provided for the facility.**

2. Envelope

- a. The exterior of the building is painted metal vertical ribbed panel siding, with architectural stucco-type panel at the front entry.
- b. Windows are fairly new, non-operable energy efficient double pane panel type. It was observed that several of the panels have broken seals allowing moisture to be visible between the panes. **It is recommended to have these broken windows repaired.**
- c. No visual evidence of any structural distress. The envelope is in good condition overall.
- d. Insulation
 - 1). Exterior walls were observed to have 4" CFMF studs in the interior with fiberglass batt insulation. Studs extend to approximately 12" to 18" above the lay is ceiling. Above the CFMF, the exterior wall is insulated up to the roof with 2" fiberglass blanket insulation, 0.75 lb/ft³ density, with a foil skim kraft (FSK) facing.

- 2). The blanket insulation was observed to be pulling away from wall at a few locations at the northeast corner of the facility above ceiling. **Recommend reattaching insulation to exterior wall to maintain insulation system and vapor barrier.**

3. Roofing

- a. The roof is a standing seam metal type, with its peak running north to south. Aluminum gutters are installed on the east and west sides of the building, with metal downspouts dropping to concealed drains to direct roof water away from the building. The system appeared to be in good condition. It is recommended that the age of the roofing system be confirmed. Some surface corrosion of the roofing was observed.
- b. There are (3) existing rooftop units installed on the roof. Refer to the HVAC section for more information.
- c. The roof, in general, is in good condition and has considerable life remaining.
- d. No roof drains provided. The roof pitches and sheds water to east and west ends of facility to gutter systems, each with three downspouts. Gutter systems are in good condition. On the east side roof runoff is routed to below the paved driveway. On the west side, runoff from downspouts is dumped to grade at ground level which pitches away from the building
- e. Northeast Exterior Wall Water Intrusion
 - 1). Evidence of water infiltration was observed at the northwest corner of the building. It appeared that the envelope connection near the roof line was allowing water to enter into the building. **It is recommended that the siding and envelope be repaired and sealed up to prevent further water infiltration.**
 - 2). In Office 135 at the northeast corner, there were complaints noted of musty/moldy and humid conditions in the space. The building occupants had been running dehumidifiers in the office for some time to dry out finishes and carpeting.

C. Interior Elements

1. Flooring

- a. Main circulation and common areas are equipped with resilient flooring such as vinyl composition tile. The main lobby, conference room and public hallway at the north end of the building have LVT simulated wood flooring.
- b. Offices and perimeter spaces generally have carpet.
- c. The south end of the building supporting the service spaces contains concrete flooring.

2. Ceilings

- a. Ceilings are generally architectural suspended grid in 2'x2' pattern and installed with architectural ceiling tiles.

3. Walls/Finishes

- a. Walls throughout the building are painted gypsum wall board (GWB), with wood doors and exposed wood trim around doors, windows and baseboard. There are a few areas in the building that also have a wallpaper wall covering, generally all is in very good condition.
- b. In general, interior walls between offices and the corridors extend to ~ 12" above ceiling and do not run up to the roof deck.
- c. A 2023 project for the relocation of Energy and Housing Program designed by VIP Architecture created a new storage space at the center of the facility. All walls around the space were extended up to the roof deck and accordance with a UL419 listed assembly as per the Design Documents dated 3/31/2023.

4. Kitchen

- a. The building is equipped with a small kitchen, approximately 250 square feet in size, which contains a dual bay sink, electric oven and cooktop range, over counter microwave, dishwasher and full-size refrigerator. It has an 'L' shaped laminate countertop and quality base and wall cabinets for storage. The condition is very good.

D. Plumbing

1. Domestic Water

- a. Overall, the domestic system observed appeared to be functioning properly. No reports of leaks or visual indication of leaks were observed. Water pressure at fixtures (lavatories, water closets, mop sinks, etc.) was adequate.
- b. Municipal water enters the building at the north (front) of the property. Service pipe size is 1½". There is a ¾" Watts Model 007M3-QT double check valve assembly which was recently installed.
- c. There is no redundant backflow prevention assembly. The building will require domestic water shutdown (outages) during annual testing of backflow preventers for inspection of proper operation. This does not appear to be an issue based on the facility's domestic water usage.
- d. The water meter is provided with an isolation valve on both sides of the meter. Water meter is a 1½" Neptune meter.
- e. The piping from the main service isolation valve to the inlet of the meter is copper with soldered joints, which is not compliant with Onondaga County Plumbing Code requirements; the Code requires mechanical joints on piping up to the meter. Future renovations or inspections of the domestic water service by County Code Officials may require correcting the piping here.
- f. Domestic cold water serves the domestic hot water heaters, kitchen, bathrooms, and janitor service sinks.
- g. The water supply piping system was observed to be grounded on both sides of the meter.
- h. Domestic water supply piping from the meter to the building was observed to be predominantly copper piping with sweat soldered joints. Piping was not insulated throughout the facility where visible to view.
- i. From the water service, a smaller ¾" feed rises up to above the ceiling and a larger ~1½" feed drops to below slab, reportedly to serve the restrooms. The routing and depth of the domestic water line below the concrete floor slab is unknown.
- j. Water pressure was observed to be sufficient in the building.
- k. No evidence of leaks or galvanic action were reported or observed.

