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Town of Kent

# Community Center Building Renovation Study Report

Prepared For  
**Town of Kent**

25 Sybil's Crossing  
Kent Lakes, NY 10512

June 2023

**Barton & Loguidice**

DRAFT

Town of Kent

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Prepared By:

Barton & Loguidice, D.P.C.  
443 Electronics Parkway  
Liverpool, New York 13088

DRAFT

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## Executive Summary

The Town of Kent Community Center Building Renovation Study was completed in May of 2023 and included a visual Building Condition Survey and code compliance check of the existing Building at 770 Route 52 (Smadbeck Avenue) Carmel, NY 10512. Based on the visual assessment of the existing building the project would require a gut-rehabilitation to the existing interior of the building. The building will require upgrades to the building envelope and fenestrations. The desired Building Conditions Assessment focuses on compliance with current building codes as well as the requirements of the Americans with Disabilities Act (ADA) for accessibility and the required renovation costs associated with but not limited to the following aspects:

- Building Envelope upgrades including envelope upgrades, energy code insulation upgrades, roof, windows, and doors.
- Gut rehabilitation of the ground and first floors of the building
- New kitchen, bathrooms and office space and common space build-out
- New elevator and stairhall building addition and new ground floor entry access
- New HVAC, Plumbing and Electrical Systems for building
- Asbestos abatement
- Upgrading the building ADA compliance, new first floor ramp and stairs, entry canopy upgrades
- IT and communication system upgrades to the facility
- Site Improvements including new parking area, landscaping, grading, utility improvements and road reconfiguration

The Community Center Building provides insight on the feasibility and cost impacts with renovations of the building to accommodate the future needs for the use of the facility. A spatial needs analysis was completed based on the Space Program requirements provided by the Town of Kent. Existing and Proposed Site and Floor Plans are included based on the discussions with the Town of Kent and presented as part of the Report in the attached Appendix A materials. Based on the Building Assessment and the proposed building layout and anticipated renovations a preliminary opinion of probable construction cost budget has been provided based on the median square foot cost data for similar municipal projects and includes a budget level contingency allowance.

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## 1.0 Introduction

This report has been prepared by Barton & Loguidice, D.P.C. (B&L), on behalf of the Town of Kent in accordance with their request for a Community Center Building Renovation Study. The Report was prepared to document the existing conditions of the building envelope and interior space, HVAC/Plumbing Building Systems, Electrical/Interior Lighting and included the assessment of these elements and recommended modifications. The existing facility also requires upgrades to comply with the current Building Codes and the American Disabilities Act (ADA).

The existing vacant facility is located at 770 Route 52 (Smadbeck Avenue) Carmel, NY 10512 and is a 3,616 square foot building constructed in 1950 and consists of a basement/ground floor, first floor and attic space. The building was constructed with masonry/concrete structure basement walls and foundations with a parged finish, brick masonry upper level exterior walls, aluminum framed window units, and a sloped slate roof system. The attic is a stick built hip roof, with wood floor joists with plywood sheathing, existing interior masonry cmu and wood stud walls with gypsum wallboard. There is a mix of acoustical and gypsum ceilings throughout the building. The building is located on a small 0.43 acre lot and includes an existing paved parking area on the lower portion of the lot, an existing water well, existing sanitary leach field and holding tank, is triangular in shape and is surrounded on two sides by public roads (State Route 52 to the North and N. Terry Hill Road). A retaining wall and a portion of the building retains the grade change on the south side of the building along N. Terry Hill Road.

In order to organize the report and provide the necessary required information to the Town and based on our understanding of the Project the anticipated work scope items completed are as follows:

1. Conduct a site visit to perform facilities evaluation of the site including site features (building access, elevator location, etc.), existing building to include the current architectural features and finishes, exterior and interior construction and material conditions, ADA accessibility, mechanical, plumbing and electrical systems. The initial site visit will also include discussions with designated staff for verification of adjacency space and equipment obtained as part of our feasibility study.
2. Development up to two (2) preliminary floor plan and site layout options to include:
  - a. parking
  - b. vestibule/ADA entry/elevator
  - c. office space
  - d. bathrooms
  - e. mechanical room
3. Prepare a comprehensive Building Facility Program Study detailing the observations of the existing facility, identified space and operational deficiencies, recommended building and site corrective measures or improvements to be implemented in the renovation of the facility.
4. Develop budget level opinions of probable construction costs for the proposed project including costs for the renovated building facility and the required site improvements. The costs will be based upon the median square foot prices from the latest edition of the Means Construction Cost Data, B&L's recent historical cost data for similar municipal projects and will include a budget level contingency allowance.

5. Submit a “draft” Building Facility Program Study to the Town for their review and comment.
6. Participate in one (1) meeting with the Town and Building Committee to review comments received as a result of the “draft” Building Facility Study submission.
7. Prepare the final Building Facility Program Study including budget level opinions of probable construction costs, incorporating comments derived from the review of the “draft” Building Facility Program Study submission. B&L will submit six (6) copies of the final report to the Town and participate in one (1) meeting to present the final report findings.

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## 2.0 Building and Site Existing Conditions

The existing vacant facility is located at 770 Route 52 (Smadbeck Avenue) Carmel, NY 10512 and is a 3,340 square foot building constructed in 1950 and consists of a basement/ground floor, first floor and attic space. The building was constructed with masonry/concrete structure basement walls and foundations with a parged finish, brick masonry upper level exterior walls, aluminum framed window units, and a sloped slate roof system. The attic is a stick built hip roof, with wood floor joists with plywood sheathing, existing interior masonry cmu and wood stud walls with gypsum wallboard. There is a mix of metal replacement windows and various door types throughout the facility. There is a mix of acoustical and gypsum ceilings throughout the building. The building is located on a small 0.43 acre lot and includes an existing paved parking area on the lower portion of the lot, an existing water well, existing sanitary leach field and holding tank, is triangular in shape and is surrounded on two sides by public roads (State Route 52 to the North and N. Terry Hill Road). A retaining wall and a portion of the building retains the grade change on the south side of the building along N. Terry Hill Road.



### 3.0 Building Assessment and Building Recommendations

The existing building has been vacant for a number of years and there is substantial on-going deferred maintenance of the facility. The exterior envelope brick and concrete masonry walls have water damage throughout the facility. The windows and exterior doors throughout the building are in a deteriorated shape and with all of the windows and doors in the facility beyond their life expectancy replacement is recommended. Based on the conditions observed and higher efficiency standards of today's codes it would be recommended that all the windows and doors be replaced on the building to upgrade the energy efficiency of the building and to make the building weather tight. The slate roof is in good shape and could be mostly salvaged and reused. No major leaks were observed in the attic space and the roof sheathing appeared to be in good shape with minor replacement and modifications to the roof being anticipated. The existing cupola and exterior wood trim on soffits and fascia's has water damage and will require replacement as part of any upgrades to the building. Based on the age of the building it is anticipated that the envelope has minimal insulation and would not meet current energy code requirements. The existing HVAC system is old and inefficient and the wholesale replacement of the HVAC system would be recommended. The electrical system would require replacement with upgrades to the electrical panel and electrical system throughout the building.

Based on the current assessment of the building the basic shell of the building is salvageable but any renovations anticipated for the building would require a full gut re-habilitation to bring the exterior envelope up to current code and make it weathertight. Based on anticipated use and floor plan layouts and condition of the interior spaces a full gut re-habilitation of the interior would be required to bring the facility up to current code and make the spaces useable for the public. Any upgrades to the facility would require a wholesale replacement of the mechanical, electrical and plumbing systems to bring up to current code and allow for modifications to layout of the building based on the anticipated use of the facility. Based on the lack of code compliant staircase and elevator to make the facility ADA Compliant a new stair hall and elevator would be needed. The existing sanitary and well and underground utilities serving the building would have to be analyzed for any upgrades to the facility but it would be anticipated that these utilities are sufficient. The site has room for sufficient park spaces for the facility new ADA compliant parking would be needed. Based on the proximity of the building to N. Terry Hill Road and the connection to Smadbeck Avenue (State Route 52) it would be recommended to create an extension of N. Terry Hill Road that would be at a 90-degree angle and close off the section of road that connects at an acute angle with Smadbeck Avenue. This modification would make a safer intersection and reduce the traffic on the road adjacent to the facility and allow for some additional parking along N. Terry Hill Road with access to the second floor entrance.

As part of the renovation, and to provide more efficient useable space for the facility a number of systems would need to be upgraded to bring the building in to compliance with current building codes. This would include ADA accessible spaces and bathroom facilities, proper fire rating of facilities and fire alarm systems, with strobes for visually impaired, upgrades to mechanical systems, and electrical improvements. Upgrades would need to bring data connections current (CAT 6 or latest data lines). Replacement with typical gypsum board and wood stud partitions would be recommended with acoustical and gypsum soffits with proper sound batt insulation to reduce noise throughout the

facilities. New low maintenance resilient flooring and wall base and tile flooring and wainscot tiling in bathrooms should be installed throughout the facility. Upgrades to durable low maintenance aluminum clad or fiberglass windows, aluminum entrance doors and interior wood doors with updated hardware would be recommended.

