OSWEGO CANAL CORRIDOR BOA

APPENDIX D: FACILITY CONDITIONS AND PROGRAM FEASIBILITY ANALYSIS - FROMER CONGREGATION ADATH ISRAEL

NOVEMBER 2019

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

Facility Condition and Program Feasibility Assessment

FORMER CONGREGATION ADATH ISRAEL

East Third and East Oneida Streets
Oswego, New York

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TABLE OF CONTENTS

1.1 EXECUTIVE SUMMARY

The intent of this project is to identify the current condition of the building and M/E/P sub-systems through visual observation and the photo-documentation of the existing conditions and assess the feasibility of implementing an adaptive programmatic and functional reuse of the building.

A physical building survey of the former Congregation Adath Israel Synagogue located in the Washington Square Historic District, at East 3rd and East Oneida Streets, was performed by Bergmann staff led by a senior architect on 15 November 2017. The team was granted access to this depression era building and was given a brief tour by Craig Rebeor, Assistant Commissioner with the City of Oswego. The team captured field measurements, performed a preliminary assessment of the supporting building's utility infrastructure, and photo-documented the interior and exterior conditions of the former synagogue. The team did not have access to the roof exterior, or the sub-level floor framing system for the northern portion of the lower level at the time of conducting this study.

The existing structure contains a number of conditions that require special attention above and beyond what would customarily be expected for a property of this age and type. Some building elements have deteriorated significantly over the course of time and the remedial work required will add significantly to the renovation costs of the facility. There is extensive exterior water damage evidenced on the building envelope, brick deterioration, and ineffective storm water conveyance which we believe is contributing to moderate interior structural deterioration of floor framing systems.

No destructive testing or hazardous materials sampling was performed during the performance of this building assessment. However, suspect asbestos containing materials were found to be present on site. These materials need to be tested and remediated appropriately prior to renovation or future occupancy. In addition, there are some suspect hazardous materials within the building that would also require remediation and are further described in the Environmental Section of this report.

1.2 PROJECT TEAM MEMBERS

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Field Survey Team
Michael Marchand, AIA – Intern Architect II
Michael Roeland - Architectural Designer
Bryan Thompson - Architectural Designer
Laura M. Cooney, AIA – Code Specialist

2.0 SCOPE OF SERVICES AND BASIS OF REPORT

For each element listed below, Bergmann visually reviewed the condition of the current structure and outlined the findings pertinent to our assessment and the repurpose of the building. No drawing documents were provided of the existing structure prior to the completion of the field assessment. The existing structure is located at East 3rd and East Oneida Streets in the Washington Square Historic District and has been identified as a potential adaptive reuse project. The report includes an architectural analysis that considers the integrity, structural stability, safety and adaptive reuse potential of the facility. A conceptual rough order of magnitude estimate of anticipated probable cost to repair the current building, and a cost for an assumed adaptive reuse based on gross square footage qualified with specific assumptions is included. Components will include:

3.1 Architectural

- A. Exterior Envelope, Façade / Fenestration
- B. Parking and Ramps
- C. General ADA Accessibility
- D. Vertical Transportation / Circulation
- F. Rest Rooms / Common Use spaces
- G. Code Review
- H. Roof
- I. Interior Condition

3.2 Structural

- A. General Description and Observed Conditions

3.3 Mechanical

- A. Cooling
- B. Heating
- C. Plumbing
- D. Fire Protection

3.4 Electrical

- A. Electrical Service
- B. Power Distribution
- C. Lighting
- D. Fire / Smoke Alarm and Signaling Systems

3.5 Preliminary Environmental Assessment

- A. Introduction
- B. Suspect Materials
- C. Additional Observations and Hazardous Materials
- D. Limitations, Conclusions and Recommendations

3.6 Assumptions and Exclusions

3.7 Appendix A – Architectural Plans and Observation Photos

3.8 Appendix B – Code Compliance Assessment

3.9 Appendix C – Rough Order of Magnitude Anticipated Probable Cost

3.0 FACILITY ASSESSMENT

3. 1 Architectural

A. Exterior Envelope, Façade / Fenestration

The exterior envelope consists of embossed / decorative masonry units and unpainted brick. The painted exterior wood window frames, and the decorative wood trim along the eave lines, and above the window units, exhibits significant dry-rot and deterioration in multiple locations. There is significant degradation of the brick façade due to water penetration, freeze-thaw cycles, and repeated exposure to uncontrolled storm water exacerbated by deteriorated and missing gutters and roof conductors. Brick along the north-west corner of the tower exhibits the greatest degree of water-induced deterioration in addition to brick adjacent to, or below window units. A number of the decorative cast stone window sills have cracked or are spalling. A few instances of exposed lintel reinforcing were noted.

Anticipated Corrective Actions:

Repair / replace, and refinish exterior finished carpentry including eave, fascia, and soffits, dentils, brackets, sub-sills, front medallion and window surrounds;

- Remove vegetative growth on façade and clean existing masonry;
- Repoint / replace brick masonry, and repair concrete head and sill units at windows;
- Repair, and refinish exterior wood doors and replace hardware as required;
- Re-glaze existing stained glass window units and provide new exterior storm units with screen units for ventilation;
- Replace security screens at ground level window units;
- Repair masonry belt-course at transition between existing brick and embossed masonry;
- Replace / replace window units in tower and lower level at front elevation;
- Clean and repoint concrete and brick masonry at main entry stoop;

B. Parking and Ramps

Parking is currently available on East Oneida Street, or in the adjacent parking lot for the Oswego County Court Complex. Access to public sidewalks is available.

C. General ADA Accessibility

Neither an exterior accessibility into the existing facility nor an interior path of travel thru the facility for the physically disabled currently exists in the building. The two points of entry into the facility require the negotiation of multiple changes in vertical elevation currently in the form of stairs from either the public sidewalk on the south elevation, or a sidewalk traversing the park at the north elevation. Upon accessing the building at either entry point, multiple interior level changes must be negotiated to access the remainder of the facility. Access to the rear (north) building exit requires the negotiation of two risers into, and out of the existing exit stair vestibule.

Anticipated Corrective Actions / Options:

- Provide an exterior ramp at the South Elevation leading to Foyer Level at the main entry and reconfigure the exterior entry doors to comply with current accessibility standards;
- Install a vertical transportation device providing access to the above-grade level foyer, and upper and lower levels of the facility; Or,
- Utilize the northern building approach and reconfigure that portion of the building to provide vertical access within the facility;
- Modify / construct interior path of travel to all required interior common use areas (rest rooms, break room, etc.) to comply with current accessibility requirements.

D. Vertical Transportation / Circulation

Vertical circulation within the facility occurs via the main front entry vestibule which provides access to an open stairway leading up to the former Prayer Area of the synagogue, or down to the lower level (partially below-grade) of what appears to be a former assembly space, kitchen area, two class rooms, two utility rooms and two extremely small single fixture restrooms.

Access to a grouping of three rooms and an Ante Area located beyond the north end of the Prayer Area is gained thru two doors, or up three risers to an area directly behind the pulpit. A stair located in the Ante Area leads up to a partial attic area, and down to the lowest level which accesses both a former classroom on the NW corner of the building, and the second access point, or exit from the building.

F. Rest Rooms / Common Use spaces

The existing path of travel to, and the rest rooms themselves are not in compliance with current standards. The exterior approach and internal layout of the spaces do not allow for adequate clearances at doorways, or maneuvering clearances at the sanitary fixtures.

Anticipated Corrective Actions:

- This area will need to be reconfigured appropriately to establish code compliance.

G. Code Review

Code compliance will require:

- The addition of an accessible building entrance (including site work);
- Accessible vertical circulation;
- Accessible signage;
- Mechanical and Electrical system upgrades;
- The installation of new accessible plumbing fixtures;
- New roofing / building insulation;

A change in occupancy and owner's additional specific program use requirements may necessitate additional requirements. The full Code Compliance Assessment Report is located in the Appendix.

H. Roof

The primary, and tower roof is a shingled gable configuration. A visual assessment of its exterior condition was not completed at the time the building assessment was completed. Interior observations did not indicate any recent evidence of water penetration, however, there were areas at the upper most level that showed past occurrences of water intrusion. It was unclear at the time of the site assessment whether or not this was previously addressed and since corrected. However, storm-water is not currently adequately conveyed off the roof and is discharged down the building face at multiple locations, thus contributing to further deterioration of the exterior envelope and brick masonry.

I. Interior Condition

The interior condition of the facility ranges from fair to poor. The existing record photographs included in this report provides a substantive physical condition index.

Lower Level

The Lower Level exhibits the most significant levels of deterioration and disrepair. The mechanical room areas located at the north and south ends of the building are in need of relocation, or full reconstruction to bring them into full code compliance. Exposed wall, and ceiling lath and framing in both locations, and the lack of adequate fire separations at these locations will need to be addressed. Rated doors for these areas do not exist as well.

Significant areas of floor tile installed over a concrete slab are spalling due to apparent water leakage or other environmental factors affecting adhesion, such as freeze thaw cycles. Additionally, they appear to be ACM, which will warrant testing to confirm their composition, installation and ultimate removal / remediation.

The ceilings in this area generally comprise a 2 x 4 lay-in system below what appears to be a 12 x 12 fiber-tile installation glued directly to a substrate assumed to be plaster and wood lath or gypsum board. This assembly will also need to be tested as possible ACM, and remediated accordingly prior to renovation.

Wall finishes are generally paint over plaster, gypsum board, or wood wainscoting. Based on the age of the original facility, the existence of lead paint is also an element to take into consideration prior to renovation.

The wood framed floor deck located on the north portion of the building is significantly deteriorated due to rot and decay. Portions of both the extreme east and west floor areas show significant structural deterioration. This area appears to be located over an inaccessible crawl space, and will be addressed in more detail in the Structural Section of this report.

The lower level restrooms show evidence of mold and mildew possibly due from exterior storm-water intrusion due to inoperable downspouts and gutters.

The existing kitchen is sub-code, and warrants an equipment and systems upgrade if it is to be retained.

Foyer Level

The Foyer Level is located at the SW corner of the building at the existing point of primary entry into the building. It is a single entry room with two sets of open stairs. One stair is carpeted and leads to the first floor; it is not compliant with code in stair tread depth or handrail requirements. The other stair leads down to the basement level; it is also carpeted, and also does not comply with tread depth or handrail requirements.

The walls are either gypsum board or plaster, covered with wall paper and a wood paneled wainscot and reflect a moderate state of deterioration. The ceiling appears to be a 12 x 12 fiber tile insulation adhered to the underside of wood joists above. Some of the tiles are missing or damaged. This area will require testing for possible ACM and be remediated accordingly.

First Floor Level

The First Floor Level has the relatively least significant levels of deterioration and disrepair. The main former prayer space has a sloped floor of undetermined construction, and stairs at the stage area which may need to be removed, depending on the change in occupancy and requirements of future users. The north end of the space contains two office areas on either side of the staircase, corridor, and storage area. The lack of adequate fire separations in both doors, and wall construction between these spaces and the assembly area likely will need to be addressed.

The ceilings in the existing former prayer room/assembly area appear to be gypsum board or plaster and wood lath, with a tray-ceiling/soffit configuration at two different heights. They are in good condition, and will not likely need any significant repair or demolition.

The ceilings in the office spaces and back corridor area are stamped metal patterns with a paint finish. The paint is peeling in many locations, and they are significantly rusted in select areas.

Wall finishes throughout the First Floor Level are generally paint over plaster, gypsum board, or wood wainscoting stained with a clear finish. The wall finishes are in fair condition in the existing prayer room/assembly area, but are in poor condition in the offices to the north. Based on the age of the original facility, the existence of lead paint is also a factor to take precautions against and address prior to renovation.

Floors are carpeted throughout the first floor, with the exception of the rear corridor and storage spaces, which are exposed wood. Both the carpets and wood floors are in fair condition, requiring only cleaning and maintenance.

The stairs at the north end of the building lead down to the basement level and up to the attic level, composed of wood treads and risers with wood guardrails. The tread depth, tread width, and guardrail height are not compliant with current code standards.

