

# BUILDING ASSESSMENT

PREPARED

FOR

TEMPLE BETH TZEDEK  
621 GETZVILLE RD.  
AMHERST, NY 14226

April 28, 2014



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A Building Assessment was performed of the facility located at 621 Getzville Road, Amherst NY on March 26, 2014. The purpose of the inspection was to evaluate general building conditions, identify possible deficiencies, and review contemplated changes which would be necessary to meet the needs of the programmatic mission.

For purposes of this report, it will be assumed that the front of the building faces south. This inspection was performed on exposed to view elements. No dismantling of ceilings, floors or walls was performed during this inspection. Mechanical and Electrical systems were not tested or operated as part of this assessment. Any items that were considered as ‘minor’ maintenance repair or house-keeping, are not mentioned in this report.

The following are general interpretations used in describing condition of various systems, components, and/or materials and do not reflect subjective aesthetic evaluations.

***Excellent*** – expected to have several useful years remaining; no or minimal wear.

***Good*** – expected to have several useful years remaining; minimal wear.

***Fair*** – expected to have several useful years remaining, but may be problematic; slightly more than normal wear.

***Poor*** – expected to have no or few useful years remaining, most likely already problematic; excessive wear.

## **ARCHITECTURAL/CIVIL/STRUCTURAL EVALUATION**

### **OBSERVATIONS**

The building has two components. The north section is the original one-story masonry building built in 1969, consisting of Offices, Sanctuary, Minyan, Sukkah, Classrooms, Kitchen, Library, vestibule and restrooms. In 1981, an addition was constructed to the southwest, consisting of the Auditorium, Lobby, vestibule, and restrooms.

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Granular styrofoam insulation within the block walls has leaked out in a few areas.

The floor finishes in the original building are mainly terrazzo throughout. Restrooms have mosaic ceramic tile floors and ceramic tile from floor to ceilings. The kitchen has a quarry tile.

The floor finishes in the addition are ceramic tile at entry, carpet in general areas, and vinyl composition tile (VCT) in auditorium.

Summary of flooring condition:

Terrazzo - Hallways – excellent.

VCT – Classroom, Auditorium — fair.

Carpet – Library, Minyan – poor.

Carpet – Offices, Lobby – fair.

Carpet – Sanctuary, Bride’s room – good.

Ceramic tile – 1969 bathrooms – fair.

Ceramic tile – 1981 bathrooms, Bride’s room bathroom – good.

Quarry tile – Kitchen – fair.

Two main entrances exist on the front, one at rear and east end of building.

The two front entrances provide wheelchair access. The kitchen and auditorium each have direct exits to the outdoors.

As mentioned in the Fire Code Assessment Report dated 6/14/2012, Class rooms do not have emergency egress openings, or panic type hardware and fire-rated glass in the doors.

## **ROOFS**

The roof over the original building consists of a metal deck, insulated with an applied built-up asphalt and gravel ballast system. This was replaced three years ago and should be within warranty period.

The 1981 addition has a single ply canvas type membrane system (Durolast) with 2-1/2" urethane insulation applied to metal deck. This was replaced 10-15 years ago and should be confirmed if any warranty remains.

The roofs appear to be in good condition. Except for a portion of this roof which has had significant leaks at skylights and at main entrance of the 1981 addition. This portion should be replaced within the next few years. With limited foot traffic and good maintenance, the roofs would expect to last up to a total of 20 years before any major re-roofing should be necessary.

## **WINDOWS**

Windows in original section of the building are single pane with metal frames. These are not very energy efficient, and are in fair condition. Windows in the 1981 addition are double pane and in good condition.

## **BASEMENT**

The perimeter basement foundation walls are 14 inches thick concrete in the original building and 13" thick concrete in the addition. The basement is under the western half of the original building only. The eastern half has a crawl space. The 1981 addition is slab on grade.

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The basement floor and walls are in good condition. There were no signs of water intrusion.

The basement floor had some minor random cracks, but there was no upheaval, separations or differential settlement.

### **PARKING LOT**

The west parking lot can accommodate 60 vehicles. The east lot can accommodate approximately 114 vehicles, including 5 handicap spaces. The surfaces were sealed 10 years ago and are in fair condition. These should be selectively patched and then the entire lot should be given a coat of asphalt sealer.

The concrete and Unilock sidewalks are in good condition.

