



architects + engineers

**THE INC. VILLAGE OF SHOREHAM
VILLAGE HALL BUILDING**

**BUILDING CONDITIONS
SURVEY / ASSESSMENT**

FOR

80 Woodville Road, Shoreham, N.Y.

February 8, 2022

Project No.: SHMV 2102

H2M architects + engineers

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ASSESSMENTS

ARCHITECTURAL ENVELOPE SYSTEMS

HVAC SYSTEMS

PLUMBING SYSTEMS

FIRE PROTECTION SYSTEMS

ELECTRICAL SYSTEMS

ARCHITECTURAL SYSTEMS – ASSESSMENT

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Village Hall Building
Building Assessment- Architectural

Date issued: February 8, 2022



Building Name:	Village Building Hall
Building Number:	80 Woodville Rd, Shoreham, New York 11786
Date Surveyed:	December 30, 2021

General Profile

Building Description: 2 story steel / wood frame building with wood exterior wall construction with partial basement			
Current Use:	Municipal / Community Building		
Occupancy (occupied or vacant)	Occupied	Number of Stories:	2
		Building Height: (Approximate)	34 Ft. +/- to Roof from Main Level 44 Ft. +/- to Roof from Lower Level
Gross Square Footage:	Approximate SF 10,400 s.f.	Basement (Yes/No) Crawl Space (Yes/No) Slab on grade (Yes/No)	Yes Partial No Yes partial

Basic Plan

See attached Diagrams

Structures Data: Original const./modification timetable (**DH** Documented History, **VH** Verbal History)

Original Construction:	Date:	1990	DH
LULA Elevator:	Date:	2020	VH
Interior Alterations (Toilets, finishes, door / window replacement, etc.)	Date:	Varies / ?	VH

Handicap Accessibility: General accessibly observed
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Legend Description;

Surveyed Condition / Life Expectancy Time frame noted is based on visual observation, age of item, and/or maintenance (or lack thereof). The following is the expected life expectancy of the system or component;

Good (G) 10 yrs,

Adequate (A) 2 to 5 yrs,

Inadequate (IA) . 1 yr,

Code Violation (CV)..... Immediate action required to satisfy current code issue,

Potential Risk/Imminent Loss (PR/IL).... Lack of immediate/appropriate action could cause irreparable damage.

Not Applicable (NA)

Not Present (NP)

Building Conditions

Item	Condition	Comments
Building structures	G	First Floor framing: Wood Floor Trusses (Observable only) supported by Steel columns and beams. Ceiling framing: conventional framing (Observable only) supported by Steel columns and beams. Roof framing: Metal deck (Observable only) supported by Steel columns and beams.
Primary Building Materials	G G A/I	Foundation (observable only) - Concrete foundation walls / pile caps on treated timber piles. Exterior walls –Wood Frame Wall – Fiber / cement exterior siding, Aluminum Clad windows, Aluminum Clad Sliding Glass Doors.
Facade	A	East Façade (Main Entry) Fiber / cement exterior siding repaired. Annual maintenance required (Prep and paint) (Photo 1)
	A	Column wraps / trim staring to weather. (Photo 2)
	A	North (Long Island Sound) Fiber / cement exterior siding repaired. Annual maintenance required (Prep and paint) (Photo 3)
	PR/IL	Cracking at exterior of foundation walls. Further investigation required to determine required actions. (Photo 4,5)
	A	Cracks on patio slab on grade. (Photo 6)
	A	West (Beach access road) Fiber / cement exterior siding repaired. Annual maintenance required (Prep and paint) (Photo 7)
	A	South (Adjacent to parking) Fiber / cement exterior siding repaired. Annual maintenance required (Prep and paint) (Photo 8)
	A	Paint chipping from columns exposing existing metal to rust. (Photo 9)
	IA	Planting bed material covering column bases causing escalated deterioration. (Photo 10)
	IA	Column base plates rusting and missing anchor bolts (Photo 11)
Parking Lot / Sidewalks	G G	South Parking Lot, Sidewalk and accessible sidewalk curb cut Concrete walkways and accessible curb cuts are in good condition. (Photo 12) Parking lot is in good condition. (Photo 13)
Door / Entrances	G G IA IA CV A	East (Main Entry) Alum/ Glass entries are in good condition. Hardware replaced at time of survey. (Photo 14) West (Kitchen) Kitchen entry in door is in good condition. Saddle in poor condition. (Photo 15) Exterior stairs leading from kitchen are staring to rust. Treads and landing are starting to deteriorate. Temporary repair (diamond plate) was provided. (Photo's 16, 17, 18) Existing Railing and Guard not sufficient to meet current code requirements (Photo's 19) Retaining wall between planting bed and pathway to kitchen cracking. (Photo's 20)