Attic Level

The attic space is unfinished, and would require significant effort and expense to bring up to a sufficient condition to function as an occupied space. The walls are exposed studs and insulation without any finish. The floor is an exposed wood deck, and there is no ceiling. Most of the insulation is in a significant state of disrepair, and is missing completely between some areas of wall framing. Insulation appears to be fiberglass and should be tested for biological contaminants and ACM. Appropriate remediation and repair work should be taken before any repair or reinstallation work.

3. 2 Structural

A. General Description and Background

Basement Level

The basement structure is concrete masonry block walls on an assumed concrete foundation. The basement floor is appears to be a combination concrete slab-on-grade and wood joists spanned over an assumed crawl space at the north end of the facility. Columns in the open space support the joist span of the assembly area above.

The block walls appear to be in fair condition from the exterior, with some water damage observed, necessitating repointing and some replacement of deteriorated brick masonry units. The floor framing system in the northern portion of the building has deteriorated significantly, causing the floor to sag significantly. The floor joists will need to be repaired, replaced, or sistered with new joists.

Interior partitions are wood framed with gypsum board and lath and plaster. The wall areas in the south-east mechanical room are exposed wood framing and lath in varying stages of deterioration.

First Floor and Attic Levels

The walls of the first floor consist of wood framing, supporting an exterior brick veneer. This framing is continuous up through the attic, and supports the roof framing.

Where visible, the wood framing appears to be in fair condition. The brick masonry however is in disrepair, in need of repointing, replacement, and showing significant water damage. (Reference photo-documentation)

Roof

The roof framing is wood truss framing, supporting an asphalt/fiberglass shingle roof. While the roofing system appears to be in significant disrepair and will likely need replacement, the roof framing appears to be in fair condition where visible.

3.3 Mechanical

A. Cooling

No existing cooling system exists for the building. A new cooling system should be added, depending on the intended function and occupancy of the building.

B. Heating

The existing heating system consists of two furnace units located in a utility closet in the southeast corner and central northern portion between the two existing assembly spaces in the basement. These supply forced hot air to the remainder of the building. A hot water tank is also located in this room. These units would need to be replaced in order to meet current code requirements based on the anticipated change of occupancy use.

Distribution supply and return ductwork associated with the existing heating systems is damaged or disconnected in some locations and will require replacement or upgrade. Taped joints, and insulation on ducts may be ACM which will warrant testing to confirm their composition, installation and ultimate removal / remediation prior to renovation.

C. Plumbing

Existing plumbing appears to mostly cast iron sanitary piping, with some copper piping supplying water to and from the existing water heating unit and existing kitchen and restroom areas. New supply and DWV piping will be needed to accommodate the required new restrooms and any other new program spaces requiring plumbing, (kitchen areas, break rooms etc.). The scope and extent of new plumbing work will vary based on the occupancy type and future established design parameters.

D. Fire Protection

A building sprinkler system or other fire suppression systems does not exist. Dependent upon the final established occupancy, a fire suppression sprinkler system may be required. The addition of smoke detectors and smoke alarms will also be required. For more detailed information, refer to Appendix B.

3.4 Electrical

A. Electrical Service

Existing electrical service enters the building from the south side of building. There is an electrical meter in the utility room in the southeast corner of the building that feeds the entire building. It is anticipated that electrical service will need to be upgraded to make this facility viable for any new function or occupancy.

B. Power Distribution

Power is distributed from an existing single electrical panel box below the existing electric meter (described above) in the utility room in the southeast corner of the building. From there, it is fed by conduits to the other spaces in the building. The existing panel box has twelve remaining slots for circuit breakers which are not in use. There is a second panel box on the first floor in the closet area adjacent to the existing assembly space. Given the extent of electrical upgrades that will be needed, it is anticipated that a new panel box or an additional panel box may be needed as well. The extent of new wiring and distribution required will vary based on the scope of work required for the new occupancy. Existing electrical service capacity from the utility has not been verified at this time.

C. Lighting

Basement Level

Existing Basement lighting consists of recessed can down lighting, ceiling mounted and suspended florescent tube fixtures, and various ceiling mounted downlight fixtures. All existing lighting will need to be removed and replaced in order to bring the facility into compliance with code requirements.

Foyer

There are two small ceiling mounted light fixtures in the foyer. They are neither powerful enough nor in good enough condition to properly light the space, and should be replaced.

First Floor Level

The offices and back corridor on the first floor appear to at one point have had ceiling mounted light fixtures, but they are missing. New fixtures will need to be added in all of these rooms.
The existing assembly area has a series of recessed can lights. There are also two large chandeliers suspended from the ceiling. They are likely not strong or numerous enough to properly light the space for a new occupancy, nor would they meet energy code; we recommend they be replaced.

Attic Level

There are no light fixtures or associated wiring in the attic, and the area is not viable as an occupied space.

D. Fire / Smoke Alarm and Signaling Systems

There are no existing Fire / Smoke Alarm and Signaling systems in the current building that meet current building code standards. There are some ceiling mounted, battery operated smoke detectors, wall mounted exit signs, and wall mounted emergency light fixtures in some room locations, but they are not sufficient to meet the needs of a new occupancy. In order to establish code compliance, existing equipment will need to be replaced and new systems and devices provided based on the final established occupancy design requirements.

3.5 Preliminary Environmental Assessment

A. Introduction

Due to the age of the original building, as well as the age of the materials used in the renovations, it is assumed that hazardous materials are present, and will be encountered during future renovation or repair work. Additionally, there is evidence of the existence of mold and mildew in numerous locations which should be remediated prior to, or during renovation.

B. Suspect Materials

It is anticipated that Asbestos Containing Materials (ACM) are present in many of the finishes and building assemblies which are in need of removal and replacement. It is possible that existing paint and other finishes may contain lead, and existing equipment may contain Polychlorinated Biphenyl (PCBs). Suspect materials include, but are not limited to: wall and ceiling paint, floor tile, ceiling tile, mastics, insulation, electrical equipment and other devices, HVAC equipment, duct and pipe wrap, mastics and adhesives.

All suspect materials must be tested and if found to contain hazardous materials, proper precautions and removal will need to be commenced by qualified professionals prior to engaging in any work that may disturb them.

C. Additional Observations and Hazardous Materials

Additional unforeseen hazardous materials may be discovered during the course of work. All suspect materials should be tested by qualified professionals and removed as required by appropriate procedures.

D. Limitations, Conclusions and Recommendations

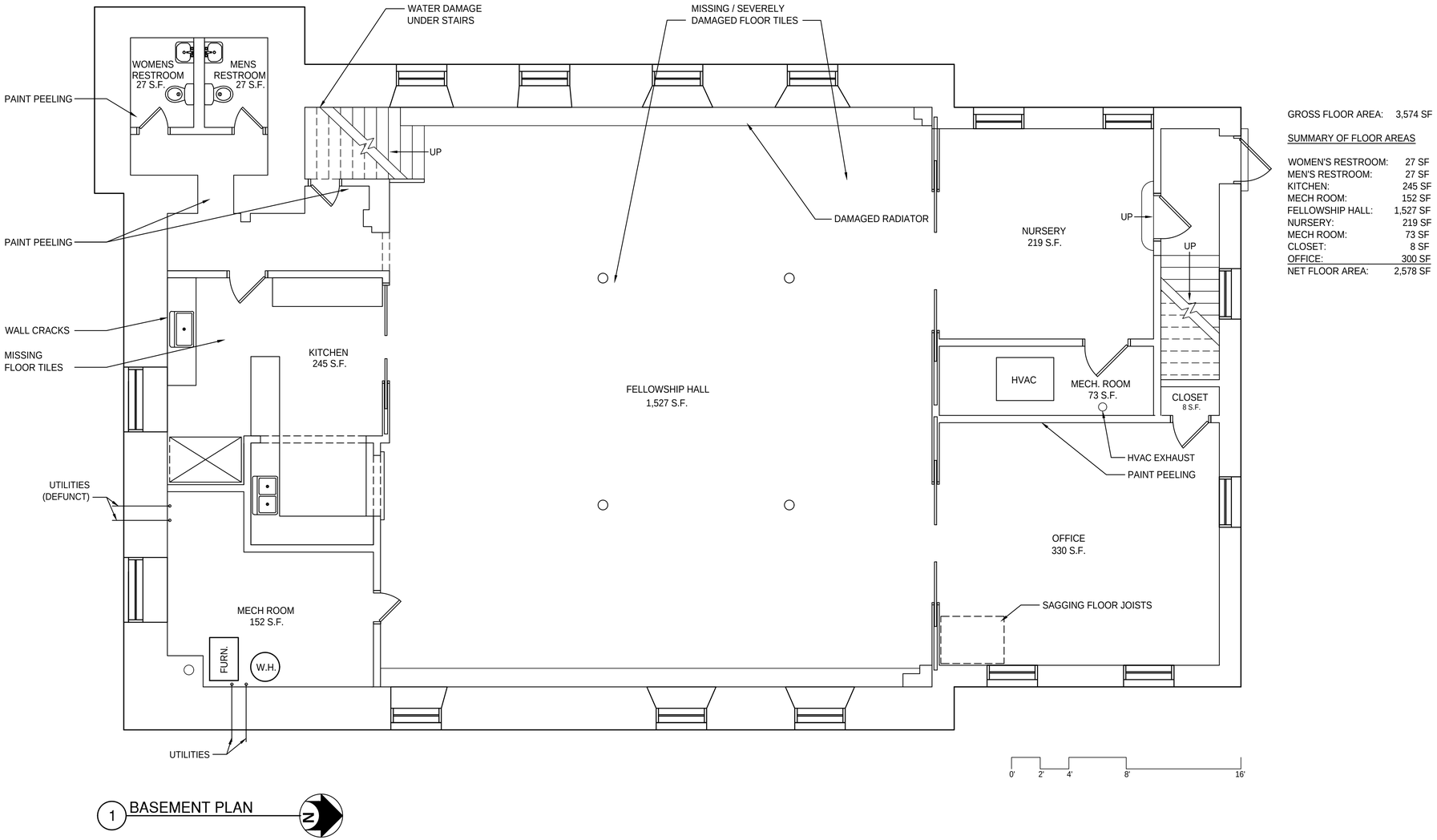
This evaluation was intended to include the building and its contents only. No evaluation of the grounds or the property in its entirety has been conducted.

Access to the space below the floor structure at the north portion of the lower level was not observed nor was this area visually, or in other ways evaluated.

The exterior condition of the main roof areas was not made, however, the Preliminary Anticipate Cost Projections include costs to address a worst case scenario.

3.6 Assumptions and Exclusions

- The scope of this report is not intended to meet requirements of ASTM E2108-08 "Property Condition Assessments: Baseline Property Condition Assessment Process;"
- Hazardous materials sampling or testing of any components were not identified;
- Destructive testing was not performed on any building assembly, component, or M/E/P building sub-system.