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#### 4.0 Building Space Programming Analysis

Based on our meeting with the Town a Space Needs Analysis was conducted to determine the approximate square footage necessary to accommodate the spatial needs for the facility. The space needs for each room were derived by applying industry standards for occupant classifications and current municipal building standards in conjunction with applicable building code requirements to determine the space required. The resulting overall space needs and the department area breakdowns are summarized below. The Space Program was utilized to complete the conceptual floor plans layouts and the total square footage for the existing building (3,616 SF) and the proposed addition (752 SF) are used as the basis for the Opinion of Probable Construction Cost for the renovation of the facility.

##### Ground Floor Plan

<u>Room No.</u>	<u>Room Name</u>	<u>Room Dimensions (+/-)</u>	<u>Area +/- (SF)</u>
101	Lobby	6'-6" x 7'-8"	52 SF
102	Elevator	5'-9" x 7'-4"	42 SF
103	Utility Room	12'-4" x 6'-6"	80 SF
103A	Machine Room	5'-4" x 7'-4"	39 SF
104	Hall	14'-2" x 5'-6"	75 SF
105	Kitchen	12'-4" x 6'-6"	84 SF
106	Multipurpose	39'-3" x 27'-4"	1,092 SF
107	Storage	13'-8" x 10'-4"	141 SF
108	Bathroom	9'-6" x 6'-6"	62 SF
109	Bathroom	9'-6" x 6'-6"	62 SF
110	Stair hall	19'-10" x 7'-7"	154 SF
<b>Ground Floor Plan Total</b>			<b>1,883 SF</b>

##### First Floor Plan

<u>Room No.</u>	<u>Room Name</u>	<u>Room Dimensions (+/-)</u>	<u>Area +/- (SF)</u>
201	Vestibule	13'-0" x 9'-10"	128 SF
202	Rec. Office	17'-6" x 13'-0"	228 SF
203	Conf. Room	19'-8" x 11'-4"	223 SF
204	Copier Room	9'-6" x 6'-5"	61 SF
205	Office 2	12'-9" x 9'-6"	205 SF
206	Hall	20'-2" x 6'-0"	288 SF
206A	Hall	20'-0" x 6'-0"	178 SF
207	Office 1	13'-8" x 10'-0"	137 SF
208	Bathroom	9'-2" x 6'-6"	60 SF
209	Bathroom	9'-2" x 6'-6"	60 SF
210	Stair Hall	19'-10" x 7'-8"	210 SF
211	Entry Area	7'-8" x 6'-6"	50 SF
212	Elevator	7'-4" x 5'-9"	42 SF
213	Closet	7'-2" x 6'-4"	46 SF
214	Storage	5'-4" x 7'-0"	34 SF
<b>First Floor Total</b>			<b>1,950 SF</b>

## 5.0 Opinion of Probable Construction Costs

The opinion of probable construction costs for renovations to the existing building including envelope upgrades, interior demolition and asbestos remediation, interior renovations, Plumbing/HVAC and Electrical/Data/Communication/Security upgrades and/or modifications are as follows. The opinions of probable construction costs are based on the developed renovation programming utilizing B&L's historical cost data on a square foot basis and preliminary estimation of necessary site improvement costs where applicable.

1. Selective Exterior Demolition	\$ 50,000
2. Complete Interior Demolition and Abatement of Building	\$ 75,000
3. Interior/Exterior Renovations and Facility Build-out (200/SF)	\$ 723,200
4. Mechanical Systems (55/SF)	\$ 198,880
5. Plumbing Systems (20/SF)	\$ 72,320
6. Electrical/Data/Communication/Security (25/SF)	\$ 90,400
7. Elevator	\$ 150,000
8. Building Addition & Stairwall (425/SF)	\$ 319,600
9. Site Upgrades	\$ 175,000
10. Road Modifications**	\$ 175,000
<hr/>	
<b>Construction Cost</b>	<b>\$ 2,029,400</b>
<b>10% Design Contingency</b>	<b>\$ 202,940</b>
<b>20% Construction Contingency</b>	<b>\$ 405,880</b>
<b>Total Construction Cost*</b>	<b>\$ 2,638,220</b>

**Note:**

**\*Total Renovation Cost excludes furniture, fixtures and equipment. (FF&E)**

**\*\* Modifications to road will require Department of Transportation Approval and there will be permits, traffic studies and some unknown costs associated with these modifications that cannot be determined at this time**

## **Appendix A**

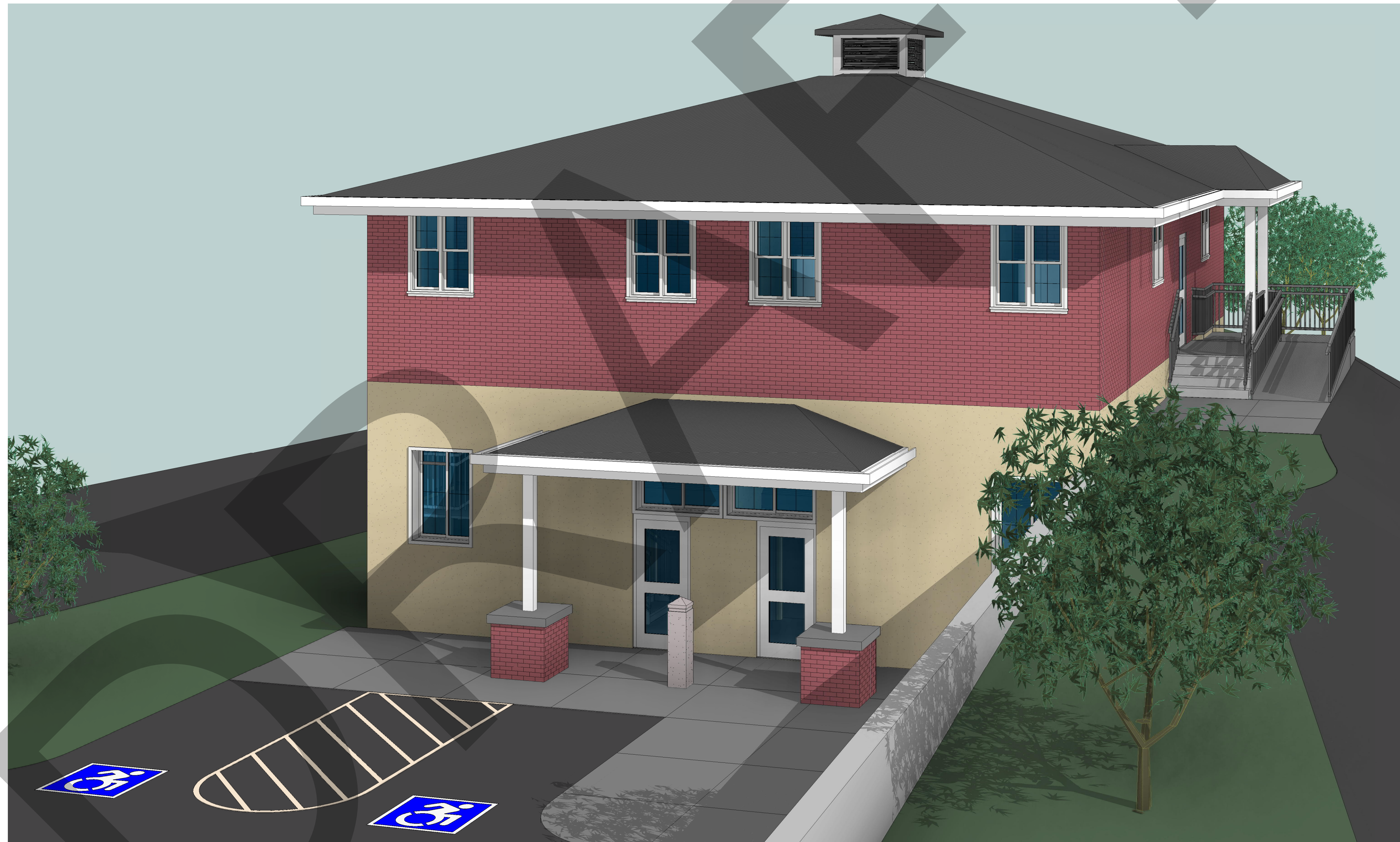
### **Existing Conditions, Site and New Work Floor Plans**

T001 – Cover Sheet  
G101 – Existing Aerial Map  
G102 – New Work Site Plan  
A101 – Existing Floor Plans  
A102 – Existing Elevations  
A103 – New Work Floor Plans  
A104 – New Work Elevations



# TOWN OF KENT

## COMMUNITY CENTER BUILDING RENOVATION STUDY



**Barton**  
& **Loguidice**

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ARCHITECT, OR LAND SURVEYOR, TO ALTER  
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T001