	<p>A IA IA IA PR/IL</p> <p>IA</p> <p>G</p> <p>A</p> <p>PR/IL</p> <p>A</p>	<p>West (Egress from Assembly Space to Deck) Exterior door showing wear and tear. Rust exposed from previously refinished areas. (Photo 21) Weather stripping starting to deteriorate. (Photo 22) Part of saddle missing (Photo 23) Missing screws securing hinges to frame. (Photo 24)</p> <p>West / North and North / East (Main Assembly Space / Deck) Weathered Sliding Glass doors. Bottom rail and interlocking rail starting to rot. Interlocking rail trim pulling from panel. (Photo 25, 26) Damage to side jamb (Photo 27) Damaged saddle / non ADA compliant (Photo 28, 29)</p> <p>West / North and North / East (Lower-Level Assembly) Non energy efficient store front System. Door, removable mullion and hardware starting to rust. (Photo 30) Cracks in sidelight. (Photo 31)</p> <p>Garage Door Replace weatherstripping (Photo 32)</p>
Windows	<p>IA IA</p> <p>G</p>	<p>Lower-Level Aluminum Clad (Awning windows) Perimeter window caulking cracked/ separated from window & masonry allowing moisture and air penetrate. Operating hardware missing on several units. (Photo 33)</p> <p>Main-Level Vinyl Clad (Casement windows) Operating hardware missing broke on three of the units. (Photo 34)</p>
Toilets	<p>CV</p> <p>G</p> <p>G</p> <p>CV</p> <p>A</p> <p>IA</p>	<p>Women's Toilet Entry / Exit clearance and Saddle do not meet accessible requirements. (Photo 35) Clearances and grab bars added to stalls not sufficient to current requirements (Photo 36) Wallpaper dated, starting to show typical wear and tear. (Photo 37) Updated stone counters and lavatories (Photo 38)</p> <p>Men's Toilet Entry clearance and Saddle do not meet accessible requirements (Photo 39) Toilet partitions starting to rust. (Photo 40) Outdated floor tiles starting to require repairs (Photo 41)</p>
Roof	<p>G</p> <p>A</p> <p>G</p> <p>A</p>	<p>Asphalt Roof Shingle Single Main roofing material was in good condition. (Photo 42) Asphalt Roof cap shingles starting to pull from the roof - (Photo 43)</p> <p>Standing seam Metal Roof Standing Seam Metal Roof – Normal wear and tear. (Photo's 44)</p> <p>Fascia / Trim boards Further investigation should be conducted at flashing / fascia boards. Indications showing water penetrating surface. (Photo 45)</p>

		Insulation Sprayed Insulation - inconsistent thickness lacking continuous r value (Photo 46)
Roof Gutters and Leaders	G	Regular maintenance - clean gutters and leaders on an annual basis. (Photo 47)
Kitchen	IA A G	Ceramic tile base cracked. (Photo 48) Galvanized metal wall panel in poor condition. Cleaning panel would determine recommendation. (Photo 49) Unutilized Walk-in refrigerator resting on existing flooring. Inefficient installation May be causing issues with floor assembly. Evidence indicates damage and partial repairs. (Photo 50)
Main Level Assembly	A G	Further investigate clearstory windows. Water staining on clearstory gypsum board walls indicating water might be penetrating building envelope in the area above the dance floor. (Photo 51) Normal wear and tear of finishes. (Gypsum board, Paint, Carpet, Trim, Etc.) Minor finish repairs required.
Boiler Room	CV CV CV	Patch Gypsum Board ceiling to provide required fire separation (Photo 52) Lack of fireproofing assembly at penetrations. (Photo x,x) Provide proper rated door, frame, and hardware between occupancies. (Photo 53)
Garage	CV CV	Patch Gypsum Board ceiling to provide required fire separation (Photo 54) Provide proper rated door, frame, and hardware between occupancies. (Photo 55)
Secondary Kitchenette	A	Outdated finishes and fixtures. Laminate countertop starting to peel. (Photo 56)
Circulation Stair	CV	Top landing lacking guardrail and railing assembly for current code requirements. (Photo 57)
Exterior Rear Deck	G IA IA CV IA A IA	Wood Deck Deck joists and framing in good condition. (Photo 58) Decking starting to rot and splinter in various locations. Existing decking replaced in several locations (Photo 59) Decking finish starting to deteriorate. Moss / mildew starting to build up on surface of decking (Photo 60) Existing Railing and Guard not sufficient to meet current code requirements (Photo 61) Railing finish peeling causing exposed metal to rust. (Photo 62) Metal deck fasteners starting to rust (Photo 63) Column bases starting to rot. Maintenance repairs present at some locations. (Photo 64) Refinish existing rim joist (Prep and paint). (Photo 65)

**Village Hall Building
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	PR/IL IA CV	Metal Stairs leading down to grade Gap / lift between diamond plate landing and adjacent wood decking creating a potential tripping hazard. Railing post separated from stair stringer (Photo 66) Existing Railing and Guard not sufficient to meet current code requirements (Photo's 67)
LULA / Elevator	G G	Elevators updated in 2020 (Photo's 68) Elevator appears to in good condition

Recommendations (including further testing and analysis):

Architectural:

Investigate clearstory windows. Water damage on gypsum board.