1 BASEMENT PLAN

GROSS FLOOR AREA: 3,574 SF

SUMMARY OF FLOOR AREAS

WOMEN'S RESTROOM:	27 SF
MEN'S RESTROOM:	27 SF
KITCHEN:	245 SF
MECH ROOM:	152 SF
FELLOWSHIP HALL:	1,527 SF
NURSERY:	219 SF
MECH ROOM:	73 SF
CLOSET:	8 SF
OFFICE:	300 SF
NET FLOOR AREA:	2,578 SF

SYNAGOGUE SURVEY

39 EAST ONEIDA STREET
OSWEGO, NY 13126

OSWEGO COUNTY

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APPENDIX
A

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Designed By: B. THOMPSON
Drawn By: B. THOMPSON
Date Issued: 12/27/2017
Scale: AS INDICATED
Project Number: 010875.00

BASEMENT PLAN

Drawing Number:

A100

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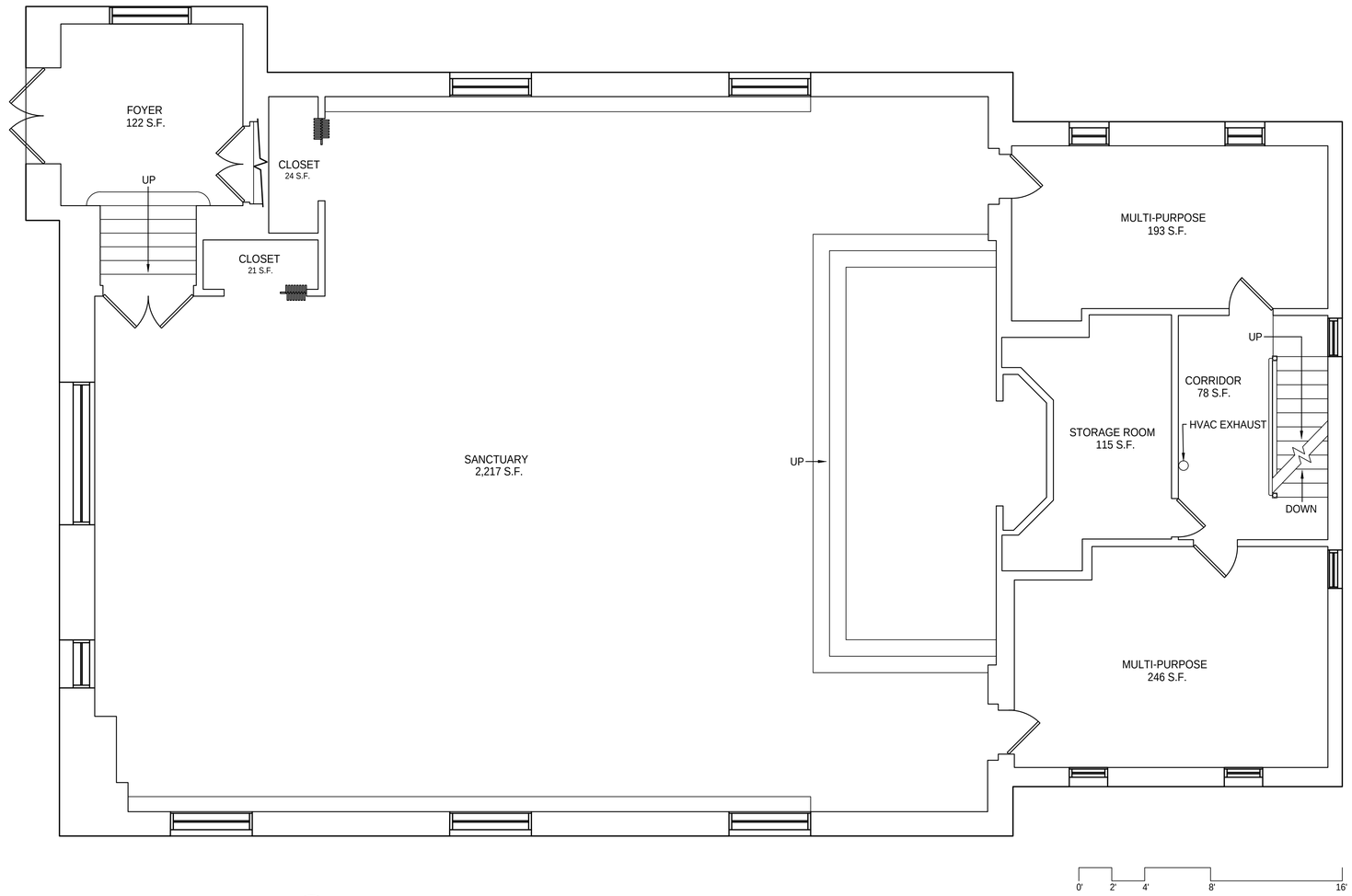

1 FIRST FLOOR PLAN

GROSS FLOOR AREA: 3,574 SF

SUMMARY OF FLOOR AREAS

MULTI-PURPOSE:	193 SF
STORAGE:	115 SF
CORRIDOR:	78 SF
MULTI-PURPOSE:	246 SF
CLOSET:	24 SF
CLOSET:	21 SF
FOYER:	122 SF
SANCTUARY:	2,127 SF
NET FLOOR AREA:	2,926 SF

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APPENDIX
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Date Issued: 12/27/2017	Scale: AS INDICATED
Project Number: 010875.00	

FIRST FLOOR AND ENTRYWAY PLAN

Drawing Number:

A101

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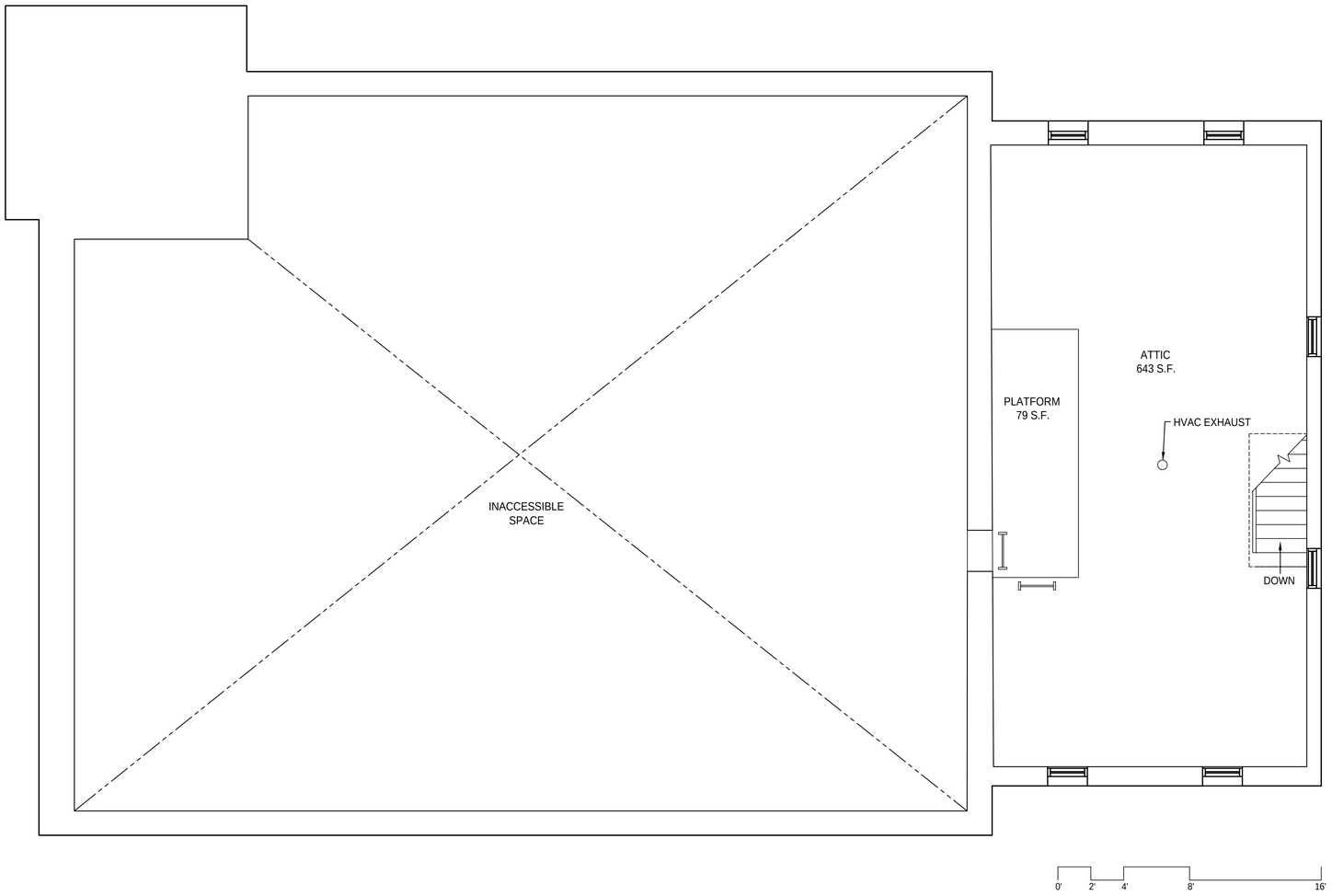

GROSS FLOOR AREA: 868 SF

SUMMARY OF FLOOR AREAS

ATTIC:	643 SF
PLATFORM:	79 SF
NET FLOOR AREA:	722 SF

1 ATTIC FLOOR PLAN

SYNAGOGUE SURVEY

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APPENDIX
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Date Issued: 12/27/2017
Scale: AS INDICATED
Project Number: 010875.00

ATTIC FLOOR PLAN

Drawing Number:

A102

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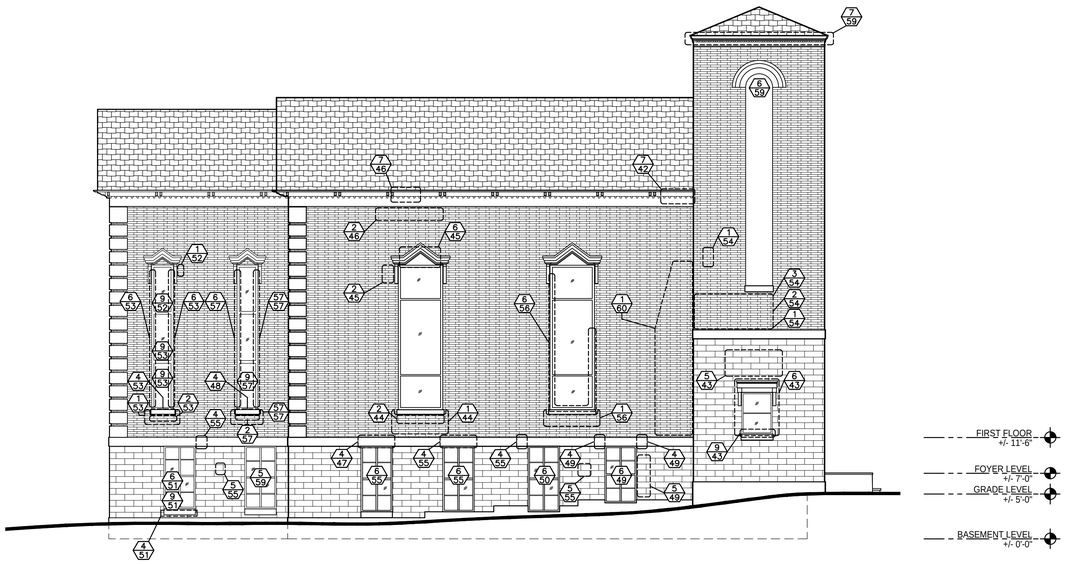
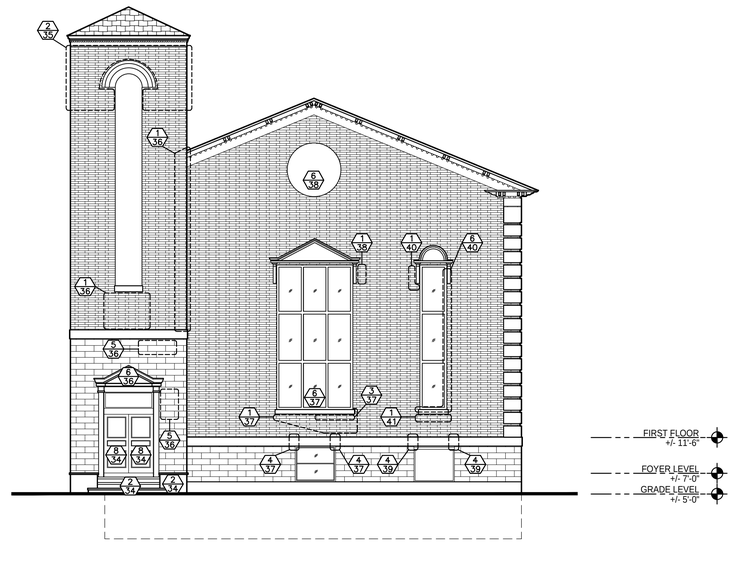
KEYNOTES:

1. MASONRY WATER DAMAGE / DISCOLORATION
2. MASONRY IN NEED OF REPOINTING
3. SEVERELY DETERIORATED MASONRY IN NEED OF REPLACEMENT.
4. DAMAGED / CRACKED CONCRETE IN NEED OF PATCH / REPAIR
5. STONEWORK IN NEED OF REPOINTING
6. WOOD / TRIM IN NEED OF REPAIR / REPAINTING.
7. FASCIA IN NEED OF PATCH / REPAIR / REPAINTING
8. DOOR IN NEED OF REPAINTING / REFINISHING
9. DAMAGED GLASS IN NEED OR REPLACEMENT