Project Number

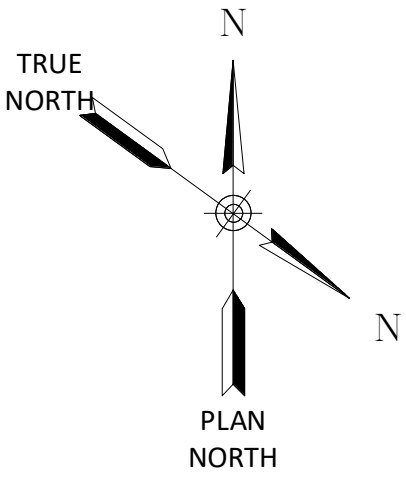
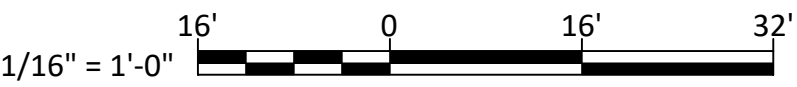
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In Charge of: \_\_\_\_\_  
TRB



**EXISTING SITE AERIAL MAP**  
SCALE: 1/16" = 1'-0"



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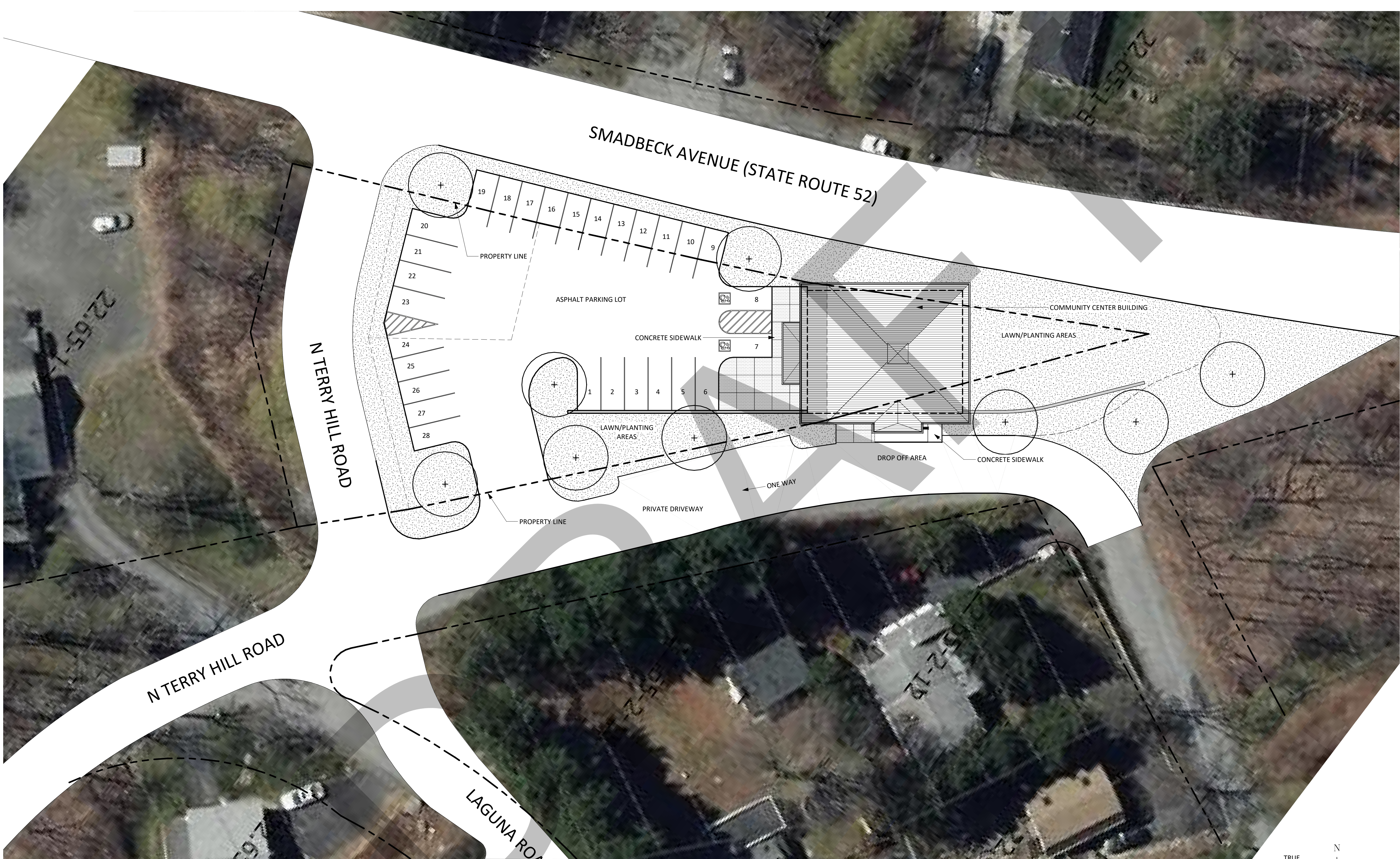
TOWN OF KENT  
COMMUNITY CENTER BUILDING RENOVATION STUDY  
EXISTING SITE AERIAL PLAN  
**EXISTING SITE AERIAL MAP**  
TOWN OF KENT  
PUTNAM COUNTY, NEW YORK

443 Electronics Parkway  
Liverpool, NY  
13088  
**B&L**  
**Barton & Loguidice, D.P.C.**

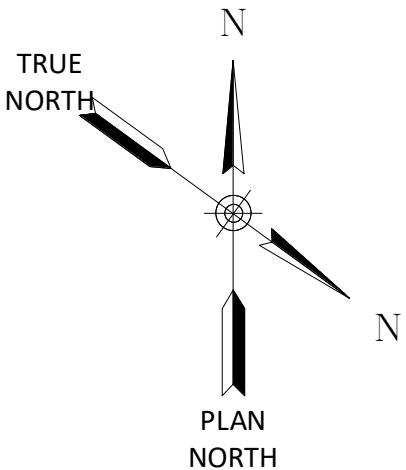
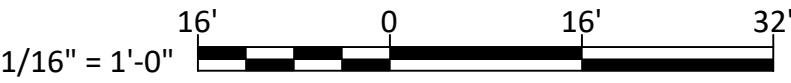
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NEW WORK SITE PLAN  
SCALE: 1/16" = 1'-0"



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TOWN OF KENT  
COMMUNITY CENTER BUILDING RENOVATION STUDY  
**NEW WORK SITE PLAN**  
TOWN OF KENT  
PUTNAM COUNTY, NEW YORK