Appendix A - Reference Photos:



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

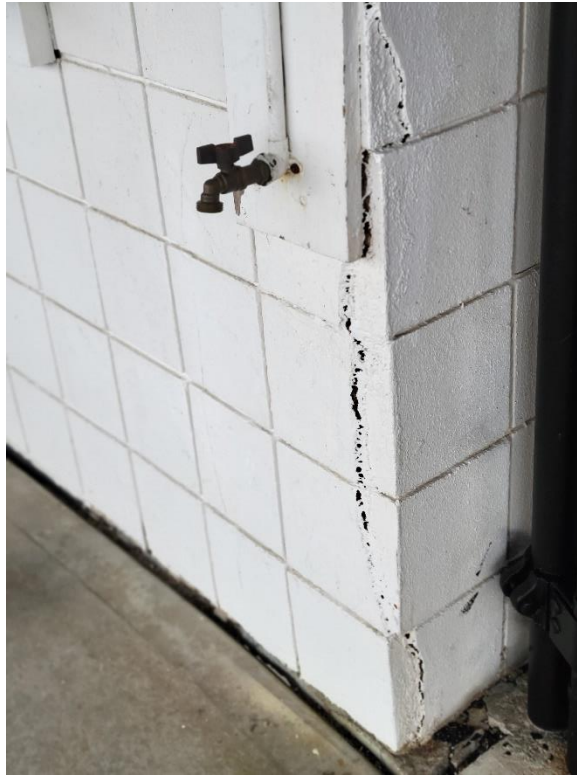


PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15

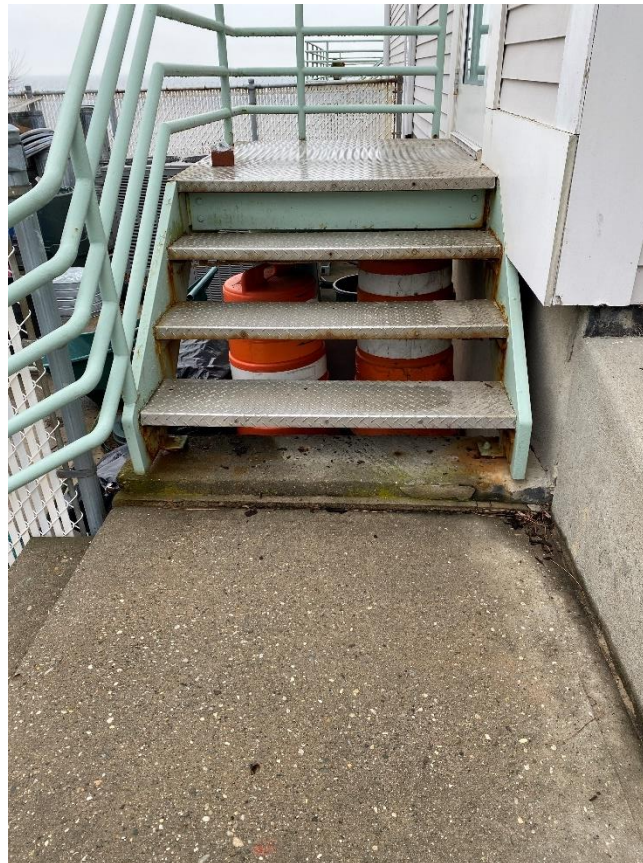


PHOTO 16



PHOTO 17



PHOTO 18



PHOTO 19



PHOTO 20



PHOTO 21



PHOTO 22



PHOTO 23



PHOTO 24



PHOTO 25



PHOTO 26



PHOTO 27



PHOTO 28

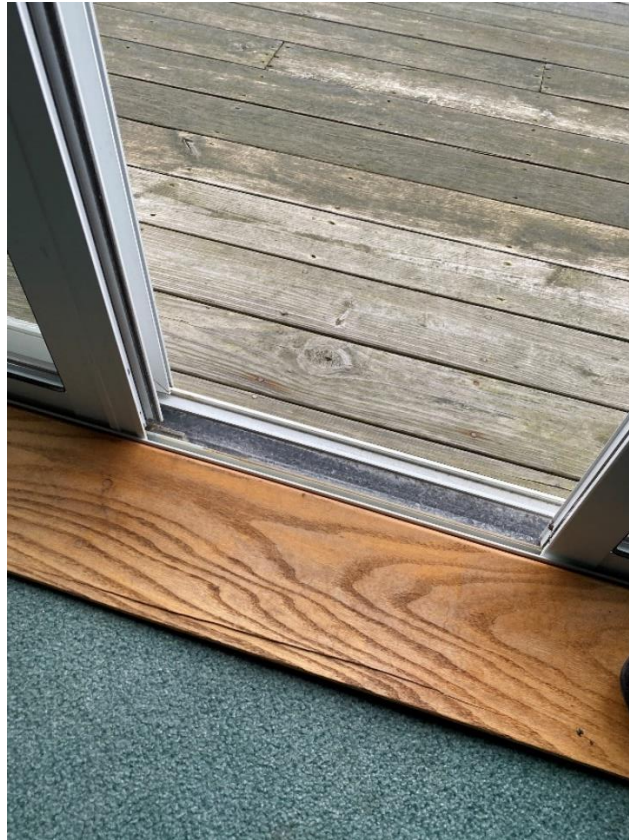


PHOTO 29



PHOTO 30



PHOTO 31



PHOTO 32



PHOTO 33



PHOTO 34



PHOTO 35



PHOTO 36



PHOTO 37



PHOTO 38



PHOTO 39



PHOTO 40



PHOTO 41



PHOTO 42



PHOTO 43

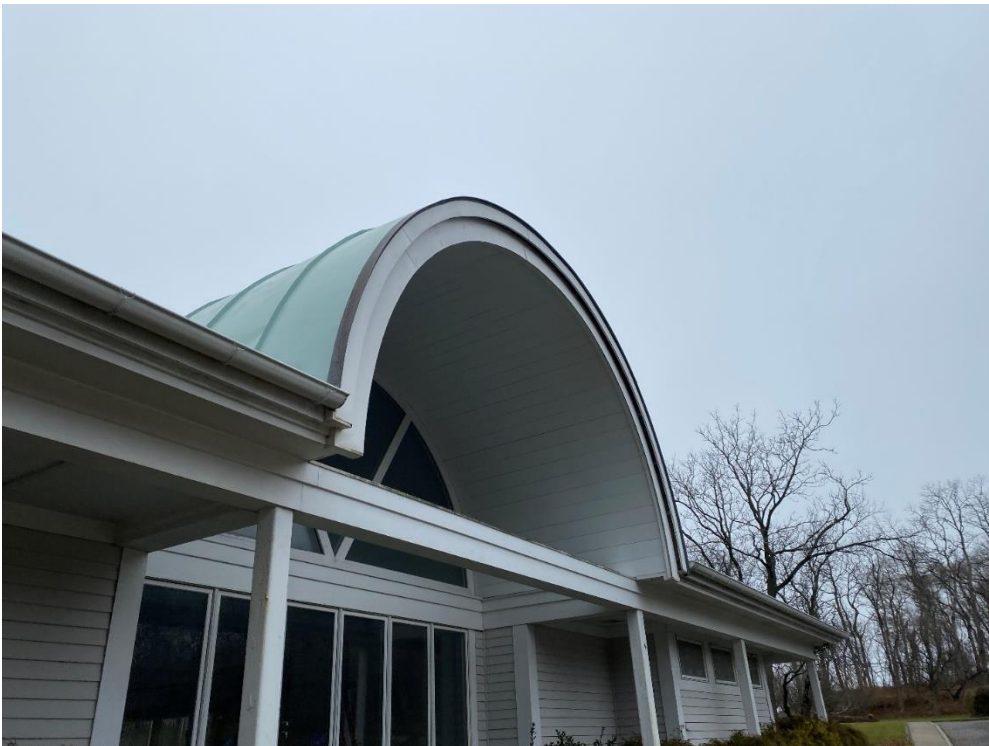


PHOTO 44



PHOTO 45



PHOTO 46



PHOTO 47



PHOTO 48



PHOTO 49



PHOTO 50



PHOTO 51



PHOTO 52



PHOTO 53



PHOTO 54