1 WEST ELEVATION
SCALE : 1/8" = 1'-0"



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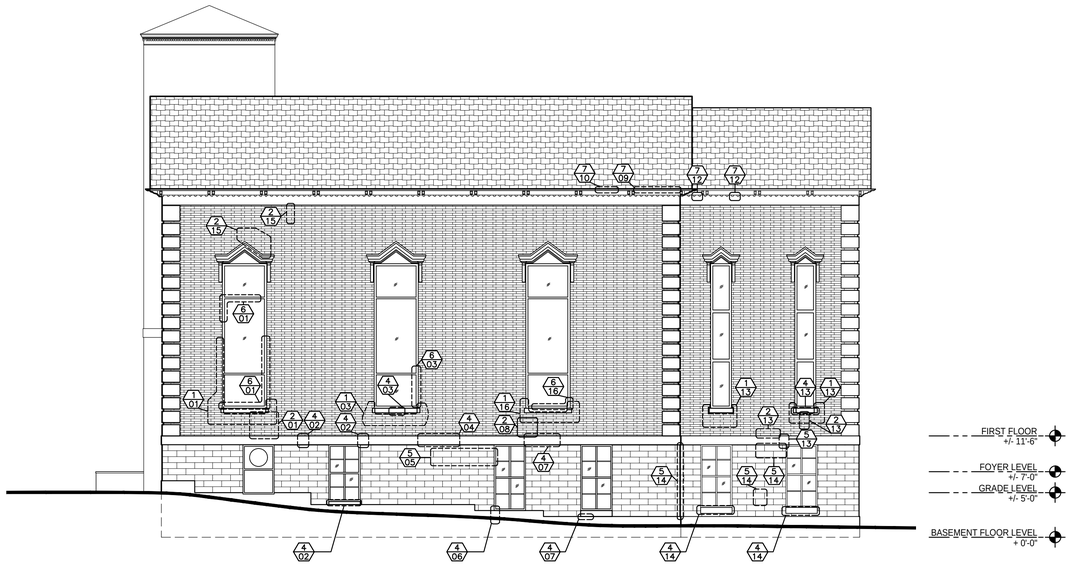

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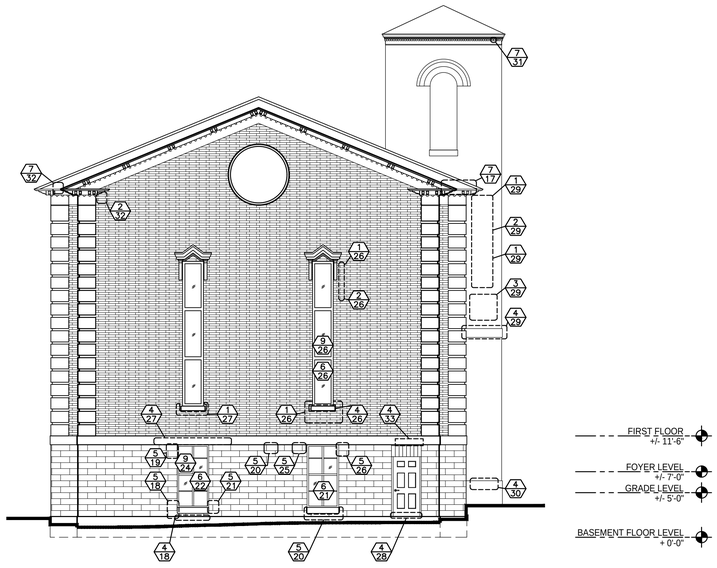

4 NORTH ELEVATION
SCALE : 1/8" = 1'-0"

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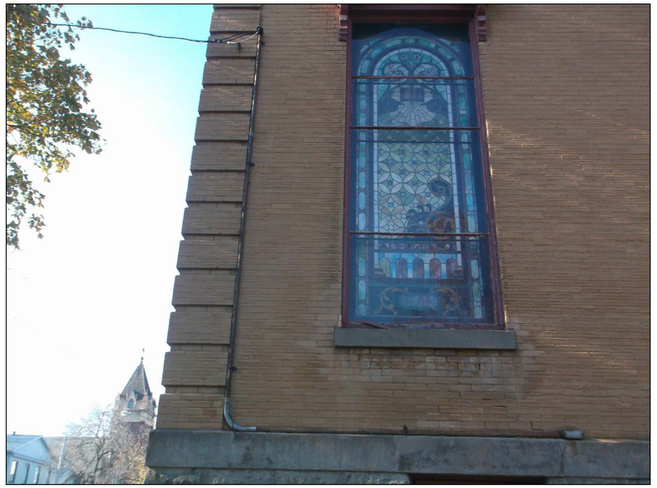
Date Issued: 12/27/2017	Scale: AS INDICATED
Project Number: 010875.00	

EXTERIOR ELEVATIONS

Drawing Number:

A401



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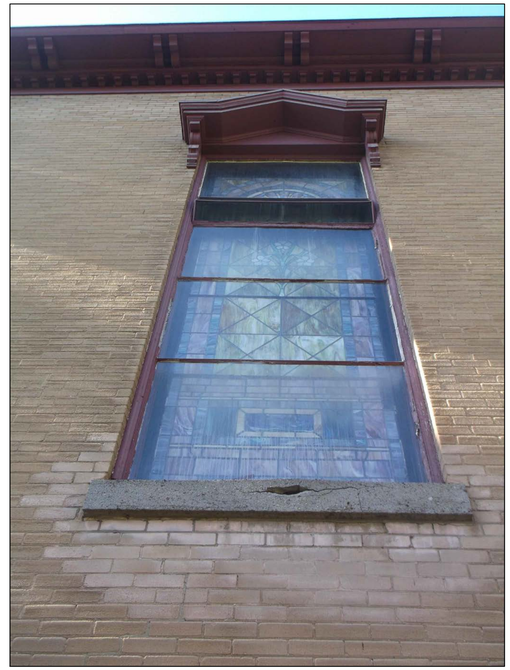
2 PHOTO
SCALE : N.T.S.



3 PHOTO
SCALE : N.T.S.

4 PHOTO
SCALE : N.T.S.

5 PHOTO
SCALE : N.T.S.

6 PHOTO
SCALE : N.T.S.

7 PHOTO
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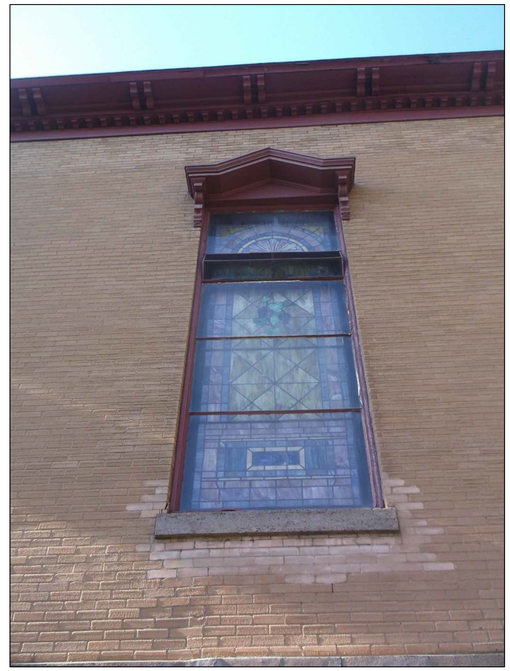

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SYNAGOGUE SURVEY

39 EAST ONEIDA STREET
OSWEGO, NY 13126

OSWEGO COUNTY

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

280 EAST BROAD STREET
SUITE 200
ROCHESTER NY 14604

OFFICE: 585.232.5135
FAX: 585.232.8493

REVISIONS

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APPENDIX
A

Project Manager: R. POSPULA
Checked By: R. POSPULA
Designed By: M. MARCHAND
Drawn By: M. MARCHAND
Date Issued: 12/27/2017
Scale: AS INDICATED
Project Number: 010875.00

EXTERIOR PHOTOS

Drawing Number:

A402

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9 PHOTO
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11 PHOTO
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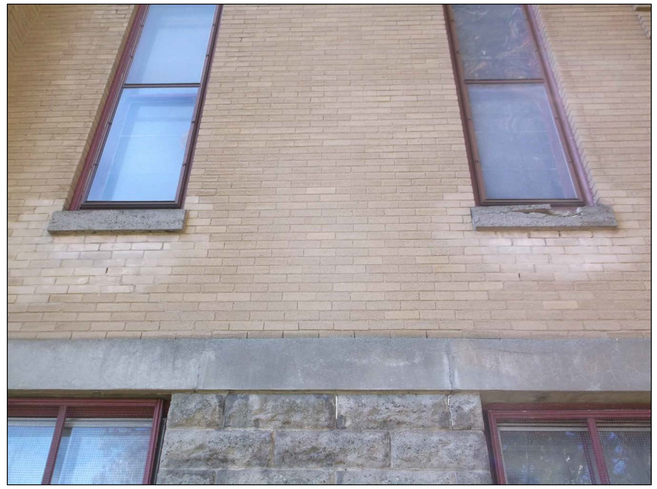

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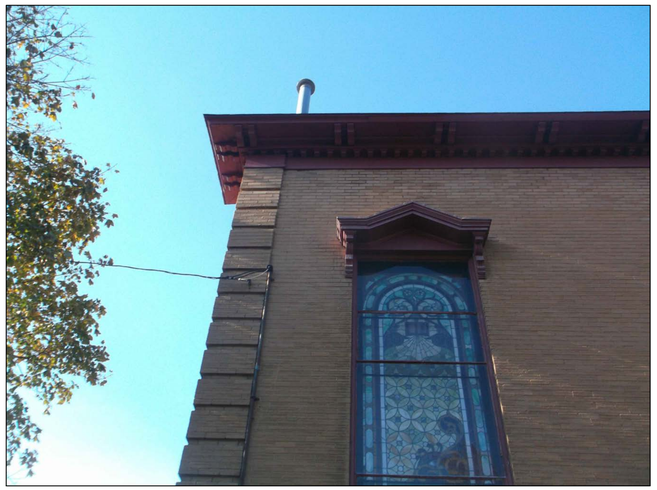

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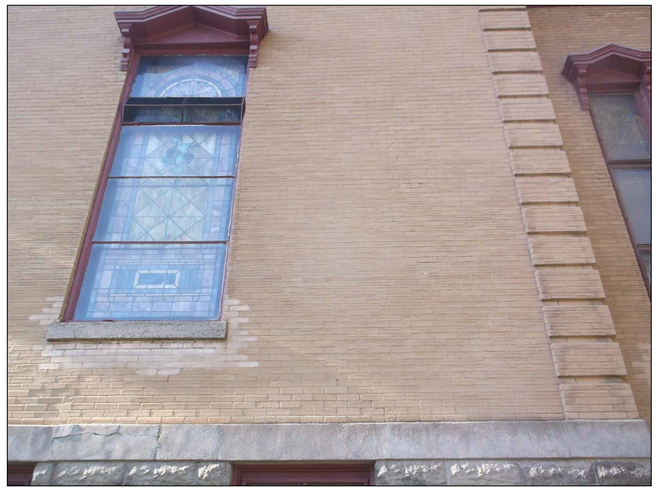

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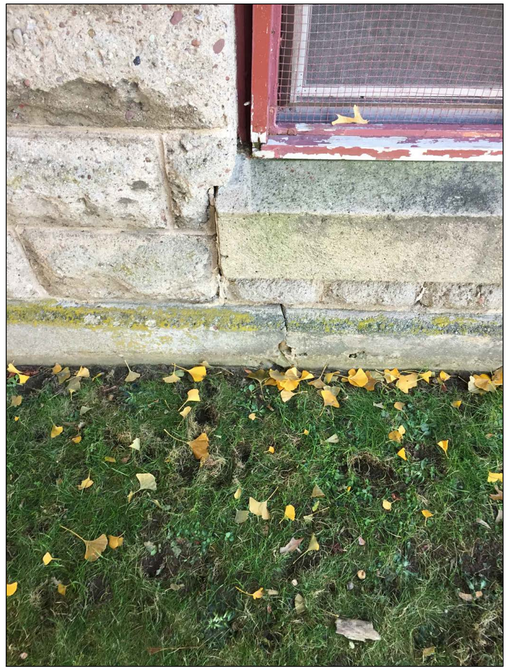
PHOTOS

