

## Community Center Rehabilitation Project Update

7/24/2023

- ✓ Building assessment by Thaler Reilly Wilson Architects/Erdman Anthony\_- draft completed. Currently under review by Doug, Dave, and Joe. Final copy expected in 1 – 2 months.
- Review of HUD grant administration requirements and sending required information through HEROS online HUD portal including Environmental review Part 58.5B.
- HUD still has not returned the grant agreement so reimbursements for soft costs and environmental review processes are delayed. We continue to expect to receive a grant agreement at any time. Congressman Tonko's office has been contacted for help.
- Repair cost estimate currently underway by Thaler Reilly Wilson/Danda Inc.
- Investigating condition of wiring in crawl space noted during inspection. Investigation to be scheduled with Wiring Concepts.
- Opening floor in small office for mold remediation access and mold remediation work on hold until scope of rehab is better understood, and environmental review process is completed (expected in 6 months).
- Mold remediation - Bid awarded to KPR Restoration \$35,000. On hold for now.

Although there are a considerable number of priorities our **A-1 priority** is to repair the foundation by eliminating the mold and water infiltration.

**Existing Conditions:**

- 1) East foundation wall above grade that is cracking.
- 2) North wall is spalling in numerous locations.
- 3) Framing exhibits extensive rot and decay from mold and water damage.

**Recommendations:**

- 1) Supply new concrete block foundation walls (North, south and east)
- 2) Supply openings to foundation to create cross-ventilation.
- 3) Supply sub drainage around building base.
- 4) Replace all structurally unsound floor framing.
- 5) Supply new oakwood flooring.

**Another possibility – Slab on grade.**

Both options would require the building to be closed for an extended period to allow the existing floor in the main hall to be completely removed.

**Key:**

- In progress
- ✓ Completed