PHOTO 55



PHOTO 56



PHOTO 57



PHOTO 58



PHOTO 59



PHOTO 60



PHOTO 61



PHOTO 62



PHOTO 63



PHOTO 64



PHOTO 65

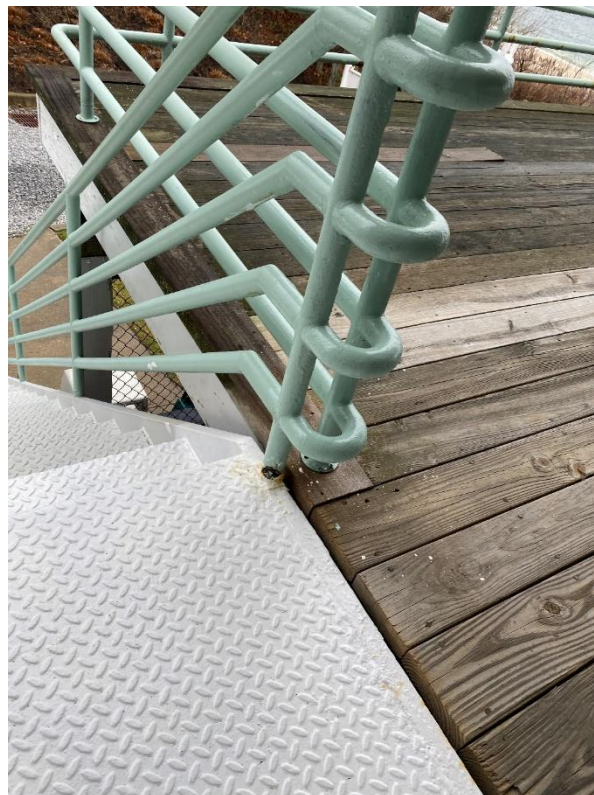


PHOTO 66

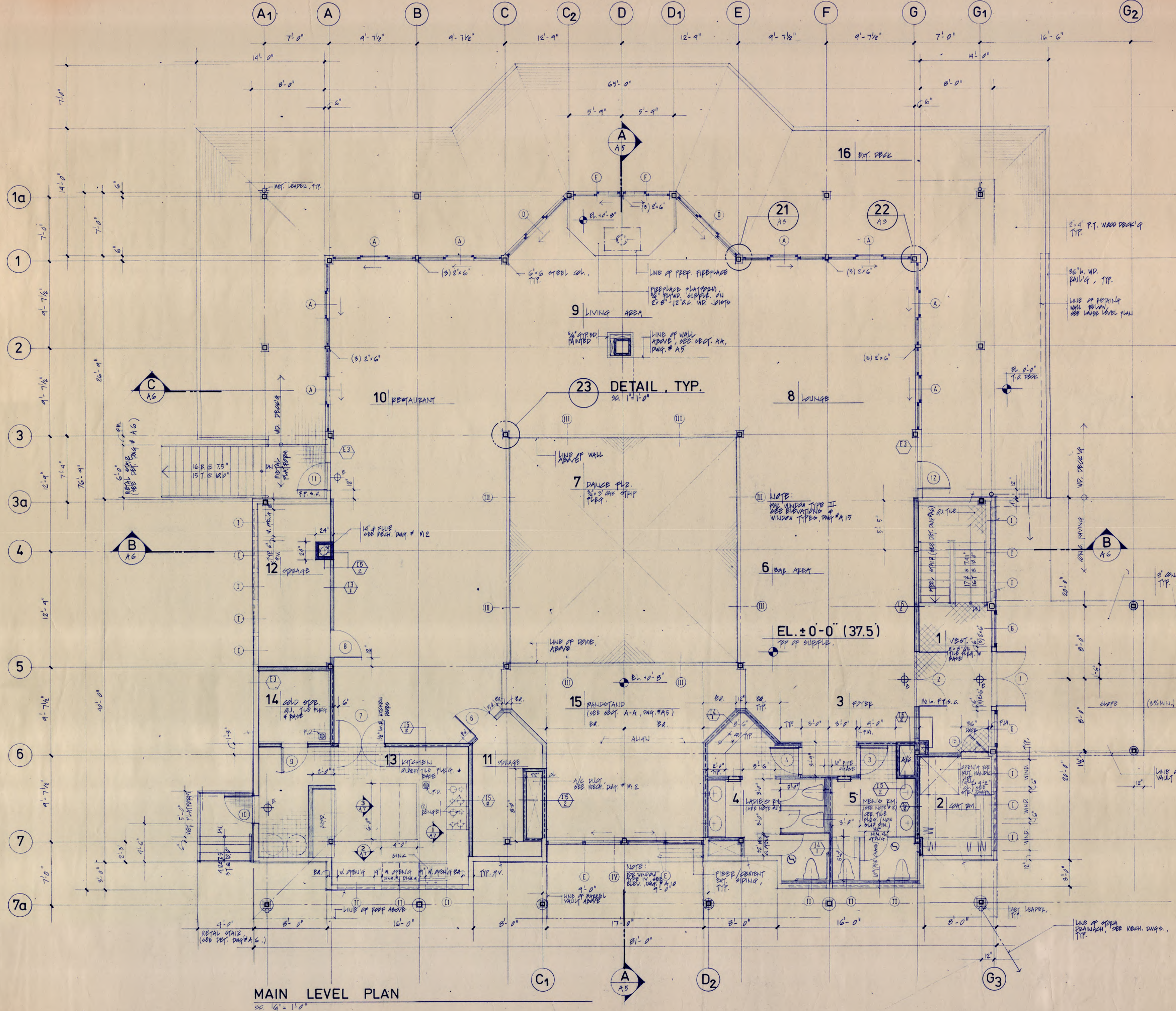


PHOTO 67



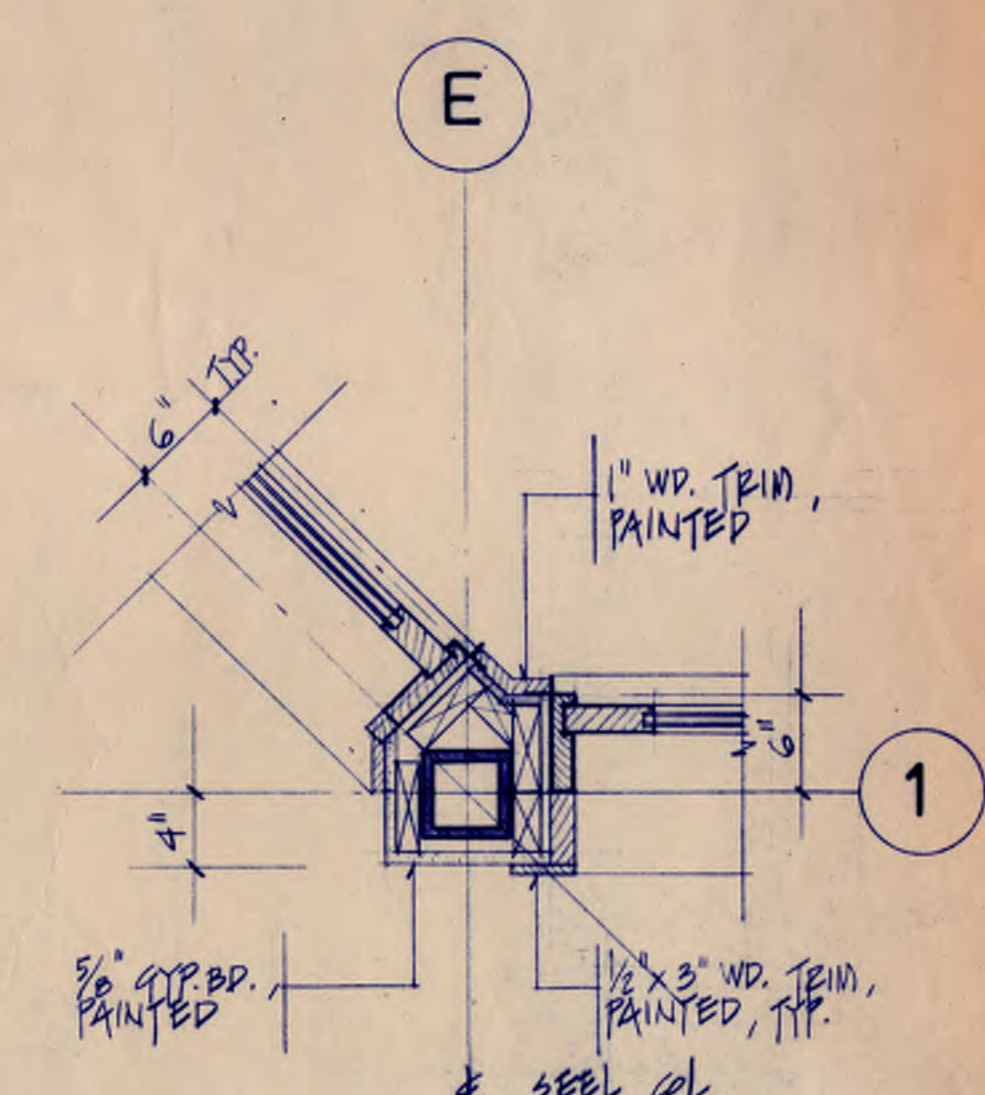
PHOTO 68

SHMV - 2102 Present Condition Evaluation																	
				Condition					1-3 year Repair/Replacement Costs				3-5 year Repair/Replacement Costs				
Item	Description	Location	Good (G)	Fair (A)	Poor (IA)	Potentttial Risk	Current Age	Life Exp	Scope of work	Square Footage / Unit	Unit cost/sf	1 -3 yr	Scope of work	Square Footage / Unit	Unit cost/sf	3 - 5 yr	Observations
Façade	East Façade (Main Entry)			X			30yr	40/50 yrs	Repair, Replacement, Painting	0	\$ -	\$ -		470	\$ 20.00	\$ 9,400.00	See report