Drawing Number:

A403



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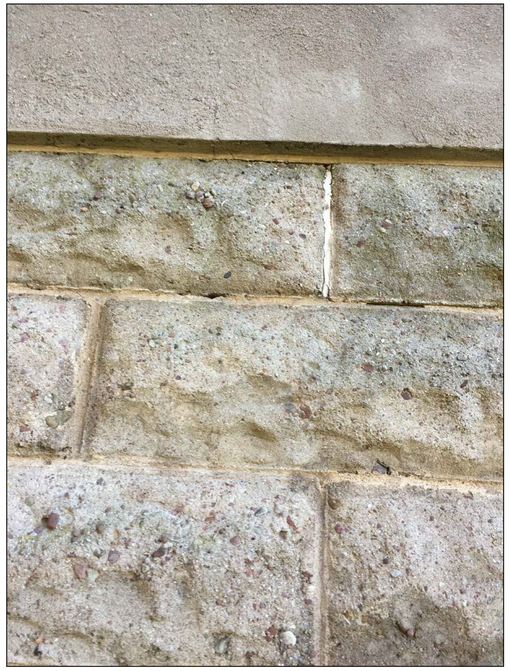

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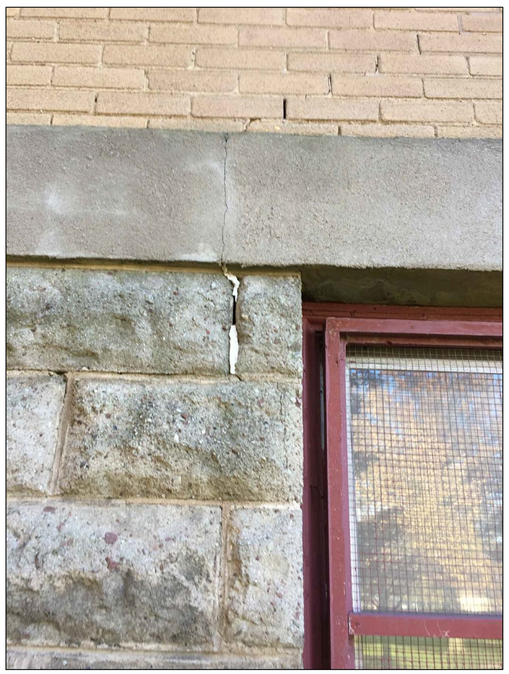

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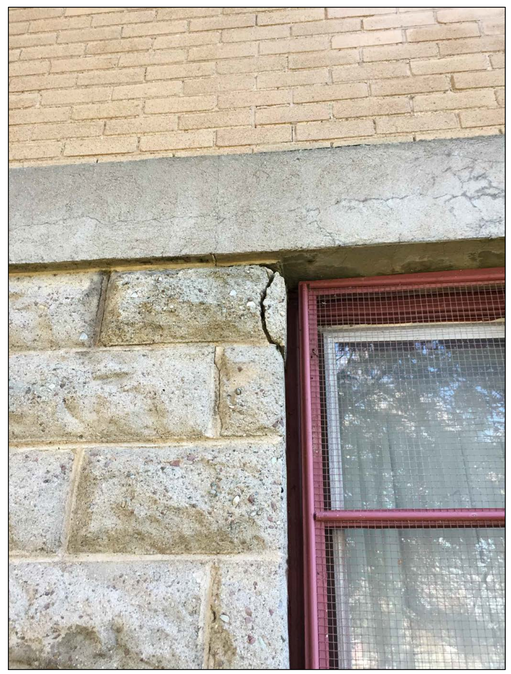

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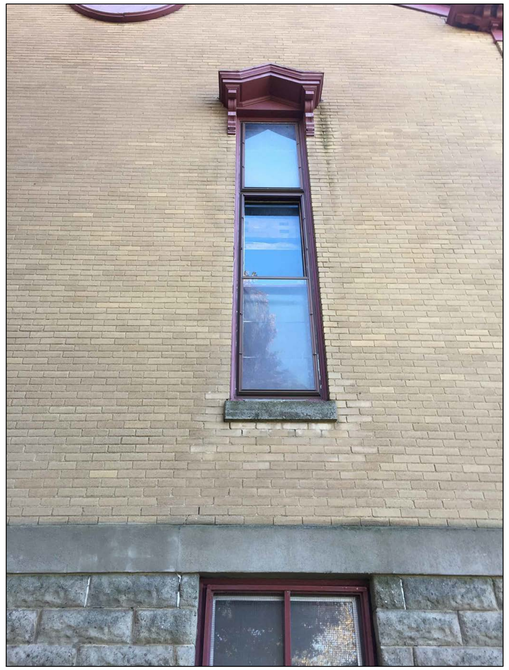

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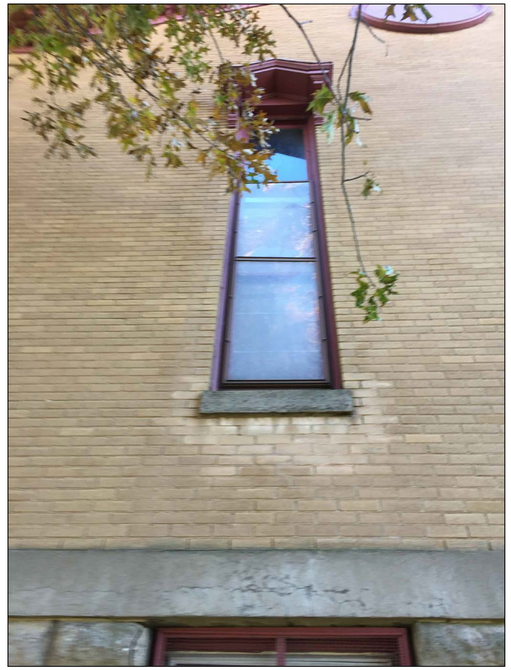

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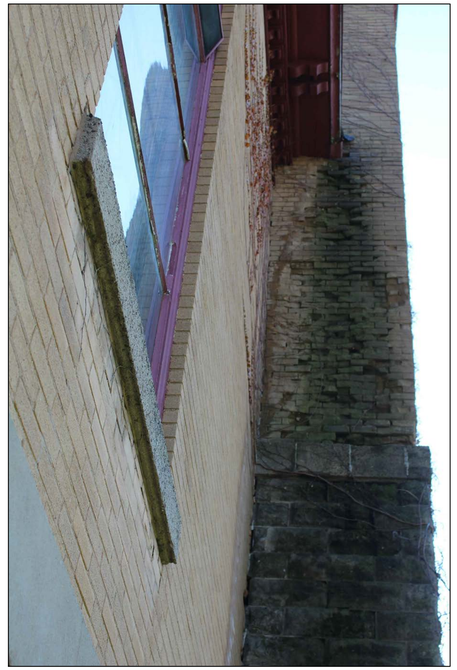

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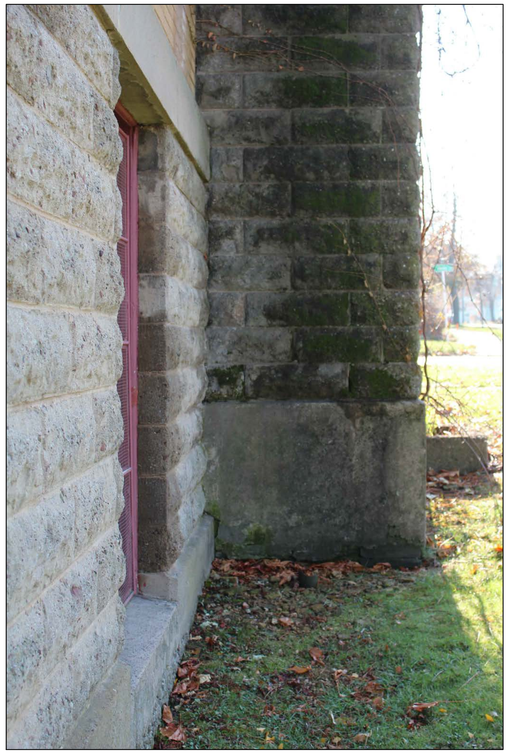

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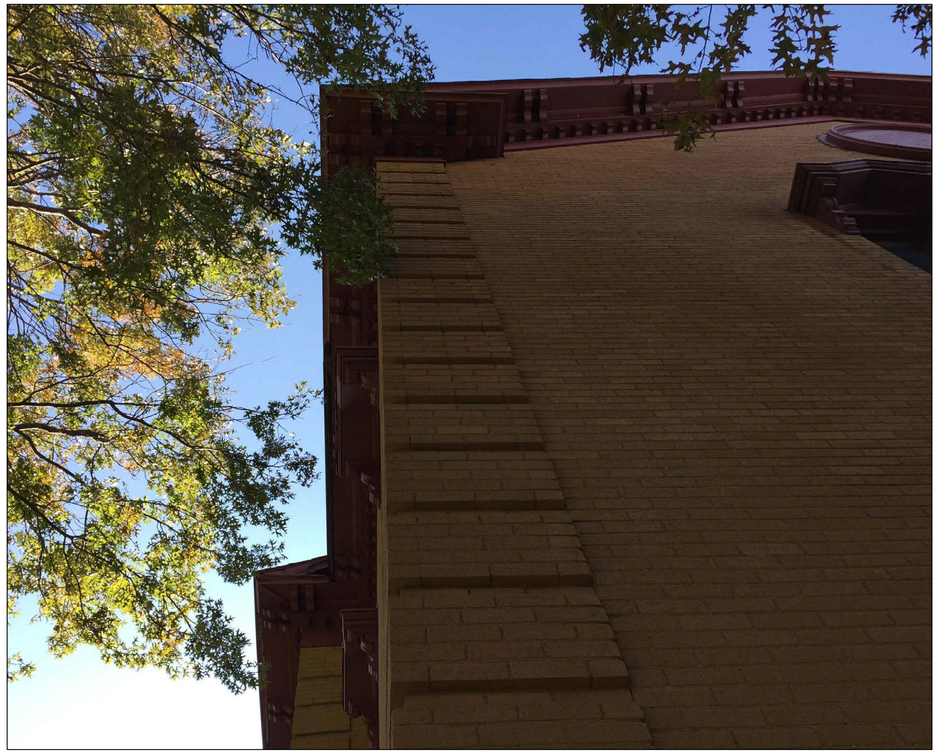

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OSWEGO, NY 13126

OSWEGO COUNTY

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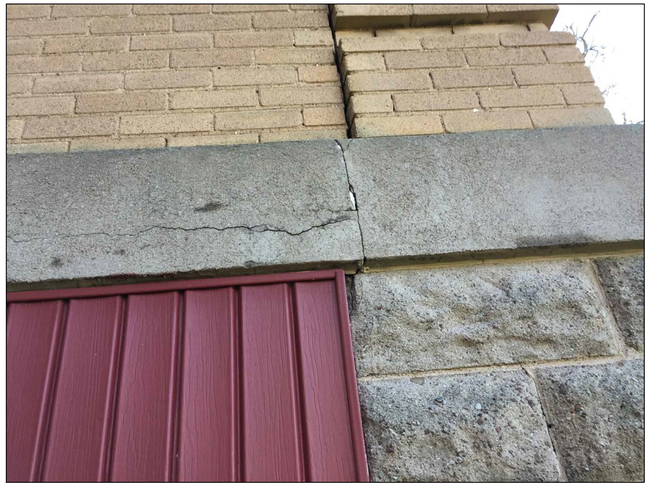
Project Number: 010875.00	

EXTERIOR PHOTOS

Drawing Number:

A405



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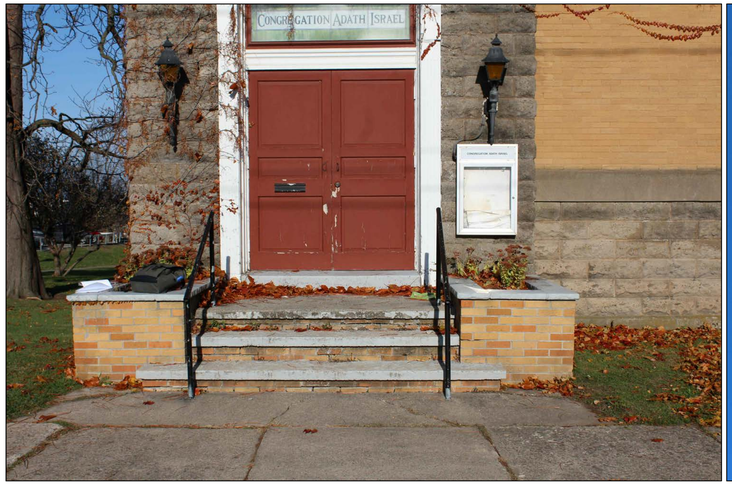

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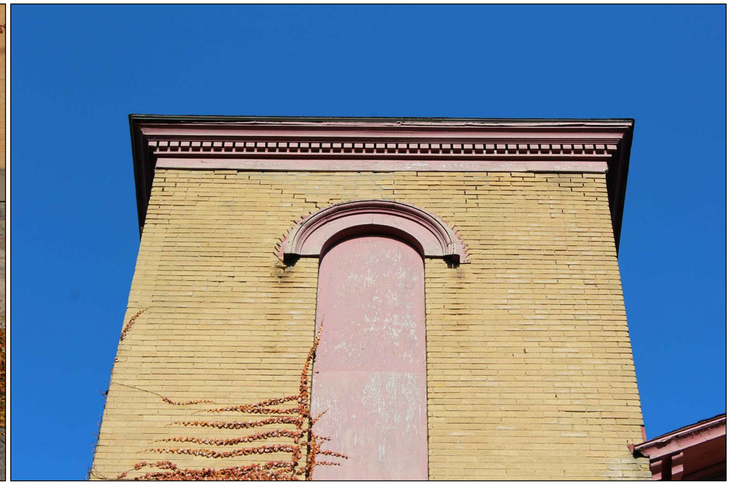

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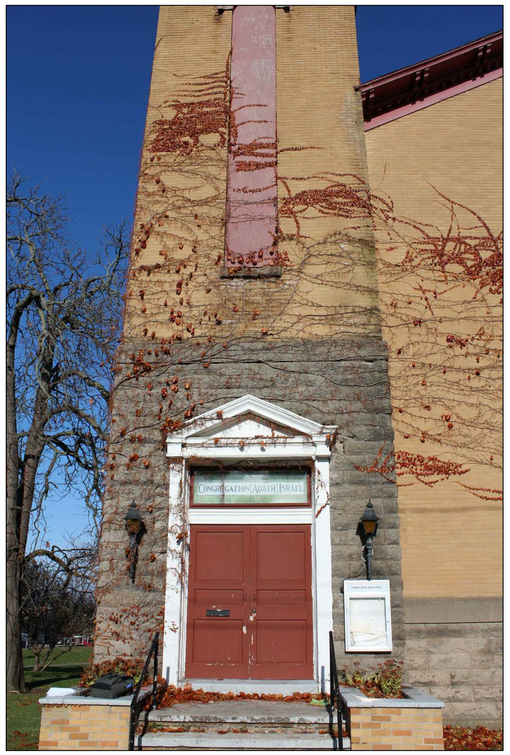

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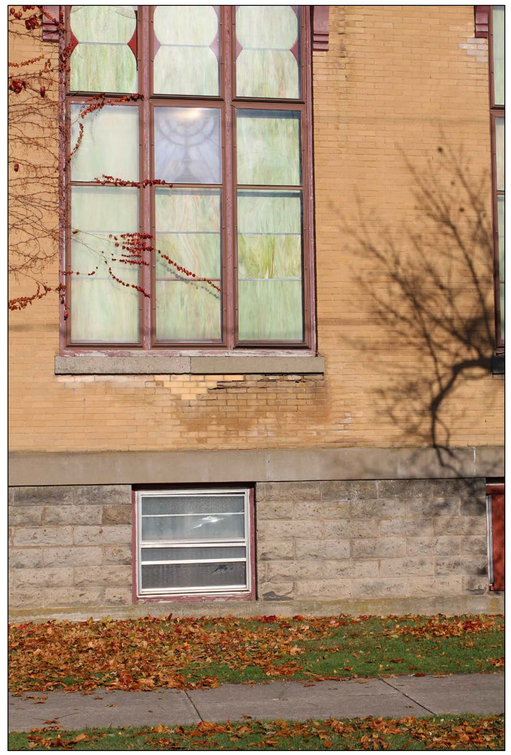

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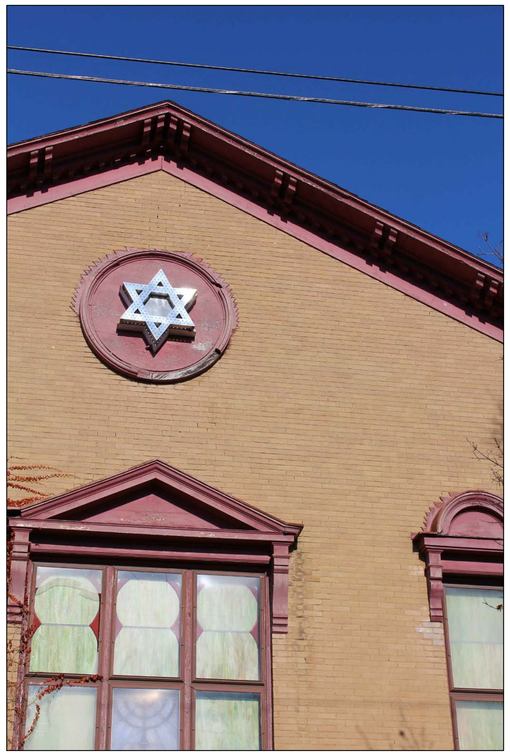

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39 PHOTO
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EXTERIOR PHOTOS

Drawing Number:

A406

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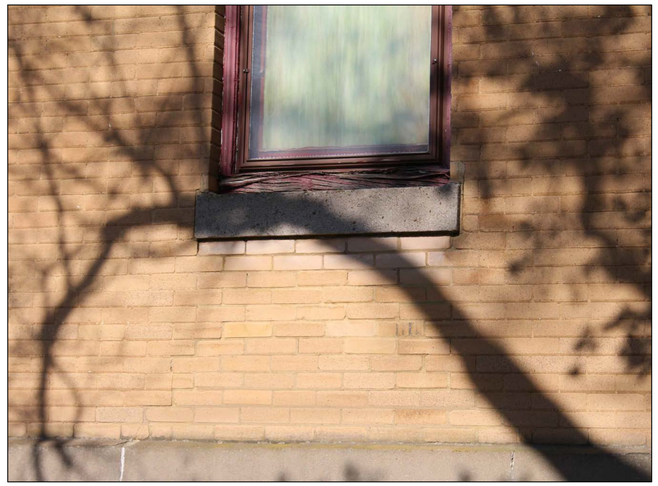

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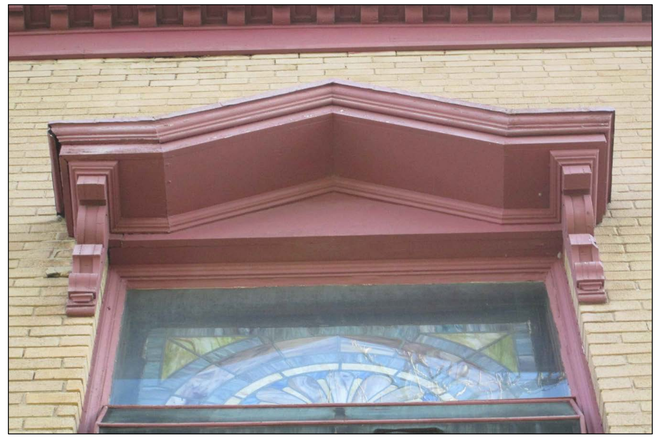

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46 PHOTO
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47 PHOTO
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11/17/2017 11:00:02 AM

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EXTERIOR PHOTOS

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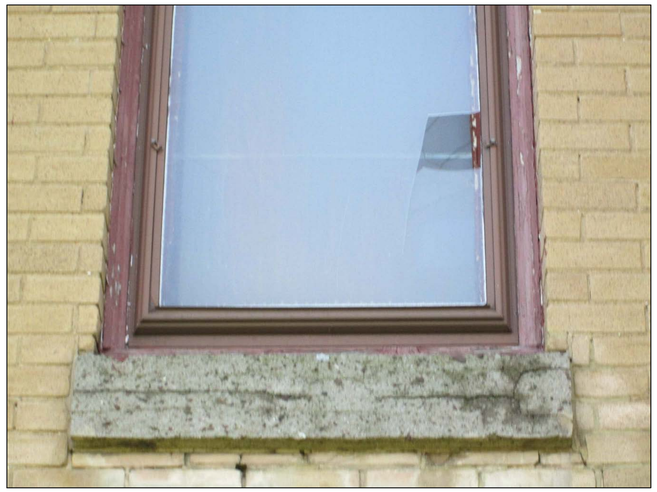

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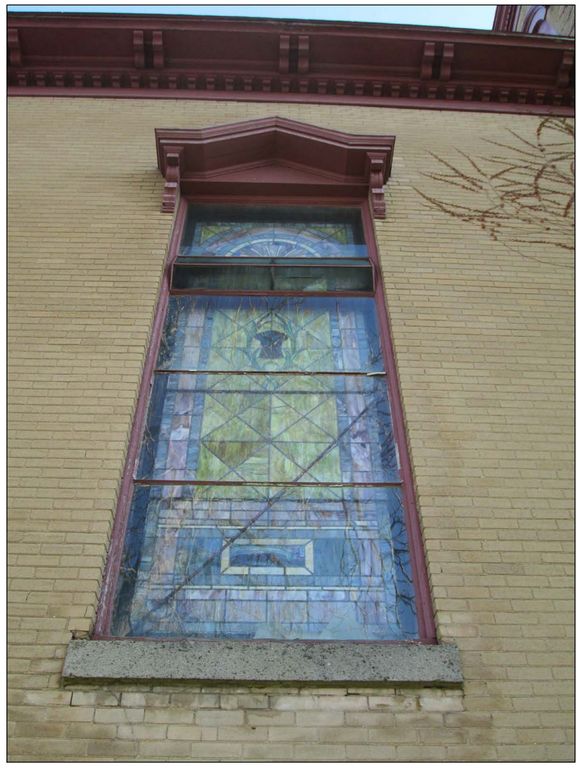

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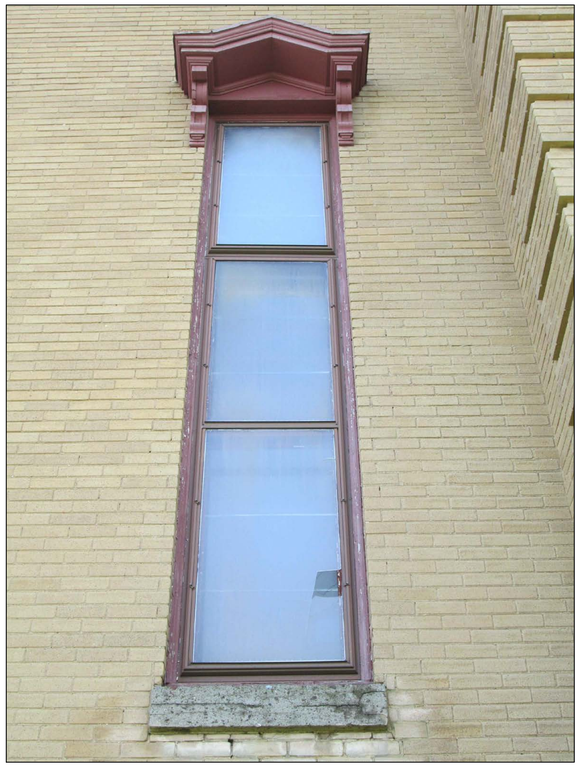