2. Domestic Hot Water Heating

- a. Hot water piping is copper and predominantly insulated with Armaflex closed cell foam insulation. Condition of insulation is good.
- b. The building is provided with (3) storage hot water heaters.
- c. (1) water heater is located above the north restrooms 103A & 103B above ceiling; (1) 4.5kW heater is located in the Janitor Room 121A and (1) additional 4.5kW heater in the utility room.
- d. No domestic hot water recirculation pump observed.
- e. The primary facility water heater for the restrooms, janitor sink, and kitchenette was manufactured in September 2017 and is approximately 7-years old. **Recommend replacement of heater within five years (2029).**

3. Piping Insulation

- a. Most domestic cold water piping observed was not insulated.
- b. Hot water piping observed for the north water heater (above ceiling) was insulated. Condition of insulation was good.

- c. Hot water piping for the south (unit in janitor closet) hot water heater was not observed to be insulated. **Recommend insulating piping from water heater to fixtures with minimum 1" thick insulation as per Energy Code requirements and to reduce water consumption.**
4. Interior Sanitary Waste & Vent System
- a. Sanitary system drains by gravity and are not pumped. Size of sanitary main lateral is unknown.
 - b. Sanitary waste/vent and piping was observed to be PVC where visible.
 - c. Reports or Evidence of Sewage Backup: None. The facility was dry at the time of the visit. There is no Basement or areas below grade that would be susceptible to flooding or sewage backups.
 - d. Fixtures observed had trap seals where required when connected to the sanitary system. No odors or sewer smells were observed at the time of visit.
5. Interior Storm Drainage System: N/A. No roof drains provided or required for this facility.
6. Natural Gas System
- a. The facility is served by municipal natural gas. The gas service observed is a 2" service pipe (approximately) and enters the facility at the northwest corner. There is (1) gas meter which is located outdoors at the northwest corner, Singer American Meter Division Model AL425. Meter is rated for 425 CFH at ½" differential pressure.
 - b. The overall condition of system observed was in proper working order and functioning at the time of visit.
 - c. The natural gas system enters serves (3) rooftop air handling units with natural gas furnaces.
7. Restrooms
- a. The facility is provided with (2) public restrooms at the south end of the building for men's and women's, Room 124 and 125, respectively. Conditions of fixtures observed were good.
 - b. There are (2) single occupant private restrooms at the north end of the building adjacent the main entry lobby. Condition of fixtures were good.
 - c. No reported issues with leaks or low pressure, etc.
8. Drinking Fountains
- a. (1) drinking fountain is provided in the facility. The unit is manufactured by Elkay with an integral cooler. Unit appears to be ADA accessible.
 - b. Fountain is located at south end of the building between the men's and women's restrooms. The condition of unit was fair and operable.
 - c. **Recommend confirming that the existing drinking fountain has adequate clearance underneath for ADA accessibility. It shall be noted that,** the current NYS Plumbing Code for minimum plumbing facilities requires a high and low drinking fountain wherever a drinking fountain is required. The existing fountain does not meet this requirement.
9. Janitorial Closets & Service Sinks
- a. The janitor closet (Room 121A) is located at the southeast corner of the facility and is provided with a floor standing service sink, PVC construction.
 - b. **It is recommended that the service sink be provided with spring check valves on both hot and cold water supplies to protect the building domestic system from backflow and contamination as per State and Local Codes.** Recommend verification if check valves are existing in the wall supplies.

E. Heating/Ventilating/Air Conditioning

1. Heating Systems

- a. The primary means of heat for the facility is by natural gas fired rooftop units with gas furnaces. (3) RTUs serve the offices and storage/shop areas.

2. Cooling Systems

- a. The building is air conditioned for all spaces.
- b. Primary means of cooling for the building is by the (3) rooftop air handling units which provide air conditioning, heating, and ventilation.

3. Ventilation Systems

- a. Ventilation is provided by the rooftop units.

4. Bathroom Exhaust Ventilation

- a. Exhaust is provided for bathrooms as a ducted system up to a dedicated centrifugal down blast exhaust fan on the roof.
- b. Condition of exhaust fans appeared to be fair and in operable condition.
- c. Fans are located indoors above ceiling or in suspended ceiling and discharge by ductwork to the outdoors.