	North Façade (Long Island Sound)			X			30yr	40/50 yrs		0	\$ -	\$ -		350	\$ 20.00	\$ 7,000.00	See report
	West Façade (Beach Access Road)			X			30yr	40/50 yrs		0	\$ -	\$ -		500	\$ 20.00	\$ 10,000.00	See report
	South Parking Lot Façade			X			30yr	40/50 yrs		0	\$ -	\$ -		600	\$ 20.00	\$ 12,000.00	See report
Windows	East Façade (Main Entry)				X		30yr	20 yrs	Replacement	10	\$ 1,000.00	\$ 10,000.00		0	\$ -	\$ -	See report
	North Façade (Long Island Sound)				X		30yr	20 yrs		12	\$ 1,000.00	\$ 12,000.00		0	\$ -	\$ -	See report
	West Façade (Beach Access Road)				X		30yr	20 yrs		11	\$ 1,000.00	\$ 11,000.00		0	\$ -	\$ -	See report
	South Façade (Parking Lot)				X		30yr	20 yrs		12	\$ 1,000.00	\$ 12,000.00		0	\$ -	\$ -	See report
Roof	asphalt architectural roof shingles			X			30yr	20 yrs		0		\$ -	Replacement	5900	\$ 6.50	\$ 38,350.00	See report
	Standing Seam Metal Roof (To Remain)		X				30yr	20 yrs		0		\$ -	\$ -	0	\$ -	\$ -	
Deck	Decking		X	X			30yr	20 yrs	Replacement	30	\$ 20.00	\$ 600.00	Replacement	2000	\$ 20.00	\$ 40,000.00	See report
	Railings		X	X			30yr	20 yrs	Replacement	20	\$ 20.00	\$ 400.00	Replacement	220	\$ 200.00	\$ 44,000.00	See report
	Stairs		X	X			30yr	20 yrs	Replacement	4	\$ 20.00	\$ 80.00	Replacement	16	\$ 20.00	\$ 320.00	See report
Interior Finishes	Main Level		X	X			15 yr	50 yrs	Replacement /	5200	\$ 75.00	\$ 390,000.00				\$ -	See report
(ACT, Painting, Carpet)	Lower Level		X	X			43 yr	50 yrs	Refinish	5200	\$ 75.00	\$ 390,000.00				\$ -	See report
																	See report
												\$ 826,080.00				\$ 161,070.00	

