

TOWN OF MANLIUS

BUILDING ASSESSMENT



ARCHITECTURE



ENGINEERING



Date: 10/04/2024

Building Assessment:

Project: Town of Manlius Town Hall

Number: 24-5808

Date: 10/4/2024

Item #	Section	Item/Image	Observation	Good	Fair	Poor	Very Poor	Non Compliant	Recommendation	Estimated Cost	Priority
1	General	Accessibility	Original building and addition were constructed before ADA was a requirement. Building does not meet current ANSI 117.1 accessibility requirements. accessible design & circulation including; entries, bathrooms, lack of elevator					x	Redesign areas to meet all current ADA requirements. Cost dependent on extent of work.	TBD	
2	General	Door Hardware	Doors lack accessible hardware & access control. Existing exterior doors use physical keys.				x		Replace door hardware with modern, accessible hardware that is equipped with electronic access control	TBD	
3	General	Sprinklers	Original building and addition constructed without a sprinkler system.						Building addition could require adding sprinkler system to existing facility	TBD	
4	General	Windows	Windows vary in condition from good to poor.		x				Replace windows/fenestration as needed	TBD	
5	Site		The upper asphalt drop loop (lot #1), upper asphalt parking area (lot #2) and lower asphalt parking lot (lot #3) asphalt is in poor condition.			x			Five year plan - The asphalt areas which are in poor condition shall be sawcut and replaced. The remainder of the parking lot shall include the following: cleanout and fill all asphalt cracks, apply asphalt sealcoat and apply pavement markings to address ADA compliant requirements. 20 year plan- The upper and lower asphalt parking lots shall Replaced.	\$ 425,000	
6	Site		The concrete sidewalks are in poor condition. The current raised sidewalks adjacent to asphalt do not include curbing making them susceptible to snow plow damage. The current flush ramps do not meet ADA accessible curb ramp requirements. There are additional curb ramps required on the site.			x			Install new concrete sidewalks in compliance with all current ADA requirements.	\$ 100,000	
7	Site		The concrete curb on site is in poor condition. Granite curbing is present along the edge of parking Lot #1 and is in good condition.			x			There are several locations where the removal of curb would allow for easier snow removal. Additionally, new concrete curbing shall be installed in conjunction with new concrete sidewalks. Granite curbing installation is recommended at all standalone curb islands. Due to construction constraints, granite curbing replacement in Lot #1 may be required when asphalt replacement occurs.	\$ 32,500	
8	Site		The stairs are in good condition. Stair riser height/run is compliant, however, handrails do not comply with ADA regulations.	x					Repair concrete surface and install concrete coating system. Replace with ADA compliant handrails on either side of each stair.	\$ 23,900	

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9	Site		The storm system appears to be in good condition. The storm pipes which are not visible are most likely the original pipes which are approximately 35 years old. These pipes will most likely require replacement within the next 10 years.		x				Inspecting the existing pipes to determine material and condition is recommended.	\$ 32,500	
10	Site		The existing sanitary line is approximately 35 years old and is most likely from the original construction. This line should be replaced within the next 10 years.		x				Replace existing sanitary line. Additionally, in order to accommodate the building expansion the line may have to be upsized to accommodate the increased flows in addition to replacement.	\$ 65,000	
11	Site		The existing water line is approximately 35 years old and provides the building with potable water. The line is most likely from the original construction. This line should be replaced within the next 10 years.		x				Replace existing water line. Additionally, in order to provide an updated fire protection system the line will have to be upsized to accommodate the potable and fire protection system water needs.	\$ 65,000	
12	Site		Existing light fixtures are functioning but do not appear to provide uniform light.			x			Replace existing light poles and light bollards. Having a consultant develop a lighting photometrics plan to meet Village/community needs for nighttime users of the building is recommended.	TBD	
13	Site		The lawns are well maintained and in good condition.	x					There is an opportunity to provide more depressed lawn areas for snow storage and runoff infiltration.		
14	Site		The plant beds are well maintained and in good condition.	x					There is an opportunity to reduce mulching costs by reducing the size of plant beds or adding more plants to the existing plant beds.	\$ 13,000	
15	Site		Wayfinding signage is in good condition and adequately serves the site.		x				If the building and site is expanded the wayfinding/ directional signage will need to be updated.	\$ 4,000	
16	Site		ADA requires an accessible route to the building for all functions within the building. Existing ADA routes are not compliant and additional ADA routes are required to provide adequate access.					x	Incorporate ADA accessible routes as part of concrete pavement replacement.	Refer to item #6	