443 Electronics Parkway  
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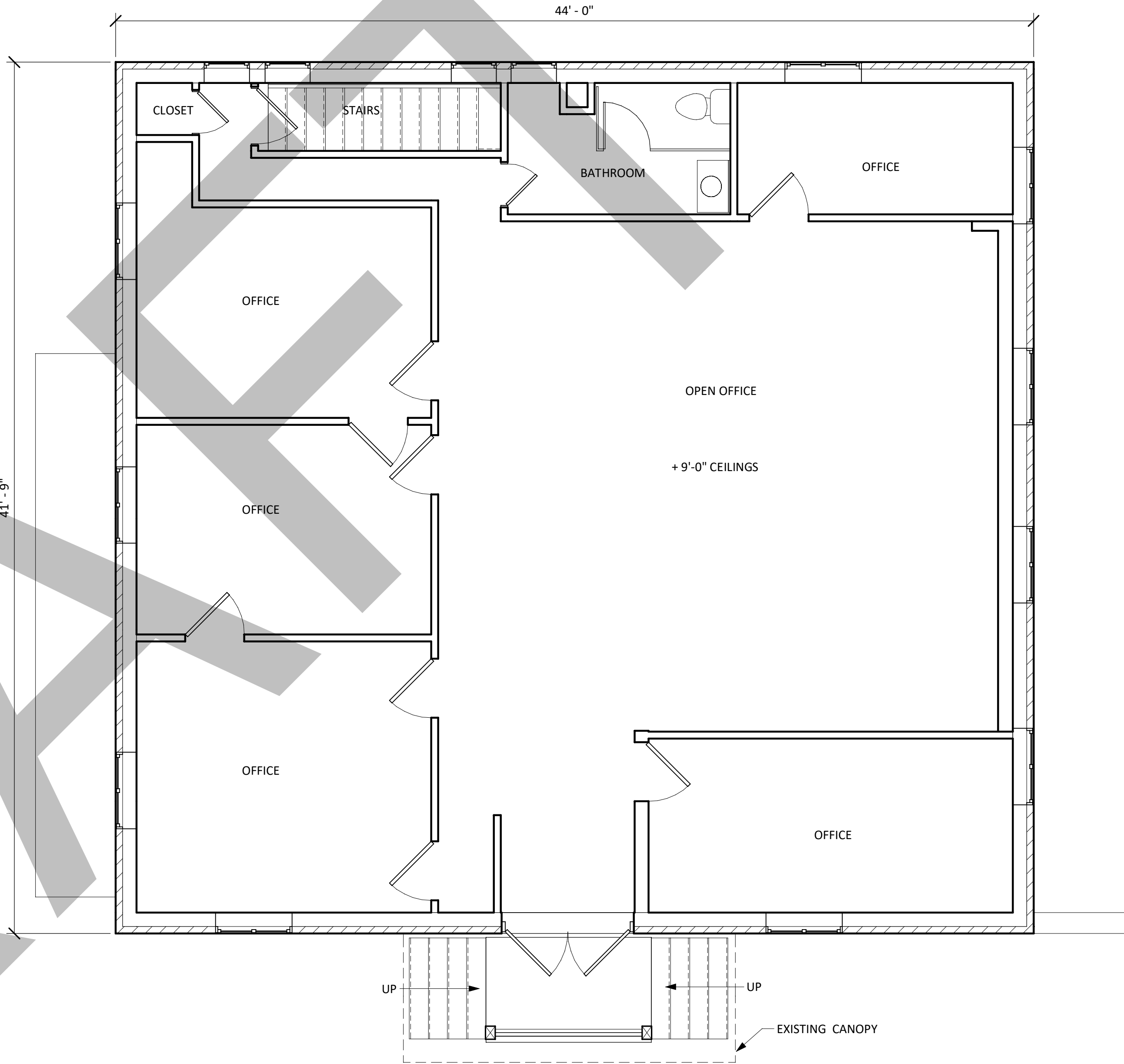
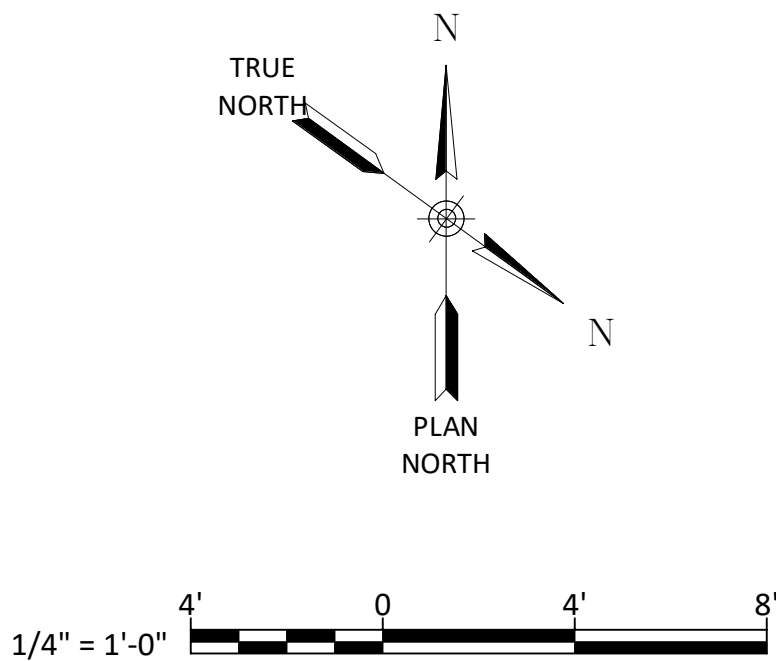
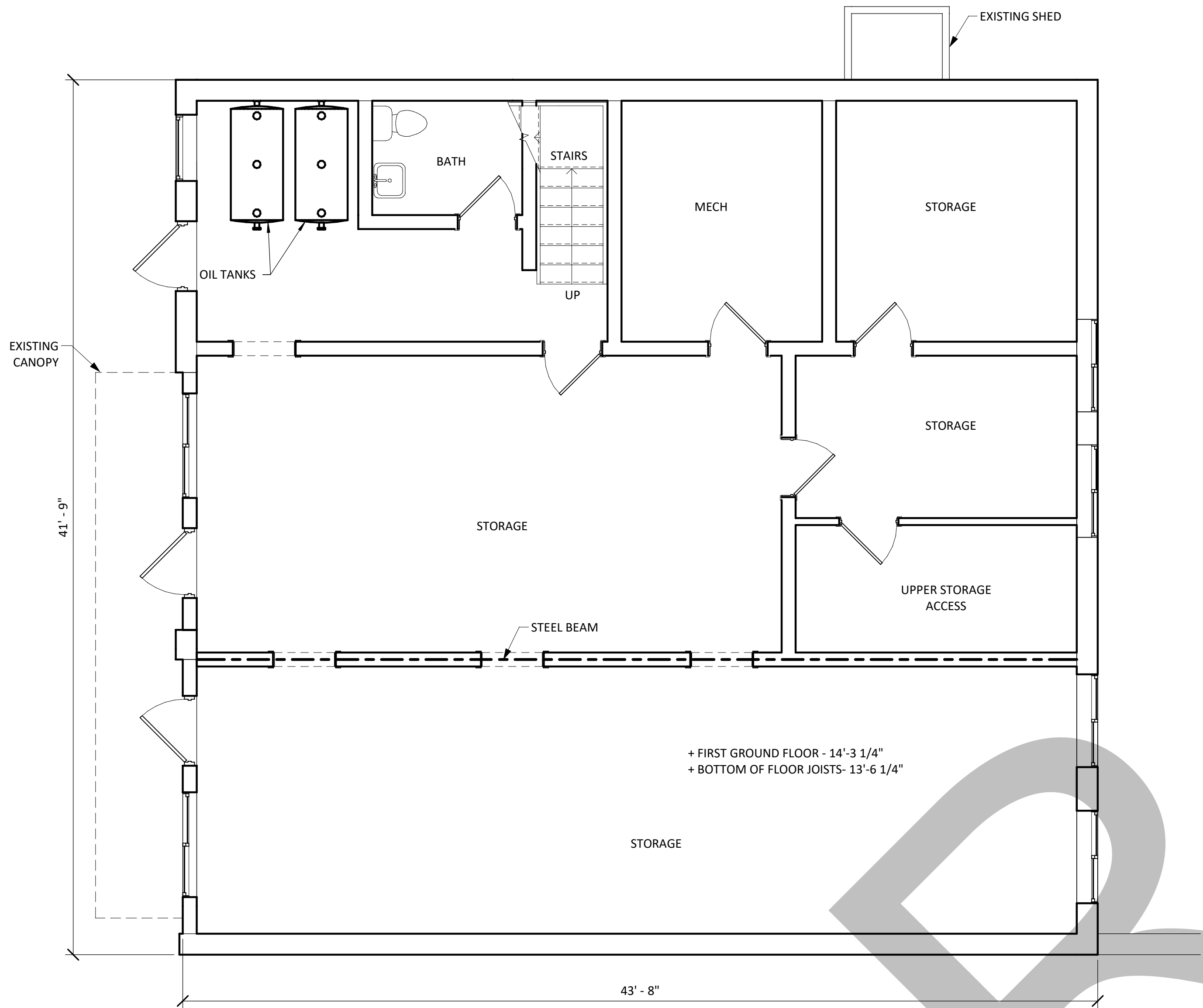
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**Barton & Loguidice, D.P.C.**

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COMMUNITY CENTER BUILDING RENOVATION STUDY	
EXISTING FLOOR PLANS	
TOWN OF KENT	