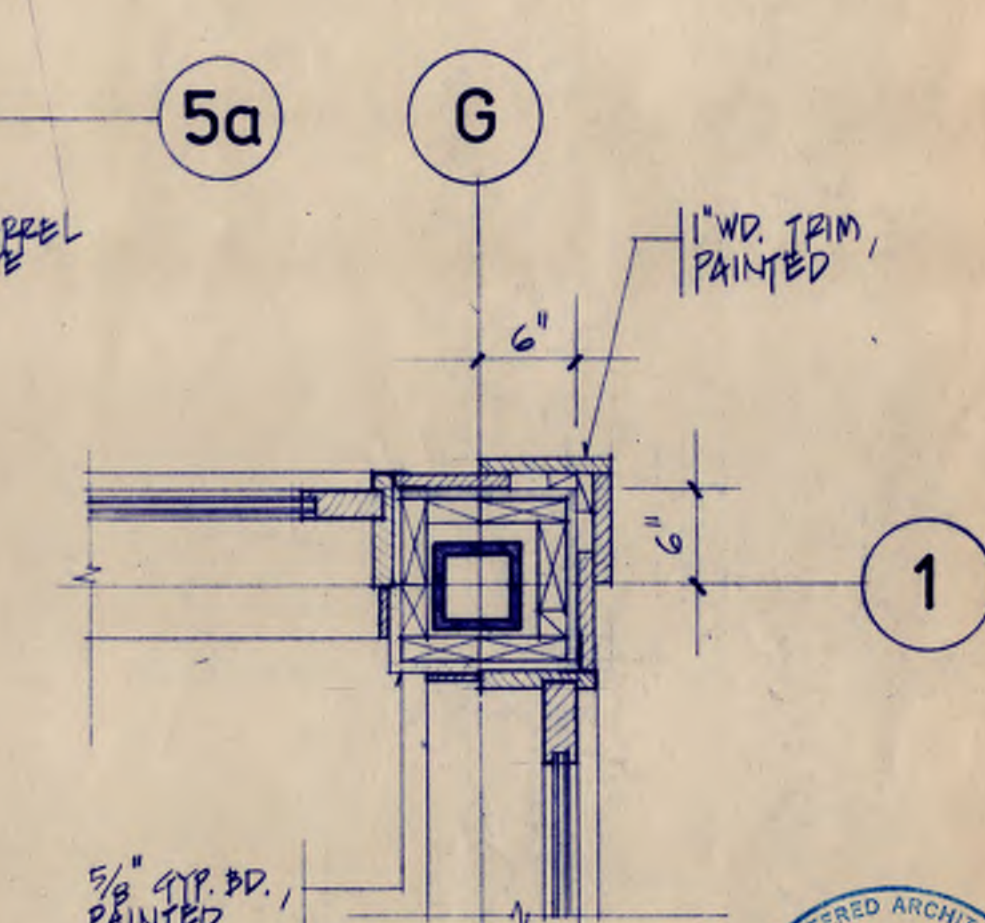


MAIN LEVEL PLAN
SC. 1/4" = 1'-0"

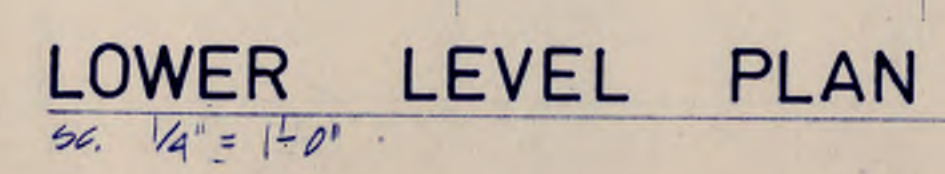
- NOTES:
- FOR GENERAL NOTES, SEE PAGE 10 OF DWG. 10.
 - FOR PART SCHEDULE, PART TYPES, GLASS PART TYPES, WINDOW TYPES, PARTITION TYPES & TOILET ELEVATIONS, SEE DWG. 10.
 - ALL AREA TO RECEIVE VINYL BASE, EXCEPT AS NOTED. (SEE NOTES, DWG. 10).
 - ALL AREA TO RECEIVE CARPET, EXCEPT AS NOTED, PROVIDED BY OWNER (N.I.C.).
 - FOR STRUCTURAL NOTES & DETAILS, SEE STRUCTURAL DWGS.



21 DETAIL, TYP.
SC. 1/2" = 1'-0"



22 DETAIL, TYP.
SC. 1/2" = 1'-0"



- 25 DETAIL
A4 36. $1^{\circ} = 1-0^{\circ}$

HVAC:

Item	Condition	Comments
Heating Oil Tank	G	No deficiencies observed.
Heating Boiler	G	Oil fired HB Smith 480MBH with Carlin (2019) oil burner all appear to be in good working order.
Heating Piping	G	All heating piping should be insulated per energy code.
Zone Pumps (4)	A	Appear to be in fair / working condition. Should be scheduled to be replaced within 2-5 years.
Hydronic Heating (Lower Level)	G	No deficiencies observed.
Air Handling Units (Upper Level)	IA	The air handling units are in good condition, however are lacking a source of mechanical ventilation. Refer to Report Dated April 2, 2021 (attached)
Lower Level Ventilation	IA	Refer to Report Dated April 2, 2021 (attached)
Controls	G	No deficiencies observed.

Plumbing:

Item	Condition	Comments
Propane Tank	G	No deficiencies observed.
Domestic Hot Water	G	No deficiencies observed.
Plumbing Fixtures	G	Consider replacing manual valves with battery operated hands free operators for sanitary reasons.

Fire Protection:

Item	Condition	Comments
Kitchen Ansul System	G	Inspection Tag dated Sept, 2021. No deficiencies observed.
Main Level Sprinkler Heads	G	A number of heads are sagging. Consider adjusting heights.
Attic Sprinkler Piping	PR/IL	Although the attic building envelope is insulated there is a risk of sprinkler piping freezing in the attic. It is suggested to install three electric unit heaters in the attic.

Electrical:

Item	Condition	Comments
Electric Utility Transformer	PL/IR	Access panel heavily corroded. Replace to prevent water intrusion. Request for transformer replacement from local utility company (PSE&L)
Lower Level Lighting Fixtures	G	Consider upgrading T5 fixtures to LED for energy usage reduction (energy efficiency)

**Village Hall Building
Building Assessment**

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Recommendations:

HVAC:

Insulate heating hot water piping throughout building. See Photos M-1 & M-2.

