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April 15, 2021

Valerie Scott
vscott@albanyny.gov
Deputy Director
Division of Buildings and Regulatory Compliance
200 Henry Johnson Blvd., Suite # 1
Albany, New York 12210

Re: Emergency Structural Condition Assessment 92- Alexander Street, Albany, New York

Dear Valerie:

On April 14th , 2021 at approximately 2:00 pm Engineering Technician Barbara Tozzi and I arrived at 92 Alexander Street where we met Senior Building Inspector Dan Sherman, Sam Wells, Danielle Smith and Director Rick LaJoy. The purpose of this site visit was to evaluate the interior and exterior portions of the structure as it relates to public safety.

Photograph 1

Photographs 1 and 2 show the Northerly (front) and Westerly side of the building respectively. The existing building is vacant and has been exposed to water damage and rotting for approximately 15 years. Floor and roof joists span in an

East / West direction with interior stud bearing walls that support floor and roof joists at both the first and second floor levels.

Photograph 2

Photograph 3

Floor framing members are fractured and failing at each floor level. Photographs 3 and 4 shows some deteriorated and fractured floor joists and failing underlayment at the first floor. There are multiple floor penetrations present at the first and second floor levels. Hence, extreme caution shall be exercised when accessing these areas. There is black mold present and saturated sheet rock and debris at every floor. Photograph 5 shows a typical view of the basement area. Photographs 6 and 7 show a typical view of the first and second floor levels. It shall be noted that some of the floor penetrations cannot be seen because they are covered with debris and rugging.

Photograph 4

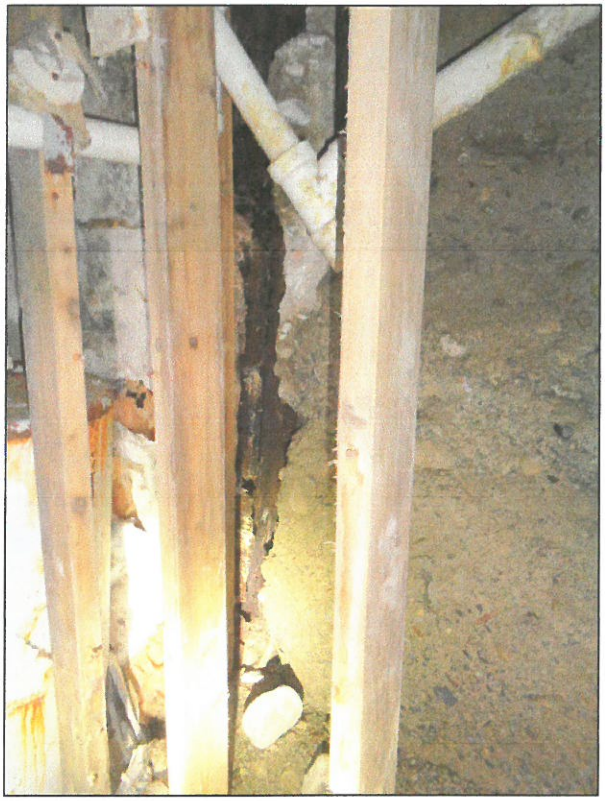
Photograph 5

It is estimated that the building was constructed at the beginning of the 1900's (1910) and the City has identified this structure as having possible historic significance and would like to explore the possibility of building stabilization. Because of the extent of deterioration in floor and roof framing members and failure about the perimeter of the foundation, stabilization procedures include temporary shoring measures that would allow for the safe removal and replacement of the perimeter footing and foundation. This engineering report discusses the required tasks needed for structural stabilization along with the estimated costs associated with labor and materials to perform these tasks. It shall be noted that the building was considered structurally deficient due to numerous failures about

the perimeter foundation and gross deficiencies in the structural framing members. The contractor performing the stabilization work shall be mindful with respect to the overall stability in the structure in that it is possible for the condition of the building to migrate into a dynamic failure state as the work progresses.