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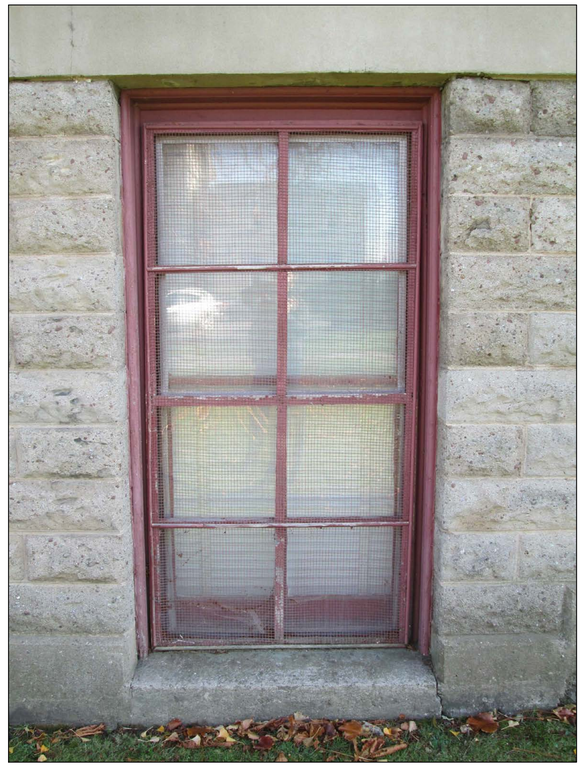

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EXTERIOR PHOTOS

Drawing Number:

A409

To: County of Oswego

From: Laura M Cooney, AIA/NCARB

Date: 02/23/2018

Re: Oswego County - Synagogue Survey
Preliminary Code Compliance Report

Oswego County – Synagogue Survey
PRELIMINARY CODE COMPLIANCE REPORT

It is our understanding that the Synagogue at 39 East Oneida Street, Oswego, NY is a Historically Registered building. The future use(s) of the building have not been confirmed. Therefore, certain assumptions have been made in this preliminary code compliance report, based on anticipated uses, existing conditions, and the historic status of the building.

Existing Building Summary:

The building consists of:

- First Floor: Previously used as the main synagogue area and support spaces; accessed from grade at the front through a small vestibule at several steps above grade or through the Basement at a stairway at the rear of the building; approximately 3,186 sf within exterior walls
- Basement Floor: Previously used for a nursery, office, and fellowship uses; accessed directly from grade at the rear of the building, or through a stairway from the main entry vestibule; approximately 2,972 sf within exterior walls
- Attic: Unoccupied attic space; accessed by a single stairway from the first floor; not a story

Project Assumptions:

Based on existing conditions and unknown project scope, we offer the following assumptions for this report:

- We are anticipating a full gut of the building interior, down to existing structure and remediation/replacement of some floor structure, based on existing conditions and the need for asbestos and lead abatement anticipated throughout. This includes all trim and finishes, except stairways and other trim that are considered contributing to the historic nature of the building.
- The future use(s) of the building are not known at this time, but for this report we are assuming a complete change of occupancy from Group A-3 assembly, to a combined Group A-2 (food and drink)/A-3 (gathering) use on the first floor and Group B (business) office space and archive storage on the basement floor, with accessory support spaces.
- We are assuming the attic will continue to be unoccupied. Otherwise, the attic would become a story, which would add substantial code compliance requirements to the building.
- Site work will be required to accommodate an exterior accessible route to the accessible entrance. We are proposing the accessible entrance be provided at the basement level, rear of the building, to reduce any exterior ramps on the front of the building and any difficulty with the small existing vestibule space and elevation changes from grade to the first floor without affecting the exterior.

References: 2015 International Existing Building Code (IEBC); 2015 International Building Code (IBC); all sections indicated in report are from the IEBC, unless noted otherwise, and text in **bold** is direct from the code.

Code Compliance Path Options & Considerations:

Based on assumptions and existing conditions, we offer the following code compliance path and considerations to accommodate future use and occupancy of the building, in accordance with the IEBC:

IEBC Chapter 12 – Historic Buildings:

General

1. As a historic building undergoing alterations and change of occupancy, Section 1201.2 requires a written report of historic components that have been evaluated, if required by the authority having jurisdiction.
2. Section 1202.1 and 1202.4 allow any repairs and replacements of existing or missing historic features to be of original materials, or like materials to match the original, except anything containing hazardous materials (e.g. asbestos or lead) and replacement glazing in hazardous locations, which need to comply with IBC Chapter 24.
3. Sections 1203.2 and 1205.4 allow for automatic fire extinguishing systems (NFPA 13 sprinkler system) provided throughout buildings to be utilized as alternatives to not fully compliant construction requirements and in lieu of occupancy separations. Section 1012.2 requires compliance with Chapter 9 of the IBC (fire protection systems) for the new occupancies. Section 903.2.12 requires the floor area and floors below to be sprinklered where a Group A-2 occupancy fire area exceeds 5,000 sf or the occupant load exceeds 100 people, both of which would occur in this building. A fully sprinklered building would also allow much more flexibility with future uses and code compliance. So, even if a Group A-2 occupancy is not a considered use, we recommend the building be sprinklered for life-safety and more flexibility.
4. The main exit doors from the existing sanctuary may remain swinging into the building, in lieu of in the direction of egress, where approved by the authority having jurisdiction, and as long as another approved exit will accommodate the total egress capacity required, in accordance with Section 1203.3. Therefore, as long as the second exit, leading to grade at the basement level, is at least 44" in clear width to accommodate up to 146 people from the first floor, the existing door swing may remain if approved.
5. Existing interior finishes may remain, in accordance with Section 1203.5, if they can be demonstrated as historic.
6. The existing main entry stairways may remain, including existing handrails and guards, if structurally sound, in accordance with Sections 1203.9 and 1203.10.
7. Exit signs are required to be provided throughout the building, in accordance with the IBC, unless location would damage the historic character of the building, in accordance with Section 1203.11.

Accessibility

8. Compliance with Sections 705, 806, and 906 apply, unless technically infeasible, in accordance with Section 1204.1. However, **where compliance with the requirements for accessible routes, entrances, or toilet rooms would threaten or destroy the historic significance of the building or facility, as determined by the code official, the alternative requirements of Section 1204.1.1 through 1204.1.4 for that element shall be permitted.**
    a. Section 906 is not applicable, since no Group R occupancies are anticipated.
    b. Section 806 addresses new stairways that replace existing stairways, which will be applicable in this case, for the basement stairways, at a minimum. No accessible routes are required, specifically for the replacement stairways. Section 1204.1.2 only requires an accessible route to public spaces on the accessible floor. However, since a vertical accessible route would not adversely affect the historic character of the building, a vertical accessible route should be provided to public spaces on the first floor since it exceeds 3,000 sf in floor area (see below).
    c. Section 705.1, exc. #2 does not require accessible means of egress from the building. However, Section 705.2, exc. #1 requires providing an accessible route to primary function areas, up to 20%

of the alteration costs. In addition, Section 1205.15 requires compliance with Section 1012.8 for changes of occupancy, unless technically infeasible or would threaten or destroy historic significance of the building.

d. Section 1012.8 requires:
    i. At least one accessible entrance,
        1. An accessible ramp could be provided from grade to the first floor elevation along the west side, with a new door being added at one of the existing window locations. The approximate elevation change of 6'-6" from grade to the first floor elevation, would require the ramp to be approximately 78 feet, plus multiple landings, in length. Another option would be to consider providing an addition on the west side with an elevator and vestibule that would provide vertical access from grade to the first floor and the basement, if required.
        2. However, where the main entrance cannot be made accessible without destroying or threatening the historic significance of the building, Section 1204.1.3 allows two options for a non-public entrance to be accessible instead.
            a. Therefore, an option would be to provide the rear entrance at the basement level as the accessible entrance with a notification system or remote monitoring to allow public access into the building at that level, when required. This would keep a ramp and any exterior work away from the front entrance and vestibule, since there is limited area for a ramp at the front, a new doorway would be required on the west side of the exterior wall if a ramp was provided along that side, and vertical access might still be required to the basement if there will be government public access uses on that level.
    ii. At least one accessible route from an accessible entrance to primary function areas,
        1. Since a Limited Access/Limited Use (LULA) Elevator or a full-sized Elevator would not destroy the historic significance of the building on the interior, a vertical accessible route should be provided, with either type of elevator, to the first floor primary function areas.
        2. The first floor exceeds 3,000 sf in floor area, so IBC Section 1104.4, exc. #1 is not applicable. Also, if any government public access use is provided on the first floor, an accessible route would be required anyway. So, an elevator is required.
    iii. Signage complying with IBC Section 1111,
        1. Accessible signage for is required throughout the building and site
    iv. Accessible parking, where parking is provided,
        1. If on-site parking is not provided, accessible parking is not required on site.
        2. However, if street parking or parking in the adjacent public parking lot it accessible parking should be provided and accessible route from that parking will be required to the accessible entrance.
    v. At least one accessible passenger loading zone, where loading zones are provided, and
        1. Only if a passenger loading zone is provided, is an accessible loading zone required. It does not appear that a passenger loading zone will be possible to provide, based on existing site conditions, but it does need to be considered.
    vi. At least one accessible route connecting accessible parking and loading zone to an accessible entrance.

1. This will require site work to provide at least one accessible route, with a maximum 1:20 sloped walkway (approximately 100 feet in length) to, and a landing at, the rear door elevation.

e. Beyond the elements listed in item 'd', at least 20% of the alteration costs need to be allocated towards accessible upgrades, as mentioned in item 'c'. Making all the new toilet rooms accessible and providing accessible drinking fountains may meet this threshold. Depending on the new work and level of alterations, additional elements may also need to be accessible. Anything new should comply with the IBC and ICC/ANSI A117.1 standard.

Change of Occupancy- Section 1205 and Chapter 10

9. Compliance with Chapter 10 (Change of Occupancy) is also required, except as specifically permitted in Chapter 12 (Historic Buildings).
10. At least Class C roofing, when tested in accordance with ASTM E108 or UL 790, may be installed, in accordance with Section 1205.5.
11. Any existing dangerous structural conditions, such as the first floor on the northeast corner of the building and any other areas of concern, are required to be remedied.
12. If the existing Group A-3 occupancy is changed to Group A-2/A-3 and Group B occupancies with archive storage, the following changes in hazard and applicable code provisions will apply. Note, that any other occupancies that might be utilized in lieu of these listed, may affect the code compliance requirements, based on the change of hazard classification.
    a. Since the change of occupancies are to an equal or lesser hazard from the original occupancy, Section 1012.4 (Means of Egress) allows existing egress components to remain, if in compliance with Section 905. An exception to this would be if an existing stairway was being replaced, but there was not sufficient area to accommodate new construction tread and riser dimensions, the existing dimensions can remain. This might be applicable to the existing stairway in the first floor vestibule, if this stair needed to be replaced.
        i. Egress capacity should be met for the new occupancy(ies). Based on the existing exterior doors, as long as the new exit stairways, from the basement to the front vestibule and through the basement to the rear, are each constructed at 44 inches in clear width, and all new doors are at least 32" in clear width, egress capacity should be met for up to 290 occupants from each story with at least two exits provided on each story.
        ii. Any new egress components are required to comply with the IBC, unless otherwise stated.
    b. Since the change of occupancies are to an equal or lesser hazard from the original occupancy, Section 1012.5 (Building Height and Area) allows the existing building height and area to be considered compliant. Therefore, as long as no addition is planned for the building, the existing building is compliant for the new assumed uses.
    c. Since the change of occupancies are to an equal or lesser hazard from the original occupancy, Section 1012.6 (Exterior Wall Fire-resistance Ratings) allows to existing exterior walls and openings to remain.
13. Section 1012.7 requires existing vertical shafts to meet the IBC requirements for atriums or this section, as a change to an equal or lesser hazard, requires a one hour enclosure. However, Section 1203.6 only requires existing exit enclosure construction to limit the spread of smoke by using tight-fitting doors and solid elements. The existing doors within the entry vestibule should be evaluated to verify meeting this requirement or they will need to be upgraded with gasketing. We are assuming that the exit stairway from the basement to the vestibule and the rear exit stairway to the basement door at grade will both be constructed in accordance with the IBC for new construction.