Parking lot has lighting using pole mounted fixtures.

## **MECHANICAL EVALUATION**

### **OBSERVATIONS**

The original building is primarily heated using hot water convectors around the perimeter. Classrooms have window air-conditioners, while the offices and Sanctuary are heated and air conditioned through a centralized system. The Minyan room has a small 1.5 ton mini-split air-conditioning system.

The addition uses five packaged roof top units for heating and cooling. Four of these serve the Auditorium, and one for the adjacent Lobby.

Bathrooms and janitor closets are mechanically exhausted to the exterior.

Water, gas and sanitary sewer enter the basement. A backflow preventer device is installed on the water service near the road in an aboveground heated enclosure.

Plumbing fixtures in both the 1969 and 1981 restrooms are vitreous china and are in equally good condition. The restrooms are not handicap accessible. Anticipated modifications necessary to upgrade these to handicap accessible would include reconfiguring stalls, installing grab bars, replacing toilets and sinks, faucets and door hardware, lower paper towel dispensers.

The Kitchen dishwasher and electric booster heater have been problematic and should be replaced.

Kitchen sinks go to a grease trap. Future work in this area may require additional drains be redirected to grease trap, and a larger grease trap installed in accordance with Town of Amherst per the NY State (International) Plumbing Code.

Dishwasher and cooking appliances have the required exhaust hoods. The hood over the oven, stove, and fryer is equipped with an ANSUL fire suppression system. The entire pizza oven should be under the hood.

As mentioned in the Fire Code Assessment Report dated 6/14/2012, there is no sprinkler system within the building. This is required for Assembly occupancies per NY State Fire Code section 903.

Fire separation should be installed between the east Lobby, corridor to the Classroom wing, and stairwell to basement. This would include 2hr rated walls and doors, automatic electro-magnetic door releases, and fire alarm pull stations.

There is no fire alarm pull station at the main front exit. One should be added.

## **EQUIPMENT**

One (1) Crane 3,910 MBH natural gas-fired cast iron boiler located in the basement supplies hot water to the original building. This is the original boiler and in fair condition. The required annual NY State Boiler Inspection is up to date. Five circulating pumps distribute heating hot water to different zones in the building. It appears a majority of these have been repaired or replaced over the years and are in fair condition. With good preventive maintenance, the boiler would expect to last another 10 to 15 years. However, higher efficiency alternatives should be considered.

One (1) A.O. Smith 250MBH, 100 gallon capacity natural gas-fired hot water tank located in the basement supplies domestic hot water to the building. This was installed in 2003 as a replacement, and appears to be in fair condition, but should be replaced in the next five years.

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A 15ton air-cooled condensing unit located outside provides refrigeration to the Sanctuary and Office air handling unit (through a direct expansion coil). Both the condensing unit and the air handling unit are in fair condition with expected remaining life of 5 to 10 years.

The 10ton roof top HVAC units for the Auditorium and Lobby are original 1981 and are in poor condition. Expected remaining life of less than 5 years.

General exhaust fans located on roof and Kitchen wall exhaust fans are in fair condition. Expected remaining life of 5 to 10 years.

The Kitchen air handling unit located in the basement with expected remaining life of 5 to 10 years.

A walk-in freezer located outside, near the kitchen, appears to be in fair condition. Freezer interior and refrigeration was not inspected. Expected remaining life of freezer box is 10 to 15 years. Refrigeration portion expected life is unknown.

The sump pump in the basement mechanical room was replaced within the last year.

## **ELECTRICAL**

The power is 400Amp, 120/208V, 3phase, 4wire. The service enters the basement to main distribution panel which feeds several sub-panels.

A majority of the lighting has been retrofitted from T12 lamps to T8. There are some areas remaining that have the T12 lamps and incandescent bulbs. Exterior lighting uses high wattage lamps.

Lighting in several rooms are not controlled other than on/off switching. These should have occupancy sensors installed.

Exit signs are older style with incandescent lamps.

There are emergency light battery backup fixtures in egress paths, and assembly areas (Auditorium and Lobby). Future renovations would require additional emergency lights installed in restrooms and on exterior at exit doors.