Photograph 6

Photograph 7



Photograph 8

At the turn of the century, it was common to excavate for a foundation and use the excavated soils as aggregate for concrete by combining silty clay soils with some rounded stone and Portland Cement. While this deficient "concrete" was functional for a number of years, this Cementous composition degrades substantially with time, variations in moisture contents, subsequent freeze / thaw cycles and heavy loading conditions such as from a combination of both horizontal earth pressures and vertical live and dead loads applied from the weight of the house. Currently, the resulting behavior and consistency of the existing foundation replicates that of a dense Cementous soil and not the resiliency and structural capacity of a proper concrete mixture.

While the present condition of the building is considered structurally deficient and a hazard to public safety, the following represent structural stabilization measures and associated costs required to stabilize and preserve the structural integrity of this building.

Please note that only a qualified and fully insured contractor shall be selected for these stabilization measures. The contractor is wholly responsible for workers' safety, DOL and OSHA compliance. Access is restricted to authorized personnel only due to the hazard classification. For safety, all

utilities with confirmation shall be terminated at the curb line (water/ sewer), natural gas and the electrical service, terminated at the power pole.

Description of engineering design drawings and construction materials

1). Plan view of building foundation with proposed temporary 2" x 6" shoring to support floor framing members and supplemental micro- lam and column support for the main bearing beam. Sectional view through the foundation first and second floor levels and the roof that establish the applied live and dead loads to the structure.

2). Permanent foundation wall replacement and associated structural details.

3). Proposed first and second floor level framing member replacement.

4). Roof joists replacement and replacement of the roof and roof underlayment.

5). Engineer's estimate of construction.

If you have any questions please do not hesitate to call.

Very truly yours,

Russ Reeves pe

R. Russell Reeves, CEng., P.E.
Charter Member Structural Engineering Institute &
The American Society of Civil Engineers (40 years)

cc: Barb Tozzi, Engineering Technician
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JOB 92 ALEXANDER STREET ALBANY NEW YORK

SHEET NO. 1 OF 7

CALCULATED BY RRR DATE 5/12/2021

CHECKED BY BJT DATE 5/12/2021

SCALE N/A

STRUCTURAL STABILIZATION

ENGINEERS ESTIMATE OF CONSTRUCTION MATERIALS & LABOR

1.0 REMOVE ALL DEBRIS FROM THE BUILDING. REMOVE RUGGING,

i) SHEET ROCK WALLS & CEILINGS IN THE BASEMENT, 1ST & 2ND FLOOR LEVELS.

ii) PROVIDE 8 - 30 CY DUMPSTERS @ $600/DUMPSTER $4800.00

iii) INTERIOR DEMOLITION of all WALL, FLOOR & CEILING COVERING & INSULATION: ($ LABOR)
6 LABORERS × 8 HR/DAY × 10 DAYS × $20/HR = $9,600.00

2.0. BASEMENT AREA: INSTALL 3 - 2"×6" @16" ON-CENTER

i). STUD BEARING WALLS (EAST & WEST SIDE OF THE BSMT AND @ CENTER SITUATED UNDER THE UPPER BEARING WALLS TO MAINTAIN LOAD PATHS.
2"×6" @16" O.C. 180 LF ≈ 135 2"×6" STUDS @ 8' LENGTH
PROVIDE A TOTAL OF 160 EACH 2"×6"×8' LENGTH TO ACCOMODATE MULTIPLE JACK STUDDING AT 4' OPENINGS & KNEE BRACING AT WALL TO FLOOR JOISTS (@ THIRD POINTS FOR WALL STABILITY)
2"×6" @ 8' LENGTH STUDS (160 EA × $14/EACH) = $2240 $2,240.00

ii). TOP & BOTTOM 2"×6" PLATES (DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE) 2"×6" @16' LONG
164 LF × 3 = 492 LF / 16' PER PIECE = 31 PIECES
31 PIECES (2"×6" @ 16') × $30 EACH = $930.00 $930.00

iii). LABOR: 5 CARPENTERS × 8 HRS/DAY × $25/HR × 5 DAYS = $5000.00

iv). MISC MATERIALS: SAW BLADES, NAILS, SCREWS GARBAGE BAGS, ETC. $1000.00

v). 2"×10" @ 5' LENGTH (3 EACH) HEADER @ 4' ACCESS OPENINGS IN EACH WALL SECTION (12 OPENINGS TOTAL)
36 PIECES (2"×6"×12') @ $33 EACH = $1188.00 $1,188.00