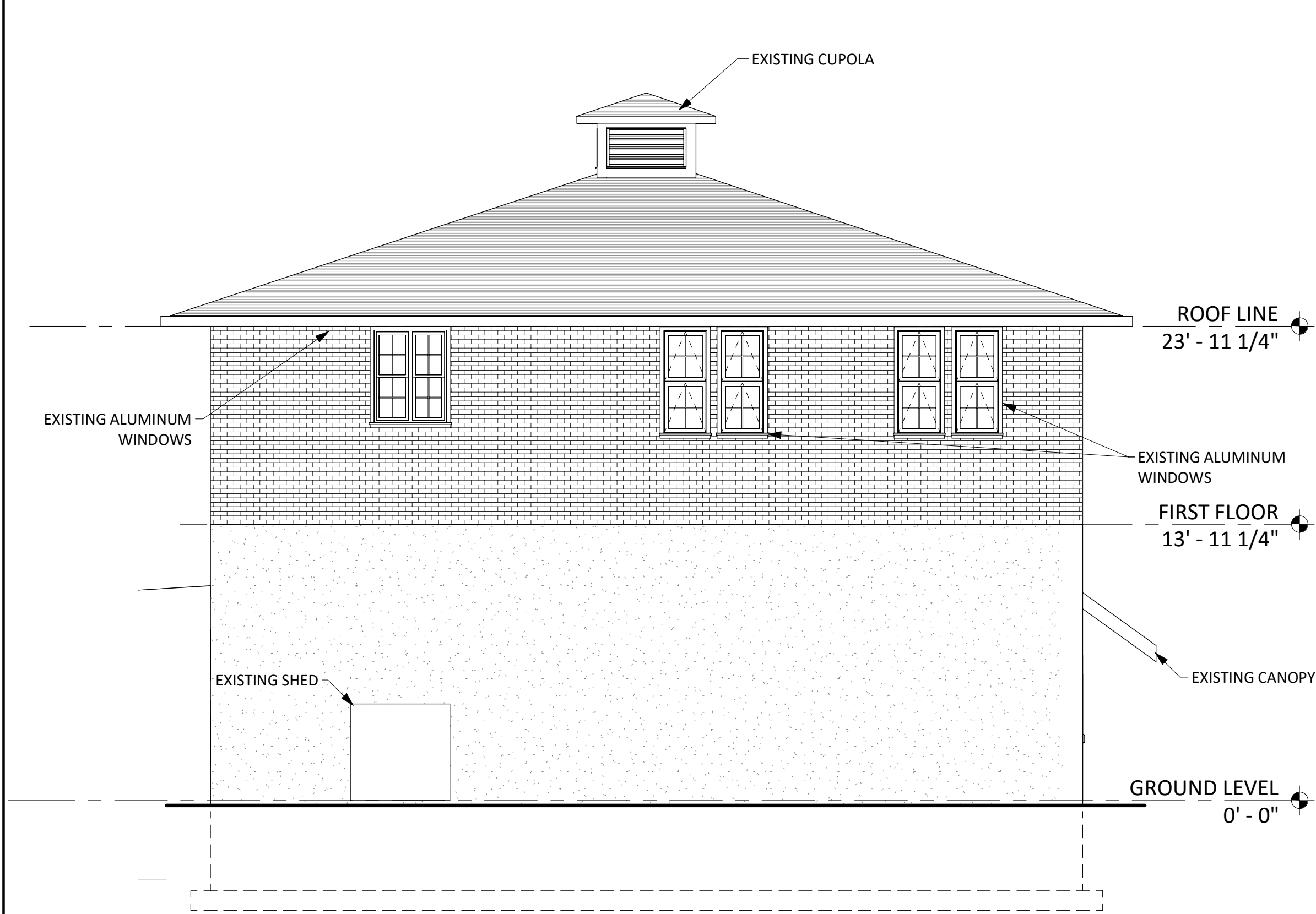
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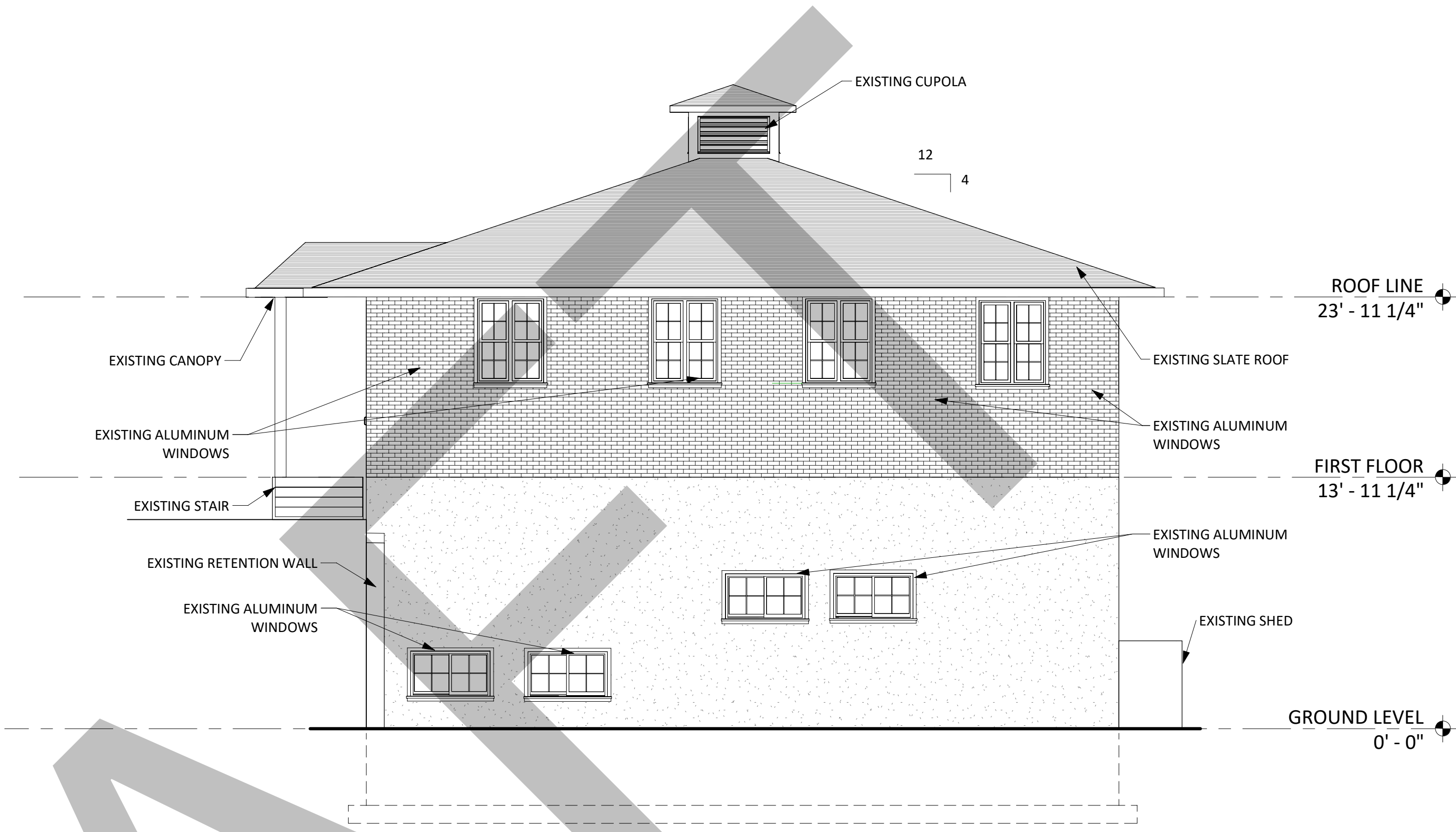
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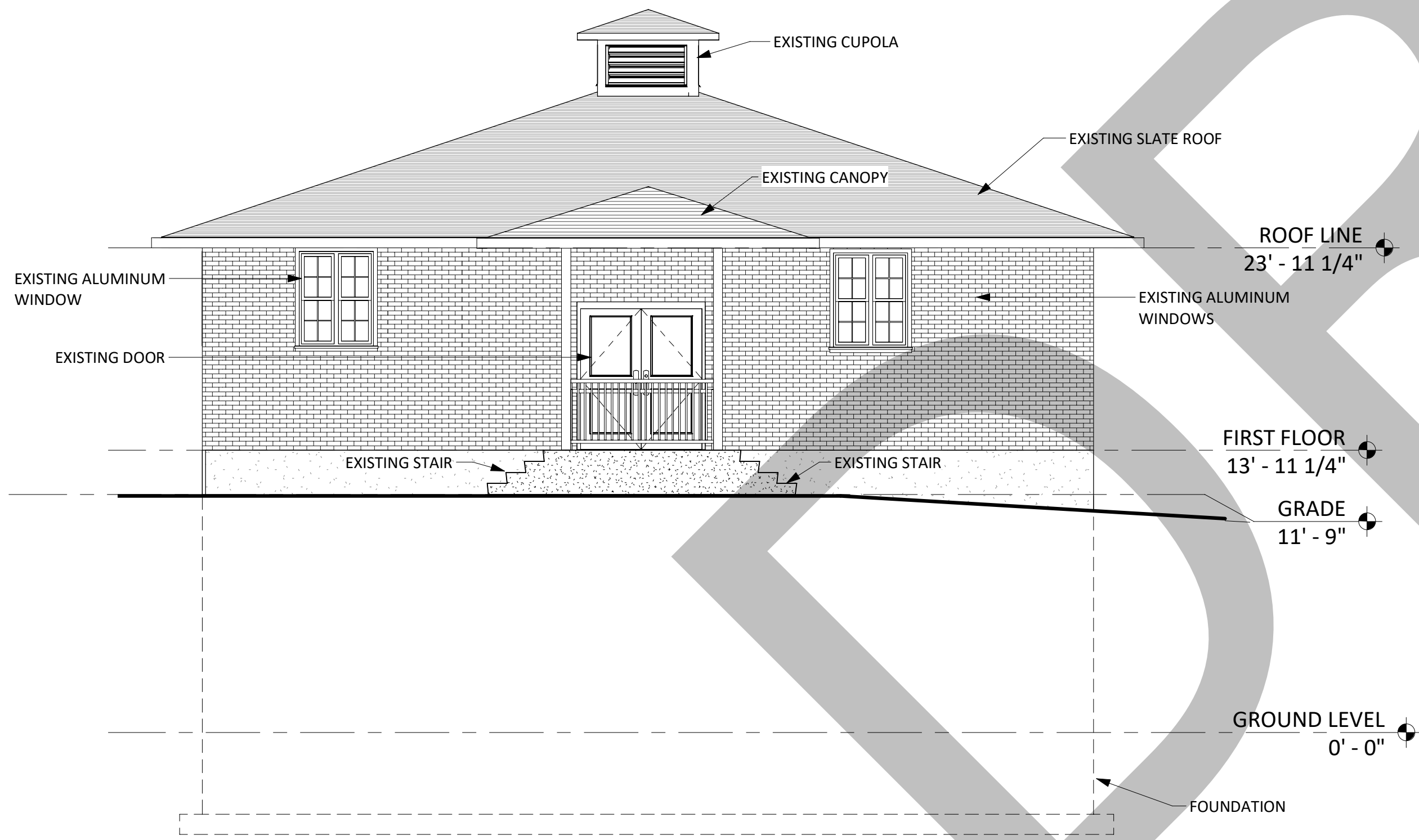
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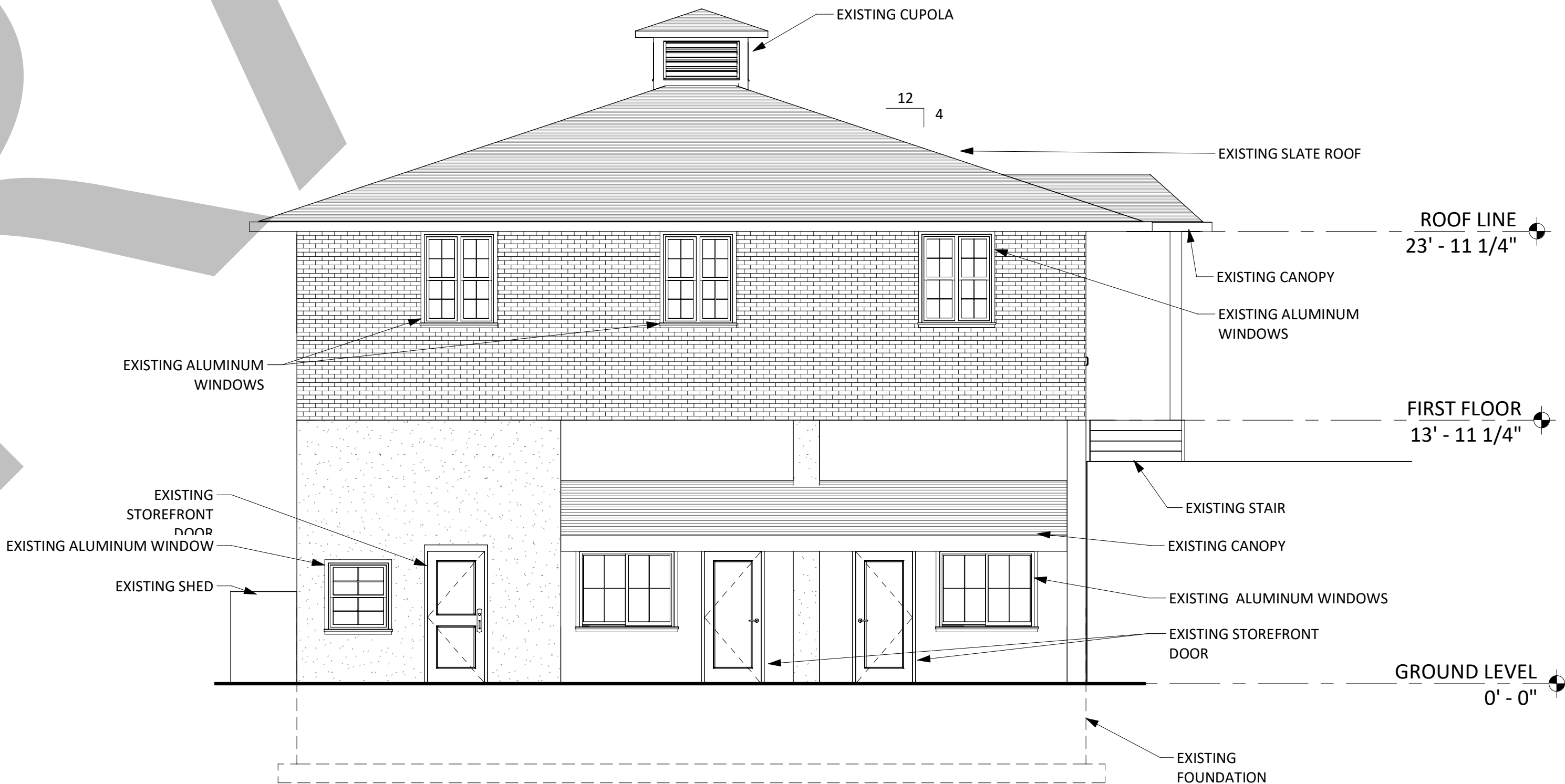
**EXISTING EAST ELEVATION**