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**SUMMARY OF MAJOR COMPONENTS**

Description	Original Building	Addition	Condition <sup>(1)</sup>	Estimated Remaining Life (Yrs)	Probable Replacement Cost
<b>Architectural</b>					
Roofing	X		fair	18-25	\$ 320,000
Roofing		X	fair	8-10	\$ 240,000
Exterior windows	X		poor	0	\$ 100,000
Emergency egress windows	X		-	-	\$ 30,000
Classroom fire rated glass	X		-	-	\$ 6,000
Classroom door locksets	X		-	-	\$ 2,500
Fire separation in corridors/stairwell, with devices	X	X	-	-	\$ 10,000
Parking lot - mill down, new binder and top coat	X	X	fair	5-10	\$ 75,000
<b>Mechanical</b>					
Hot water boiler	X		fair	10-15	\$ 200,000
Asbestos abatement associated with boiler replacement	X		-	-	\$ 50,000
Kitchen air handling unit	X		poor	5-10	\$ 25,000
Office and Sanctuary HVAC system	X		fair	5-10	\$ 50,000
Auditorium roof top units		X	poor	0-5	\$ 90,000
Lobby roof top unit		X	poor	0-5	\$ 25,000
Domestic hot water tank	X		good	0-5	\$ 5,000
Kitchen dishwasher	X		poor	0-2	\$ 25,000
Kitchen exhaust fans (quantity of 3)	X		fair	5-10	\$ 15,000
Kitchen oven	X		fair	5-10	\$ 10,000
Kitchen grease interceptor and required plumbing	X		fair		\$ 20,000
Kitchen hood ANSUL system	X		good	15-20	-
Sprinkler system, new fire water service and backflow		X	-	-	\$ 75,000
<b>Electrical</b>					
Parking lot light fixtures (5poles, 8 fixtures)	X	X	fair	5-10	\$ 16,000
Exterior flood light and wall pack fixtures	X	X	poor	5-10	\$ 5,000
<b>Sub-total</b>					<b>\$ 1,394,500</b>

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<b>Other items</b>			
<b>Accessibility upgrades</b>			
Covered passenger drop off and main entrance changes,			\$ 100,000
Provide family restroom,			\$ 60,000
Automatic opening doors at main entrance,			\$ 15,000
Additional handicap accessible parking, parking lot extension			\$ 50,000
More user friendly access to side entrance to Minyan room,			\$ 3,000
More user friendly access to back entrance near to Sukkah,			\$ 5,000
Provide ramp to bimah in Sanctuary for easier access (2)			\$ 35,000
Provide easier access to bimah in Auditorium (3)			\$ 5,000
Assisted listening and visual systems (4)			\$ 15,000
<b>Sub-total</b>			<b>\$ 288,000</b>
<b>Features consistent with mission</b>			
Relocate Cantor's office,			\$ 25,000
Relocate and enlarge minyan room,			\$ 40,000
Modify ark to accommodate more torah scrolls,			\$ 4,000
Replace Kitchen shelving,			\$ 3,500
Provide Mikvah - addition adjacent to Bridal room,			\$ 100,000
Provide Kitchen for volunteers.			\$ 30,000
<b>Sub-total</b>			<b>\$ 202,500</b>
<b>Aesthetics</b>			
Replace Sanctuary carpeting (commercial grade)	2400SF	\$6.25/SF	\$ 15,000
Refinish pews and replace seat covering in Sactuary,			\$ 10,000
Replace ceiling tiles and light fixtures; new carpeting in Auditorium,			\$ 150,000
Replace window/wall treatments,			\$ 20,000
Renovate restrooms,			\$ 45,000
Classrooms – install drywall over exposed block and paint.			\$ 60,000
<b>Sub-total</b>			<b>\$ 300,000</b>
<b>Energy and comfort</b>			
Replacement windows,			see Arch. above
Additional interior lighting retrofits,			\$ 15,000
Energy management system			\$ 50,000
Lighting controls (standard dimmers, occupancy sensors),			\$ 10,000
Central air-conditioning system for Classrooms,			\$ 300,000
Replace plumbing fixtures and faucets.			\$ 7,500
<b>Sub-total</b>			<b>\$ 382,500</b>
<b>GRAND TOTAL</b>			<b>\$ 2,567,500</b>

General Note:

Outlined costs shown are rough order of magnitude and would need to be verified as further designs are developed.