THIS SHEET $24,758.00

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92 ALEXANDER STREET
JOB ALBANY, NEW YORK
SHEET NO. 2 OF 7
CALCULATED BY RRR DATE 5/12/2021
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SCALE NOT APPLICABLE

STRUCTURAL STABILIZATION
ENGINEERS ESTIMATE CON'T MATERIALS & LABOR

3.0 FIRST FLOOR LEVEL FRAMING.

i). 2"x6" @ 10' LENGTH STUDS AT 16" ON CENTER ALONG THE EAST & WEST SIDES OF THE BUILDING AND ALONG THE CENTER OF THE STRUCTURE (LONGITUDINALLY)
160 STUDS EACH @ 10 LENGTHS (2"x6") @ $19/STUD = $3,040.00

ii). 2"x6" (DOUBLE TOP PLATE) & 2"x6" BOTTOM PLATE - SINGLE
164 LF x 3 = 492 LF / 16' LENGTHS PER PIECE = 31 PIECES
31 PIECES (2"x6" @ 16') x $30 EACH = $930.00 — $930.00

iii). LABOR: 5 CARPENTERS x 8 hrs/DAY x $25/hr x 5 DAYS = $5000.00

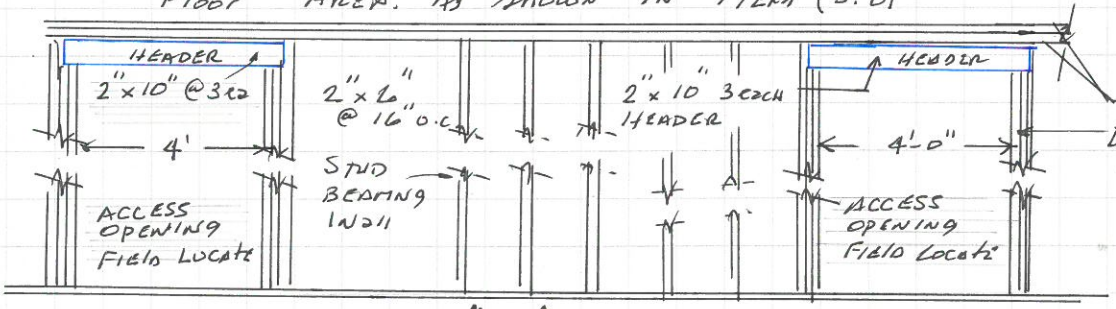
iv). MISC MATERIALS. SAW BLADE, NAILS, SCREWS GIRBAGE BAGS, etc <Refer to SHEET 17> $1000.00

v). PROVIDE 2"x10" (3 EACH) HEADERS 5' LENGTH @ EACH ACCESS OPENING (4' WIDE) IN THE EASTERLY, WESTERLY & CENTER 2"x6" BEARING WALLS.
12 - 4' OPENINGS TOTAL 20 PIECES - 2"x10" @12' LENGTH
5' x 3 EACH x 12 OPENINGS = 180 LF ÷ 12' LENGTH = 15 PIECES
PROVIDE 20 PIECES EACH OF 2"x10" @ 12' LENGTH
FOR THE HEADERS 20 PIECES x $33.00 EACH = $660 — $660