5. Building Perimeter Heat: N/A. No perimeter heating systems provided.

6. Other Window Air Conditioning: N/A.

7. Rooftop Units

- a. Overall, the RTUs were reported to be functional and in operating condition.
- b. There are four main temperature control zones as follows
 - 1). RTU-1: North Zone
 - 2). RTU-2: Center Zone
 - 3). RTU-3: South Zone
- c. The rooftop units exact age and term of service is unknown. Access to the roof was not feasible at the time of visit. However, from ground level observation, the units did not appear to be new, and one unit was missing a service panel. Owner reports that the units require intermittent maintenance.
- d. ASHRAE median life expectancy of packaged rooftop air conditioning units is 15 years. The units appear to be approximately near end of service life. **Recommend replacement of all (3) RTUs within five years.**

8. Building Temperature Controls

- a. No dedicated direct digital control (DDC) or building management system (BMS) was observed. All controls are stand-alone local controls limited to the rooftop units.
- b. Each rooftop air handling unit operates on one dedicated local thermostat.
- c. RTUs do not have functioning multiple zone temperature control capability at this time.
- d. The Engineer observed individual space thermostats in offices which the tenants reported were disconnected at the time the building was acquired by PEACE. Each office has a dedicated supply duct with a variable air volume (VAV) unit installed; however, these were observed to be disconnected as well.

9. Building Energy Review

- a. Overall, the building appears to be well insulated and does not consume any significant quantity of energy. Gas utility consumption data indicates that for the 2024 winter period of December 23, 2023 to March 2024, the monthly gas usage for the rooftop units ranged from ~750 therms to 1,290 therms.
- b. The facility power consumption appears to vary widely month to month. Average monthly electric power consumption for the building from February 2022 to February 2023 was 4,130 kWh with a range of 1,360kWh min. to 7,080 kWh max.
- c. **As a measure to reduce HVAC related energy costs, it is recommended that the Owner further review the integrity of the existing VAV system and equipment provided in the building which were disconnected. If the existing equipment is in functional condition and just needs to be connected, then it is recommended that at the time the rooftop units need to be replaced, the system is hooked up and re-commissioned.** VAVs should be reconnected to the space thermostats and provided with power if not currently available. A VAV rooftop unit is required for this application and should be capable of modulating fan speed and airflow as the duct system VAVs respond to space temperature needs and open and close.

10. Zoning Problems and Tenant Complaints

- a. None reported. Temperature control appears to be sufficient; however, could be improved.

F. Electrical

1. The main electrical service enters the building in the closet at the end side of the building. The main disconnect, meter and main electrical panel is in the closet. The main electrical panel is a Square D QO Load Center, QON442L400 main lug panel rated 400 amperes 3 phase 4 wire. Other panels throughout the building are also Square D QO type. Parts are readily available for this type of equipment.
2. The wiring throughout the facility appeared to be copper with ground conductors. It is in good condition throughout the facility.
3. There is no emergency power system serving the building. Emergency battery equipment provides emergency lighting for the building using standalone units.
4. This is a single service/meter.
5. Adequacy – Service capacity is adequate for the building. It was noted that some of the panels were filled with breakers and one (kitchen) had tandem breakers installed, which is indicative of too many circuits originating at the panel. **It is recommended that an additional panel be considered for this space to provide appropriate quantities of full size breakers, reduce the risk of overheating the panel and provide for future electrical circuit growth/capacity.**
6. Firestopping at electrical room/closet penetrations appears adequate; no issues were observed.
7. Salient electrical code violations were not identified.

G. Site Lighting

1. There are (2) wall packs located at approximately 9'-0" AFG on the north facing exterior wall of the building illuminating the parking area.
2. There are (3) wall packs located at approximately 9'-0" AFG on the east facing exterior wall of the building illuminating the parking area and driveway.
3. There are (2) LED floodlights located at approximately 12'-0" AFG on the south facing exterior wall of the building illuminating the immediate parking area. There is also a twin head pole mounted LED floodlight assembly providing general illumination of the south parking lot.
4. There is a freestanding internally illuminated "PEACE" sign at the road front that appears to have an Intermatic mechanical timeclock source, but also local on/off toggle and photocell control at the sign.

H. Interior Lighting

1. The building spaces are fitted with 2'x2' and 2'x4' recessed lensed and parabolic reflector troffer style T8 fluorescent luminaires throughout.
2. The conference room also has recessed wall wash luminaires on dimming switches, and the conference room can be divided in half for smaller meeting spaces.

I. Elevators - There is NO elevator at this facility.

J. Fire Sprinklers - There are NO FIRE SPRINKLERS at this facility.

K. Fire Alarm/Security Systems

1. The fire alarm panel is a Honeywell Vista 128FBPT, located in the First Floor main electrical closet. It contains (2) hard wired conventional zones of detection, and (2) notification appliance circuits. It was installed in March 2023
 - a. Devices incorporated include smoke detectors, heat detectors, pull stations, flow switches, etc.
 - b. The security system includes motion sensors and door contacts.

L. Camera System

1. Exterior security cameras are installed on the north and south facing walls of the building. There appeared to be (2) cameras there were inactive, possibly from a previous system.

M. Miscellaneous

1. ADA Compliance
 - a. There were no noted deficiencies related to ADA during the site visit.