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- (2) Ramp could be located along windows (east of bimah). This would include reconfiguring pews, new wood framed ramp up to platform, new carpet on ramp, and hand rails.
- (3) Ramp could be located along south wall (either east or west of bimah). This would include new wood framed ramp up to platform, new carpet on ramp, and hand rails.
- (4) ADA compliant Assisted Listening system for Sanctuary and Auditorium. Includes transmitter, microphone, variety of receivers (up to 6).

## **UTILITIES**

Natural gas service is provided from *National Fuel*.

Electric service is provided by *National Grid*.

Internet and phone are provided by *Verizon*.

Fire Alarm system monitoring provided by *Simplex*.

Security system monitoring provided by *DFT Security*.

All above services enter the basement at the north side of the original building.

Water and sewer enter from the south side of the building.

## **HAZARDOUS MATERIALS**

Due to the age of the original building, the asbestos containing materials (ACM's) are most likely present in the domestic and heating hot water piping insulation at fittings. Other components suspect for ACM's would be floor tile and tile mastic (located below the carpeting) in the Classrooms, acoustic ceilings, and roof flashing.

Other potential hazardous material abatement may be required for lead based paints, and PCB's in caulking.

All suspect materials should be tested prior to any work that could disturb them.

## **FUTURE RENOVATIONS / EXPANSIONS**

The site allows for future expansion to the north and south sides, which would require adjustments to sidewalk, landscaping, and parking area. Proximity to adjacent property would restrict expansion to the west. Expansion to the east is possible, but would be limited by the required side setback to the Town drainage ditch which flows south to north, approximately 200ft east of the existing parking lot.

It is not anticipated that the building will be required to be brought up to current codes, until such portions of the building are replaced or renovated. For example, future renovations may drive the need to include modifications necessary to provide handicap accessibility in accordance with Building Codes and ANSI A117.1.

Electric, water, gas, and sewer services appear to have adequate capacity for intended occupancy plus approximately 25% growth.

### **Future upgrades previously mentioned in this report:**

#### *Major equipment/system upgrades*

- Roofing,
- Parking lot,
- Windows,
- HVAC systems,
- Lighting (interior and exterior),
- Kitchen dishwasher.
- Kitchen oven,
- Kitchen grease interceptor,
- Sprinkler system,
- Fire separation and fire alarm devices,

**Additional future upgrades and renovation plans will most likely consider the following:**

*Accessibility upgrades*

- Covered passenger drop off at main entrance,
- Automatic opening doors at main entrance,
- Additional handicap accessible parking,
- More user friendly access to side entrance to Minyan room,
- More user friendly access to back entrance near to Sukkah,
- Provide ramp to bimah in Sanctuary for easier access,
- Provide easier access to bimah in Auditorium,
- Provide family restroom,
- Assisted listening and visual systems,

*Features consistent with mission*

- Relocate Cantor's office,
- Relocate and enlarge minyan room
- Modify ark to accommodate more torah scrolls,
- Replace Kitchen shelving,

*Aesthetics*

- Replace Sanctuary carpeting,
- Refinish pews and replace seat covering in Sactuary,
- Replace ceiling tiles. light fixtures, and floor tiles in Auditorium,
- Replace window/wall treatments,
- Renovate restrooms,
- Classrooms – install drywall over exposed block.

*Energy and comfort*

- Replacement windows,
- Additional lighting retrofits,
- Energy management system
- Lighting controls,
- Central air-conditioning system for Classrooms,
- Replace plumbing fixtures and faucets,

There are on-going programs through National Fuel, National Grid, and NYSERDA ([www.NYSERDA.org](http://www.NYSERDA.org)) that offer funding opportunities for installing energy efficient fixtures, equipment, and systems.

**CONCLUSION**

In my opinion, an expansion would be required to accommodate the growth and changes necessary to meet the mission of the Temple Beth Tzedek. This would include rework of the existing entrance with covered passenger drop-off, and expansion to allow sufficient space for a family restroom, handicap accessible men's and women's restrooms, and an inviting lobby with distinct passages to Chapel, Offices, and Classroom wing.

It is recommended that a five year plan include addressing items listed in poor condition; whereas, other items could be considered in a 5 to 10 year plan.

Further detailed space planning would be needed to best incorporate the needs of the Temple Community, while improving energy efficiency and meeting Code requirements.

**ATTACHMENTS**

- Building floor plans
- Aerial view
- Assisted listening system (reference only)