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**EXISTING SOUTH ELEVATION**

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**EXISTING WEST ELEVATION**

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REVISIONS	

TOWN OF KENT  
COMMUNITY CENTER BUILDING RENOVATION STUDY

**EXISTING ELEVATIONS**

PUTNAM COUNTY, NEW YORK

TOWN OF KENT

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Date  
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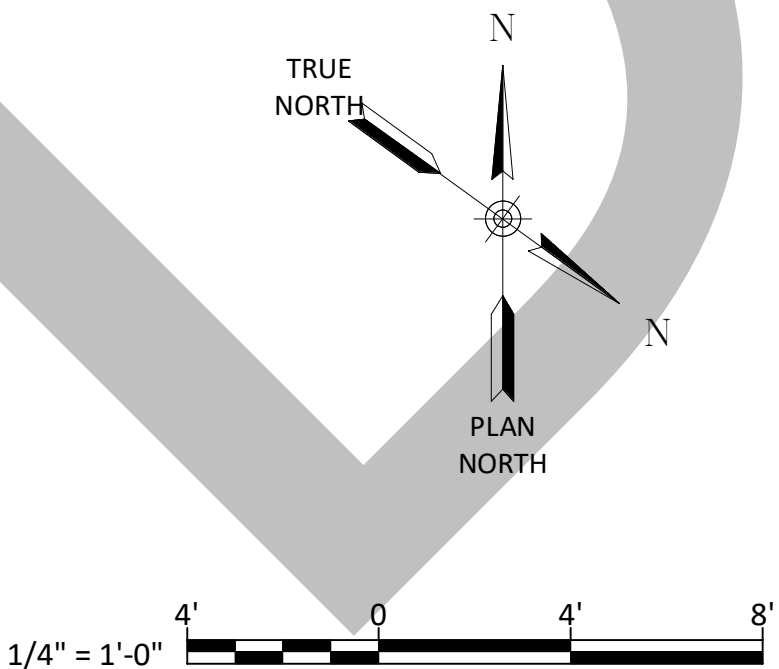
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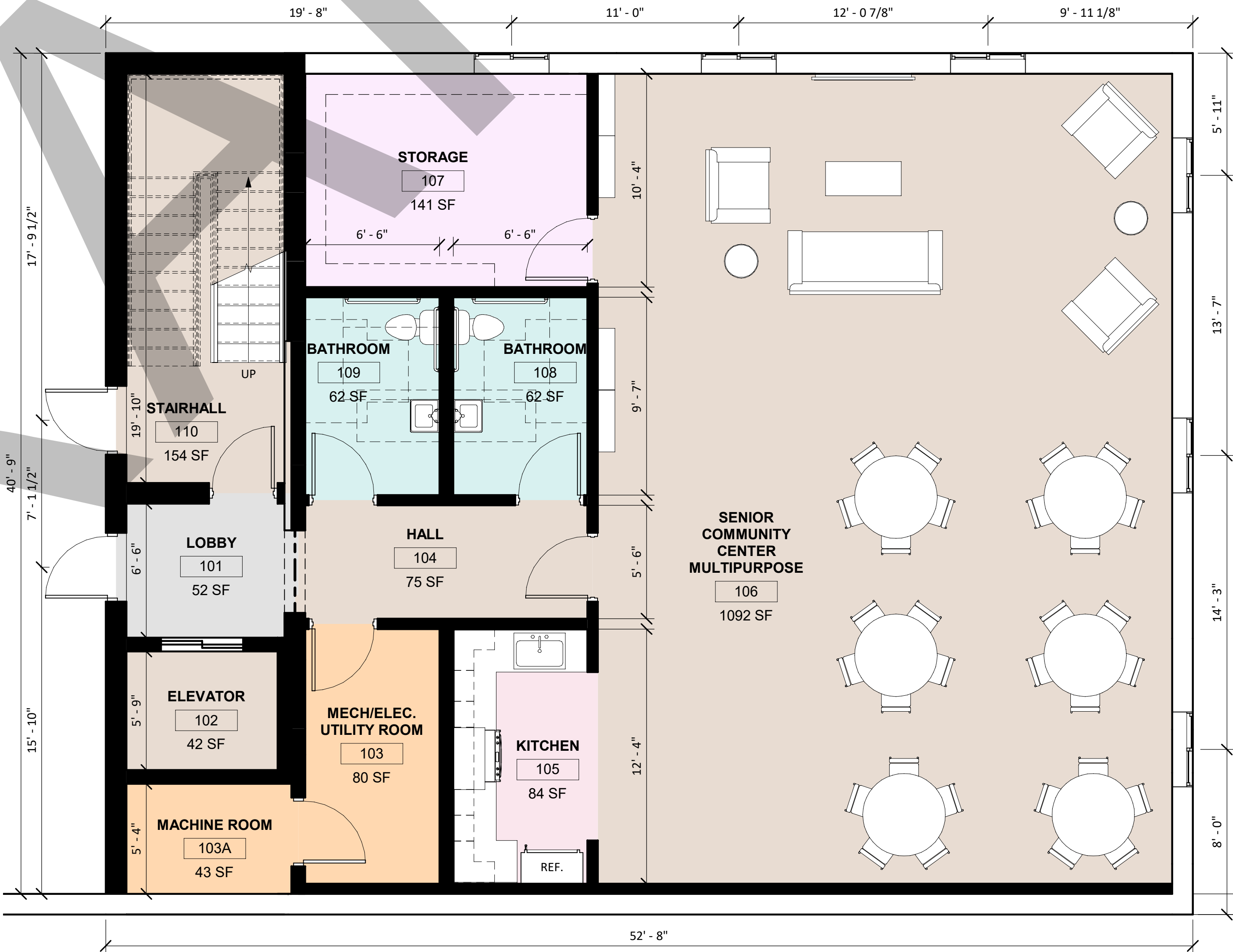
FIRST FLOOR PLAN -SCHEMATIC