Estimated Budget: \$5,000

Plumbing:

Replace bathroom fixtures and flush valves to hands-free. See Photo P-1

Estimated Budget: \$10,000

Fire Protection:

Adjust main level sprinkler heads. See Photo F-1

Estimated Budget: \$2,000

Install electric unit heaters in attic. See Photo F-2

Estimated Budget: \$10,000

Electrical:

Request replacement of transformer with local utility (PSE&L). See Photo E-1

Estimated Budget: Confirm with local utility Company

Replace existing light fluorescent light fixture with new LED light fixtures. See Photo E-2

Estimated Budget: \$1,000 per light fixture. (quantity to be determined in field)

Appendix A - Reference Photos:



PHOTO M-1



PHOTO M-2



PHOTO P-1

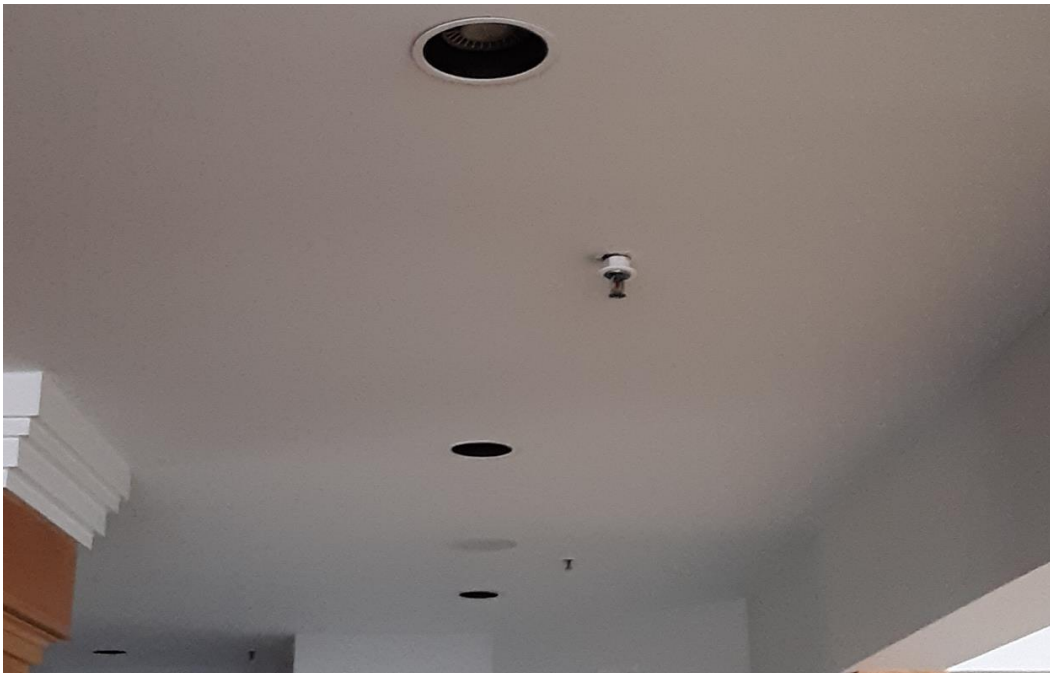


PHOTO F-1



PHOTO F-2



PHOTO E-1

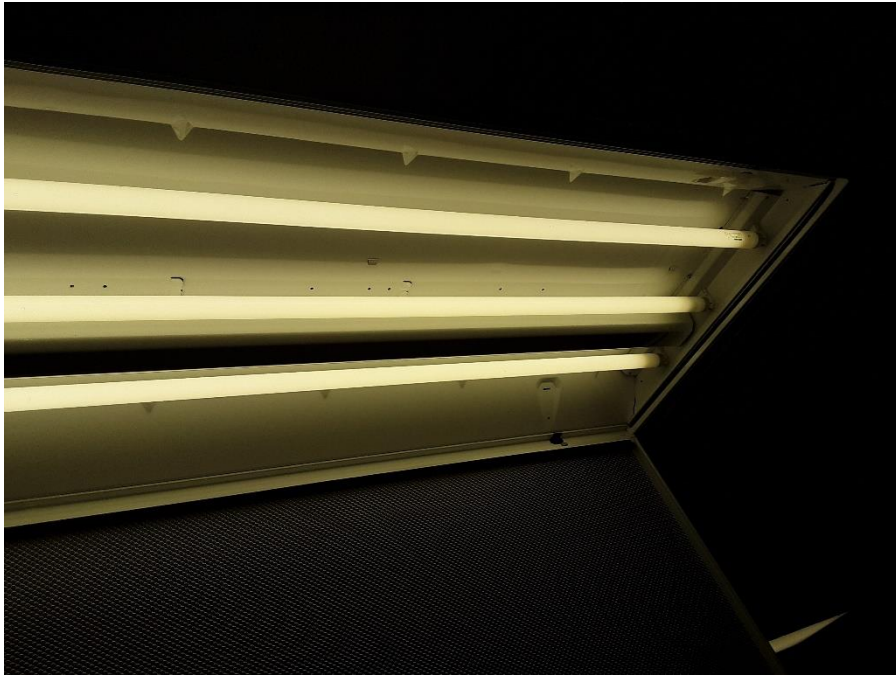


PHOTO E-2