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	Site		Flagpole installed on the sidewalk and is low to the ground		x				Existing Flag poles should be replaced, and installed on a new concrete pad.	\$ 45,000	
17	Building Exterior		Masonry mortar joints deteriorating at northeast corner of building				x		Repoint masonry where necessary	\$ 65,000	
18	Building Exterior		Expansion joint material has failed at both main entries on first floor				x		Remove old expansion joint material and replace with new	\$ 8,000	
19	Building Exterior		Roof leak under fascia			x			Remove fascia and replace with new. Clean masonry before installation of new fascia.	TBD	
20	Building Exterior		Roof in poor shape. Vegetation growth on built up roofing			x			Remove and replace entire roof	\$ 585,000	

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21	Building Exterior		Soffit deteriorating in multiple locations at roof overhangs			x			Remove and replace soffit as necessary	\$ 23,400	
22	Building Exterior		Storefront entry system at courtroom, all the entry vestibules, clerestory in the meeting room, and the front façade are rusting, fading, overall poor condition			x			Remove and replace all storefront system	\$ 200,000	
23	Building Exterior		Roof at large gathering room drains into open roof leader.			x			Replace roof drains, rainwater leaders, and any other accessories as necessary	\$ 6,000	
24	Building Exterior		Existing roof drains			x			Existing roof drains in fair condition. If new roof is being provided, replace roof drains.	Refer to item #19	
25	Building Exterior		Skylight leaks			x			Skylight sealant and rainwater leaders around skylight are failing causing water to leak into the building. A new skylight system is recommended.	\$ 97,500	

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26	Building Interior		Crack in foundation causing leaks				x		Excavate and apply waterproofing membrane from exterior side of wall.	\$ 68,250	
27	Building Interior		Rainwater leaders leaking in multiple locations, damaging drywall and ceilings					x	Replace roof drains, rainwater leaders, and any other accessories as necessary	\$ 65,000	
28	Building Interior		Lack of proper court furniture causing safety concerns					x	Replacement of existing furniture with court approved furniture, fixtures, and equipment	TBD	

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29	Building Interior		Court lacks space and does not meet the "Guidelines For New York State Court Facilities" for multiple reasons including but not limited to; space, finishes, furniture, security, circulation, acoustics,					x	Renovate entire court space to meet current codes & NYS Courts guidelines. Replace all furniture, fixtures, and equipment with NYS court approved equivalents.	TBD	
30	MEP		Existing domestic water service water meter	x					Provide reduce pressure backflow preventer, would need to find a place for relief from the backflow preventer.	\$ 7,500	
31	MEP		Main shut off valve on domestic water service and piping are gate valves. Gate valves will fail and possibly leak and trouble turning system off if needed.			x			Replace gate valve with full port stainless steel ball and stem. Replace gates valves on domestic hot and cold water.	\$450 each	
32	MEP		Existing water heater building recirculating pump, in bad condition, rusted. Valves are gate valves at water heater.			x			Replace existing circulating pump.	\$ 3,250	
33	MEP		Existing gas fired 40 gallon Reliance water heater installed in 2013. Expected lifespan is 15 years.			x			Water heater should be replaced.	\$ 4,000	
34	MEP		Existing Lavatories and faucets in good condition.	x					Fixtures shall remain until major bathroom renovation.		

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35	MEP		Existing urinal and flush valve in good condition .	x					Fixtures shall remain until major bathroom renovation.		
36	MEP		Existing floor mounted tank top toilet are in good condition.	x					Fixtures shall remain until major bathroom renovation.		
37	MEP		Existing water cooler out of order.				x		Replace existing with water cooler/bottle filler.	\$ 3,250	
38	MEP		Existing mop service basin and faucet in good condition.				x		Provide stainless steel wall covers to protect the walls.	\$ 1,000	
39	MEP		Existing gas entrance, meter rated for 800 cfh. 2" gas service enters the building. National Grid meter number T3911923	x					Existing meter shall remain.		
40	MEP		The service equipment is a 600A, 120/208V, 3 phase with C.T. cabinet and main disconnect switch.	X					Provide a new 1,200A, 208Y/120V, 3 phase, 4 wire service to accommodate the building addition. The existing 600A, 208Y/120V, 3 phase, 4 wire electrical distribution will be fed from the new service	\$ 130,000	