SCALE: 1/4" = 1'-0"



BUILDING AREAS LEGEND:

- |                                |                             |
|--------------------------------|-----------------------------|
| 1. BATHROOMS<br>(63 SF)        | 5. PUBLIC AREA<br>(1970 SF) |
| 2. CONFERENCE ROOM<br>(224 SF) | 5. STORAGE<br>(561 SF)      |
| 3. COPIER ROOM<br>(62 SF)      | 5. OFFICES<br>(486 SF)      |
| 4. ENTRY AREA<br>(181 SF)      | 5. UTILITY ROOM<br>(119 SF) |
| 5. KITCHEN<br>(85 SF)          |                             |



GROUND FLOOR PLAN- SCHEMATIC

SCALE: 1/4" = 1'-0"

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REVISIONS

TOWN OF KENT  
COMMUNITY CENTER BUILDING RENOVATION STUDY

NEW WORK FLOOR PLANS

PUTNAM COUNTY, NEW YORK

TOWN OF KENT

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443 Electronics Parkway  
Liverpool, NY  
13088  
**Barton & Loguidice, D.P.C.**

Date  
MARCH 2023

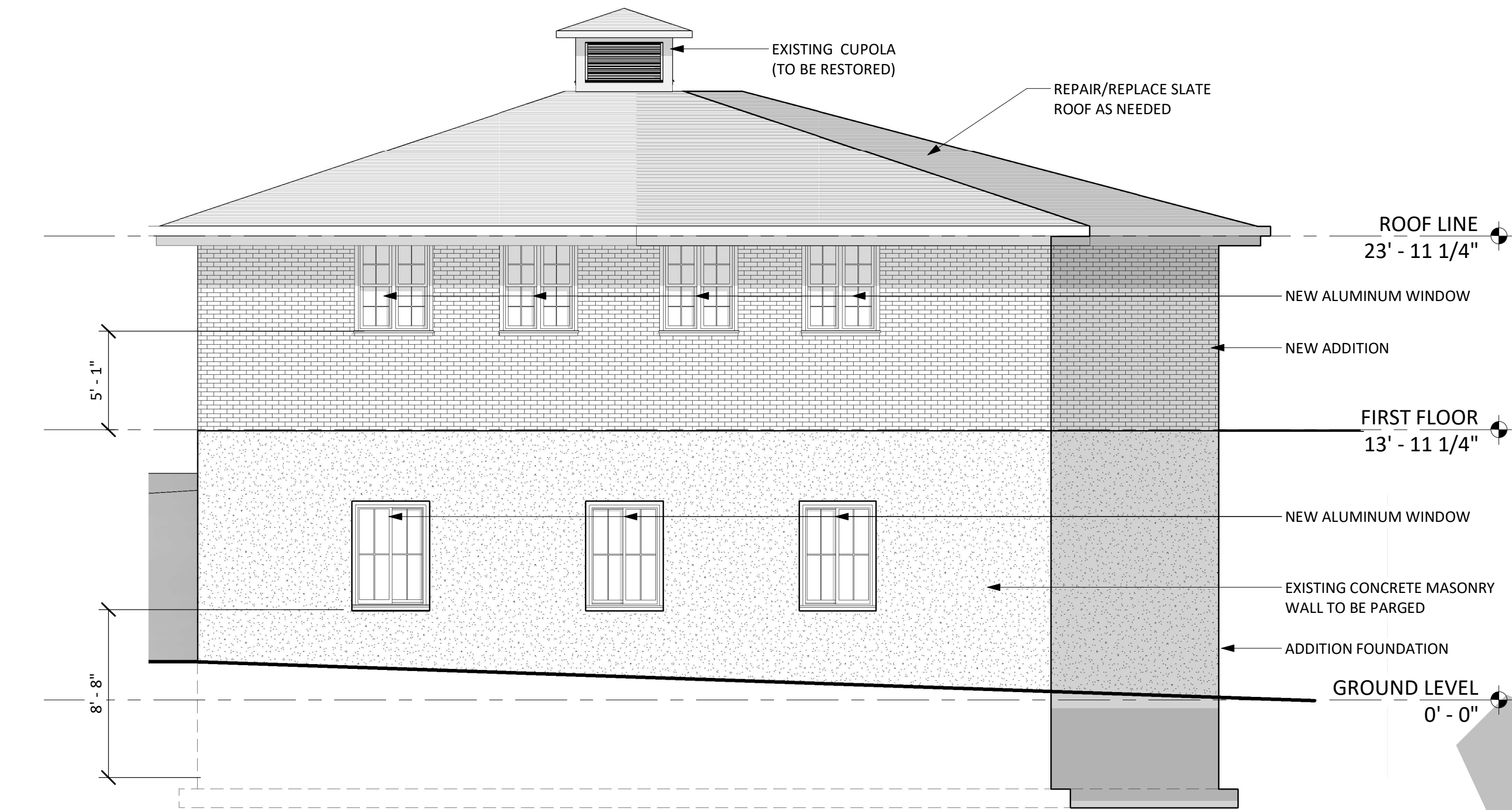
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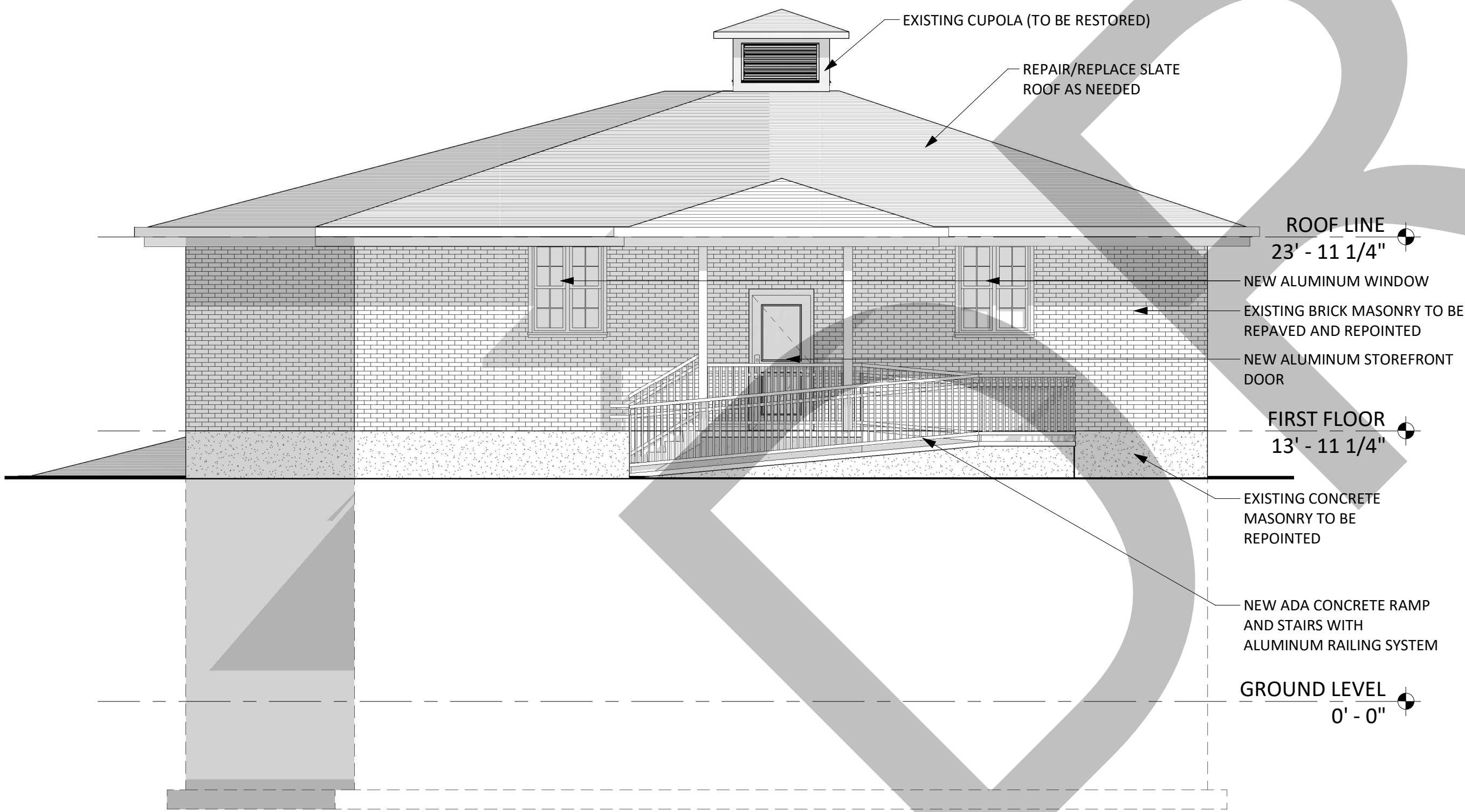