14. The existing sloped floor in the sanctuary, with the concealed space, and the raised stage could remain if still required for a performance based occupancy. However, any other uses will require a level floor and accessible route, which will require the sloped portion to be removed. This will reduce the number of stairway risers required from the entry vestibule, which will hopefully allow for a compliant stairway and door landing at the existing doors as well.
15. Electrical wiring, components, number of outlets and the electrical service will all need to comply with NFPA 70 for the new occupancies, in accordance with Section 1008.
16. Mechanical systems will need to be upgraded for the new uses in the building, in compliance with the International Mechanical Code, in accordance with Section 1009.
17. Because the new occupancies will have different plumbing fixture requirements from the previous use, plumbing fixture counts are required to comply with the International Plumbing Code (IPC). Also, if there will food-handling uses, compliance with the IPC is also required. Based on the assumed uses and approximate calculated occupant loads, we anticipate that providing a single-user handicap accessible toilet room for each men and women, on each floor, would provide the required number of fixtures. Accessible (standing and wheelchair) drinking fountains and a service sink will also be required on at least the first floor.

International Energy Conservation and Construction Code (IECC):

Existing Buildings – Chapter C5

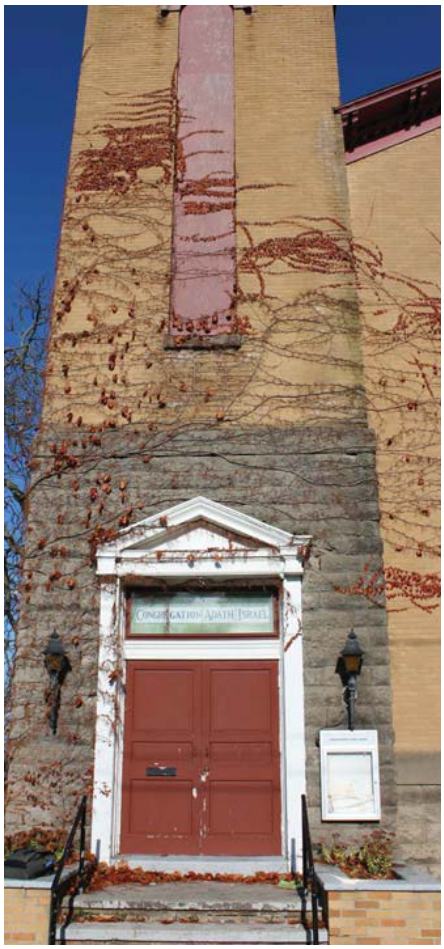
1. As a historic building, Section C501.6 does not require compliance with the Energy Code for any repairs, alterations, restoration, and change of occupancy provided a report has been submitted, signed, and approved as required, demonstrating that compliance with specific provisions would threaten, degrade, or destroy the historic form or function of the building. It is our opinion that providing compliant insulation at the roof, new mechanical, plumbing, and electrical/lighting systems would not destroy the character of the building, this work should be compliant with the Energy Code. If any additional insulation on exterior walls, replacing exterior windows and doors, and similar upgrades negatively affect the historic form of the building they should be reviewed, reported, and submitted for approval, as required.

APPENDIX C

March 27, 2018

PRELIMINARY BUDGET

Oswego Synagogue Stabilization



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March 27, 2018

Richard M. Pospula, AIA, NCARB
BERGMANN Associates
280 East Broad Street, Suite 200
Rochester, New York 14604

Re: Oswego Synagogue Stabilization Project

Dear Mr. Pospula,

The Pike Company presents the following construction cost budget for your review. Our understanding of this phase of the development is to provide a scope of work and budget pricing for the required repairs to the exterior of the structure and the interior demolition to stabilize the structure while plans are made for its future use. Please note that no ACM report was available for the development of this budget and a walk thru of the structure was requested but access was not provided.

We are available to meet and discuss these items at your convenience.

Very truly yours,

Edward Kurowski

Edward Kurowski
Vice President

Cc: Joe Defendis

PRELIMINARY BUDGET

Table of Contents

Estimate

THE PIKE COMPANY
Building Relationships Since 1873

Construction Concept Estimate

Oswego Synagogue Stabilization

Pricing Detail Sheet

Recap Line No.		Item Description	Notes Sub Names Comments	Unit of Meas.	Total Project Amount	Quantity	Unit Price	Amount
					Total Project b		Oswego Synagogue	
01		Temporary Protection for exterior			5,000	1	5,000.00	5,000
01		Concrete and Masonry Repairs Exterior		LS	53,527	1	53,527.00	53,527
02		Remove and replace exterior wood trim			10,000	1,000	10.00	10,000
02		Exterior Fascia remove and replace			7,500	300	25.00	7,500
02		Exterior Misc wood repairs			25,000	1	25,000.00	25,000
02		Wood Door repair at main entrance			2,000	2	1,000.00	2,000
03		Painting exterior		cy	25,000	1	25,000.00	25,000
04		Aluminum Storm windows for basement			8,400	210	40.00	8,400
04		Repair Screens over basement windows			3,750	15	250.00	3,750
04		Miscellaneous Glass replacement			4,320	144	30.00	4,320
05		Plumbing removals	2 men 3 days	hours	4,080	48	85.00	4,080
05		Remove existing heating system	3 men 1 week	hours	7,800	120	65.00	7,800
05		Remove existing electric and wiring	2 men 3 days	hours	3,120	48	65.00	3,120
05		Remove plaster on all existing partitions	5 men - 3 weeks	hours	33,000	600	55.00	33,000
05		Remove basement ceiling	inc above		1	1	1.00	1
05		Remove flooring	inc above		1	1	1.00	1
05		Remove first floor platform	inc above		1	1	1.00	1
05		Dumpsters for demolition		Ea	12,000	20	600.00	12,000
05		Asbestos allowance		Allowance	30,000	1	30,000.00	30,000
04		Temporary protection interior			3,000	1	3,000.00	3,000
06		Repair sagging floor joists (indicated on drawings)		LS	3,500	1	3,500.00	3,500
06		Repair north end of building floor system		allowance	20,000	1	20,000.00	20,000
07		Insulate attic space			11,704	2,926	4.00	11,704
08		Shingle Roof (remove and replace)			19,350	3,870	5.00	19,350
08		Roof repairs allowance (20% - 12 sheets)			3,072	768	4.00	3,072
27		HCP Access allowance			100,000	1	100,000.00	100,000
28		New 4" DIP Water service			25,400	1	25,400.00	25,400
29		90% furnaces with ductwok for distribution in basement			20,000	2	10,000.00	20,000
26		Fire Protection based on coverage NFPA13			34,563	8,430	4.10	34,563
31		Power Service 200 amp panel for temp use			15,000	1	15,000.00	15,000
31		Temporary lighting and fire alarm			7,500	1	7,500.00	7,500
31		Temporary fire alard			5,000	1	5,000.00	5,000
43		General Conditions		weeks	57,000	10	5,700.00	57,000
		Total			559,589			559,589
46		Contingency		15.00%	83,938			83,938
47		Subtotal			643,527			643,527
48		General Liability Insurance		1.50%	9,653			9,653
xxx		Subtotal			653,180			653,180
49		Bond		0.00%	0			0
50		Fee		10.00%	65,318			65,318
xxx		TOTAL CONSTRUCTION COSTS			718,498			718,498

The Pike Company, Inc.		
Construction Concept Estimate		
	Oswego Synagogue Stabilization	3/27/18
	Number of Sq Ft ⟶	N/A
Recap Line #	Item Description	Oswego Synagogue
01	Concrete and Masonry Repairs Exterior	58,527
02	Carpentry Repairs Exterior	44,500
03	Painting (exterior Trim)	25,000
04	Exterior storm windows and glass replacement	19,470
05	Interior Demolition and asbestos abatement	90,003
06	Interior Floor Repair	23,500
07	Attic Insulation	11,704
08	Roofing (remove and replace)	22,422
26	Fire Protection NFPA 13	34,563
27	HCP Access Allowance	100,000
28	Plumbing (4" combination service)	25,400
29	HVAC (Furnaces and Ductwork)	20,000
31	Electric (Service - Lighting - Fire Alarm)	27,500
32	Subtotal Main Structure	502,589
33	Accessory Structures	0
34	Subtotal-Main & Acc'y. Struct	502,589
35	Earthwork	0
36	Site Utilities	0
37	Curbs, Walks and Paving	0
38	Site Improvements	0
39	Landscaping and Seeding	0
40	Unusual Site Conditions	0
41	Subtotal Sitework	0
42	Subtotal Buildings and site	502,589
43	General Requirements	57,000
44	Subtotal Bldg, Site & Gen. Req	559,589
45	Cost Escalation	0
46	Contingency	83,938
47	Subtotal	643,527
48	General Liability	9,653
49	Subtotal	653,180
49	Bond	0
50	Fee	65,318
	Total	718,498

Project: Oswego Synagogue
Estimate #01
Estimate Type: Concept

Assumptions & Clarifications

March 27, 2018

Assumptions and Clarifications
Oswego Synagogue Stabilization Project

- The project was budgeted assuming the exterior and interior work will be performed concurrently. The exterior repair are based on drawing A401 and assumed that all repairs will be required to stabilize the structure from future deterioration.

- We have budgeted the following exterior repairs:
  1. Masonry cleaning
  2. Masonry repointing
  3. Masonry removal and replacement
  4. Concrete patch and repair
  5. Stonework repointing
  6. Wood trim repair
  7. Wood fascia – patch / repair / repaint
  8. Door repair and repaint
  9. Glass replacement – provide aluminum storm windows for basement windows
  10. Removal and replacement of existing roofing – can be deducted from budget if not required.
  11. Repainting of all existing wood trim.
  12. Provide baffles and vents at exterior soffit for air circulation and roof venting

The interior work is based on the following assumptions utilizing drawings A100, A101 and A102.

Interior Demolition

- Remove all existing plumbing fixtures, piping and hot water heater and cap existing lines.
- Remove all existing electrical fixtures and wiring back to panel
- Remove existing heating equipment and ductwork
- Remove debris including
  1. Kitchen equipment, cabinets and countertops
  2. Plaster and drywall on all interior partitions – back to existing studs. All interior partitions to remain since which ones are bearing wall will have to be determined.
  3. Remove basement ceiling to expose existing floor framing.
  4. Remove existing flooring on all floors based on the following assumptions
     a. Single layer flooring on all floors
     b. VCT flooring in basement
  5. Remove raised platform in the first floor sanctuary space
  6. Remove all interior doors in the basement and first floor
  7. Remove and replace floor framing at north end of basement.

Interior Repairs

Utility Work – we assumed that none of the existing systems were usable:

- Provide 4" water service for fire protection (NFPA13 sprinkler system) and future domestic requirements. If this is not required, this item and the fire protection could be deducted from the budget
- Video existing sanitary service to determine the size and condition of the service.
- Provide two 90+ furnace located in the basement with minimal duct distribution and floor grate in the first floor to allow for heat distribution.
- Provide fire protection system meeting NFPA requirements including attic coverage.
- Provide new 200 amp electrical service for the following
    1. Electrical connection for heating equipment
    2. Temporary lighting
    3. Temporary fire alarm system ($5,000 allowance)

Other:

- Provide temporary repair to sagging floor joists and infill floor area
- Blown in insulation in the attic space to increase R value to R48

Allowances:

- Temporary Protection (exterior and interior) $8,000
- Asbestos abatement ($30,000 included)
- Repairs to framing and floor system at the north end of the building $20,000
- An allowance of $100K is included to address new exit stairs and handicapped access into, and thru the building.
- Temporary fire alarm system $5,000

Items not included in this budget that may be required at a future date:

- Remove and replace existing stairs
- LULA from basement to first floor for access
- Spray foam insulation of exterior walls
- Plaster and lath removal at the exterior walls
- First floor ceiling removal
- Any work required to make the building HCP accessible

Exclusions:

- Concrete replacement
- Winter conditions
- Sales tax
- Prevailing Wage

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