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41	MEP		The service equipment is a 600A, 120/208V, 3 phase main distribution panel with one meter.	X					Panelboard to remain and be reused for branch circuits.		
42	MEP		Branch panelboard.MP (Square D 'NQOB').		X				Panelboard to remain and be reused for branch circuits.		
43	MEP		Branch panelboard (Square D 'NQOB').		X				Panelboard to remain and be reused for branch circuits.		
44	MEP		Branch panelboard LP2 (G.E. 'AF43S').		X				Panelboard to remain and be reused for branch circuits.		
45	MEP		The interior lighting consists of fluorescent fixtures and is in fair condition. The exterior lighting consists of HID fixtures and is in fair condition.			X			Provide new interior and exterior LED lighting, poles, pole bases, lighting controls, and occupancy sensors as required by the NYS Energy Conservation and Construction Code	\$ 195,000	
46	MEP		Telecommunications/data equipment appears to be in good condition. Spare capacity of the system is unknown.	X					Reuse existing telecommunication equipment, upgrade as required		

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47	MEP		The fire alarm is a conventional zoned system (4 zones), Silent Knight model SK-5208. The system was installed within the last ten years. CO detection and notification devices were not present.	X					Addressable fire alarm system shall be provided to accommodate addition and consists of: •Provide pull stations at building exits. •Provide smoke detectors and horn/strobes in corridors, lounges, lobbies, meeting rooms, and mechanical rooms. •Provide strobes in restrooms. •Provide duct type smoke detectors for all HVAC equipment over 2000 cfm. •Provide monitor modules to monitor sprinkler system tamper and flow switches. •Provide fire alarm annunciators at major building entrances. •All spaces served by, or containing, a carbon monoxide producing source shall have carbon monoxide detection with alarm to the building fire alarm system.	\$ 130,000	
48	MEP		The security system is with Spectrum (Time Warner). Spare capacity of the system is unknown.		X				Upgrade security system as required. This is an Owner furnish system. Provide boxes and raceways at locations directed by the security system vendor.	\$ 65,000	
49	MEP		The existing fan coil units are approximately 30 years old The units are operable but past their useful life.			X			Units are past their useful life, Recommend replacement.	\$ 65,000	
50	MEP		Old PTAC units serving perimeter offices with hot water heat. Operable but past their useful life.			X			Units are past their useful life and are inefficient. Recommend replacement.	\$ 30,000	
51	MEP		Old varitrane VAV box with hot water reheat.			X			Units are past their useful life, recommend replacement.	\$ 130,000	

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52	MEP		Inline hot water circulating pumps				X		Pumps are past their useful life, in poor condition, recommend replacement	\$ 9,750	
53	MEP		Hot water boiler - Lochinvar replaced in 2014	X					Boiler is in good condition and still within its life expectancy. Boiler shall remain.		
54	MEP		Dehumidification units for paper room			X			Unit is past its useful life and recommend replacement where required	\$ 13,000	
55	MEP		Central air handling unit with DX coil and no heat. Unit is in poor condition and has issues with airflow due to a restricted plenum return.			X			Unit is past its useful life, inefficient cooling, inefficient airflow. Recommend replacement.	\$ 195,000	
56	MEP		Existing JCI controls. Controls are obsolete and not controlling all equipment within building. Multiple units utilize local controls.				X		Replace existing control system and incorporate all HVAC equipment.	\$ 104,000	
57	MEP		Split ac unit for server room. Condensate is leaking in room.			X			Unit is past its useful life and experiencing maintenance issues. Recommend replacement.	\$ 13,000	

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58	MEP		Condensing unit for server room indoor unit. Located within garage.			X			Unit is past its useful life and located in an area that reduces efficiency. Recommend replacement.	Refer to item # 57	
59	MEP		Condensing unit for central AHU. Unit and piping insulation is in poor condition.			X			Unit is past its useful life, recommend replacement.	\$ 65,000	
60	MEP		Perimeter fin tube. Fin is in fair condition, enclosures are functional.		X				Fin tube should be replaced and resized to work with the new HVAC system.	\$ 45,500	
61	Security	Panic Buttons	Panic buttons exist and are not all in functioning order causing security concerns for staff						Replace security/panic alarm system	\$ 19,500	
62	Security		Lack of security at court entrance. Potential for people to get passed security and into other parts of building					X	Provide dedicated court entries for public, transports, court staff	\$ 19,500	
63	Security	Emergency Lights	Not all emergency lights in functioning order					X	Repair/replace emergency lights as needed to meet current building code	Refer to item # 45	