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**NEW WORK NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

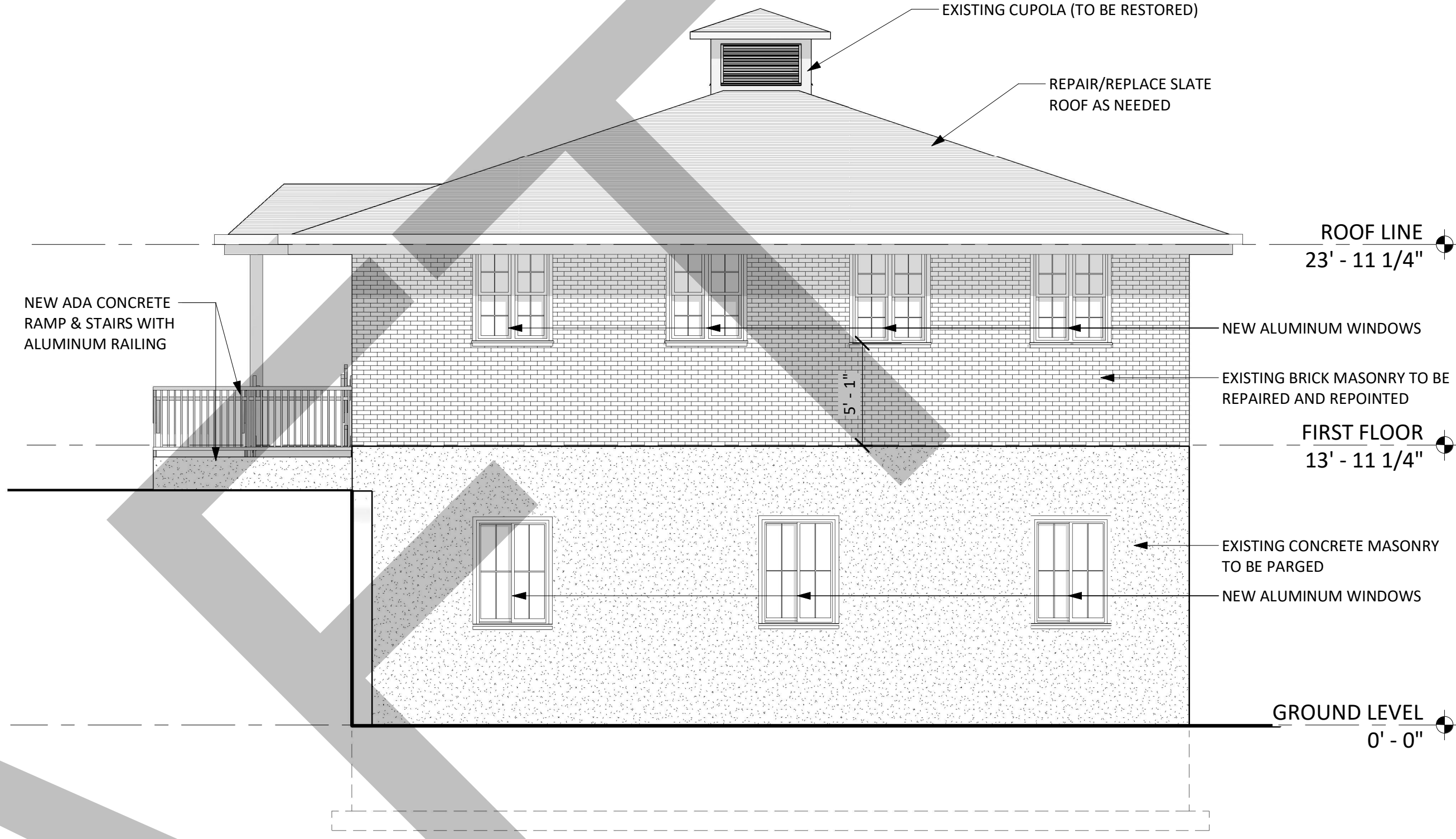


**NEW WORK SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

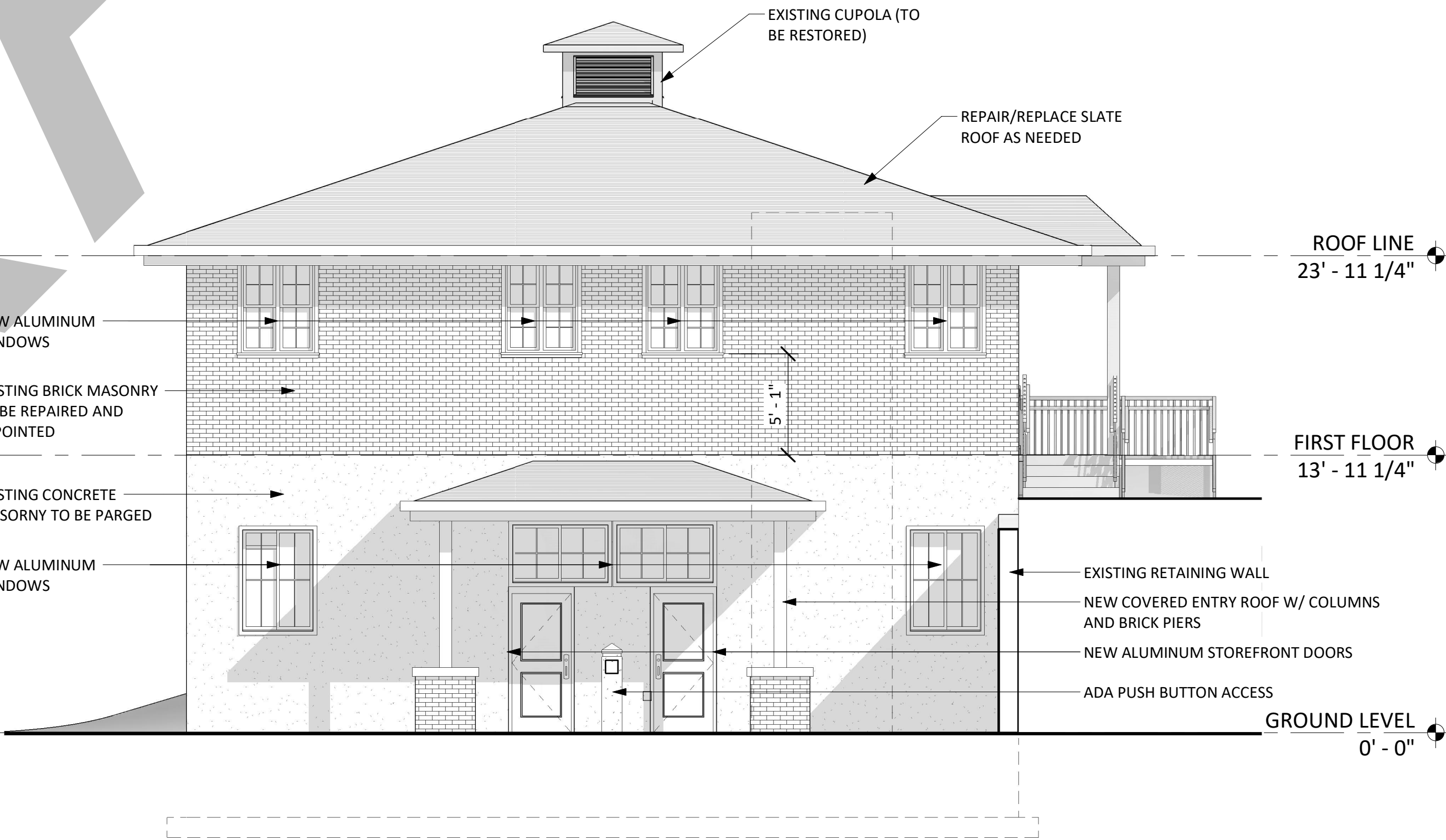


3/16" = 1'-0"



**NEW WORK EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**NEW WORK WEST ELEVATION**

SCALE: 3/16" = 1'-0"

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REVISIONS	

TOWN OF KENT  
COMMUNITY CENTER BUILDING RENOVATION STUDY

**NEW WORK ELEVATIONS**

PUTNAM COUNTY, NEW YORK

TOWN OF KENT

**B&L**  
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Liverpool, NY  
13088  
**Barton & Loguidice, D.P.C.**

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