SUB TOTAL $10,630.00

4.0 SECOND FLOOR LEVEL FRAMING:

i). SAME TASKS, MATERIALS & LABOR FOR THE FIRST FLOOR AREA. AS SHOWN IN ITEM (3.0) $10,630.00



ELEVATION VIEW 2"x6" STUD BEARING WALL FOR FLOOR FRAMING SUPPORT

THIS SHEET = $21,260.00

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92 ALEXANDER STREET
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SHEET NO. 3 OF 7
CALCULATED BY RRR DATE 5/13/2021
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, STRUCTURAL STABILIZATION
ENGINEERS ESTIMATE OF CONSTRUCTION ; MATERIALS & LABOR

5) REPLACEMENT OF FIRST FLOOR FRAMING & FLOOR UNDERLAYMENT THAT IS DETERIORATED & ROTTED :

i) FLOOR FRAMING : 2" x 8" x 12' LENGTH 28 PIECES x $25 ea = $700.00

ii) ADVANTECH OSB TONGUE & GROOVE 23/32" OSB BOARD UNDERLAYMENT 4'x8' SHEETS 20 SHEETS x $100/SHEET = $2000.00

iii) MISC MATERIALS AS SHOWN IN ITEM 1.0 - iv (SHEET 1) $1000.00

iv) LABOR : 5 CARPENTERS x 8 hr/DAY x $25/hr x 5 DAYS $5000.00

SUB TOTAL $8,700

6) 2nd FLOOR LEVEL FRAMING & UNDERLAYMENT REPLACEMENT (SAME AS ITEM 5) $8,700.00

7) ROOF REPLACE DETERIORATED & FAILING ROOF JOISTS, ROOF

i) UNDERLAYMENT. BOLT NEW 2" x 10" ROOF JOISTS TO EXISTING MEMBERS PROVIDE NEW HEADER & BOXED-OUT HATCHWAY FOR ROOF ACCESS. USE GRK 3/8" x 4" STRUCTURAL SCREWS

ii) REPLACE 2" x 10" ROOF JOISTS @ 12' LENGTH 30 PIECES x $33 EACH = $990.00

iii) ADVANTECH 23/32" 30 SHEETS x $100/SHEET = $3000 $3000.00

iv) SCREW & BOLT (AS NEEDED) FRAMING MEMBERS TO EXISTING PROVIDE ACCESSWAY TO ROOM $2000.00

v) 60' x 22' = 1320 SF 12 SHEETS OF 1/2" ADF SUBSTRATE $1200.00

vi) LABOR : 5 CARPENTERS x 8 hr/DAY x $25/hr x 5 DAYS = $5000.00 $5000.00

vii) EPDM 60 MIL RUBBER ROOF WITH FLASHING $8000.00

TOTAL THIS SHEET $37,590

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92 ALEXANDER STREET
JOB ALBANY NEW YORK
SHEET NO. 4 OF 7
CALCULATED BY RRR DATE 5/13/2021
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SCALE NOT APPLICABLE

ENGINEERS ESTIMATE OF CONSTRUCTION COST — STRUCTURAL STABILIZATION — MATERIALS & LABOR

8). PROVIDE TEMPORARY RAKER BRACE SUPPORT ABOUT THE 4 SIDES OF THE BUILDING EXTERIOR TO PREVENT MOVEMENT (TRANSLATION) OF THE BUILDING DURING THE DEMOLITION OF THE FAILING FOUNDATION WALL.

i). TOTAL EXTERIOR PERIMETER: 60' + 60' + 22' + 22' = 164 LF.
MAXIMUM RAKER BRACE SPACING: 8'
164 LF / 8' = 21 (22 LOCATIONS)

ii) PROVIDE 2 ea 2"x10" @ 12' LENGTHS per DIAGONAL BRACE 2ea x 22 x $33 (ea) = $1452.00
CROSS BRACING BETWEEN DIAGONAL BRACES:
2" x 4" x 14' 2 BRACES x 22 LOCATIONS x 20 ea x $ = $880.00
2" x 10" BACKER BOARDS FOR RAKER BRACES (36" LENGTH)
2" x 10" x 12' x 6 ea (PIECES) x $33 ea = $200.00

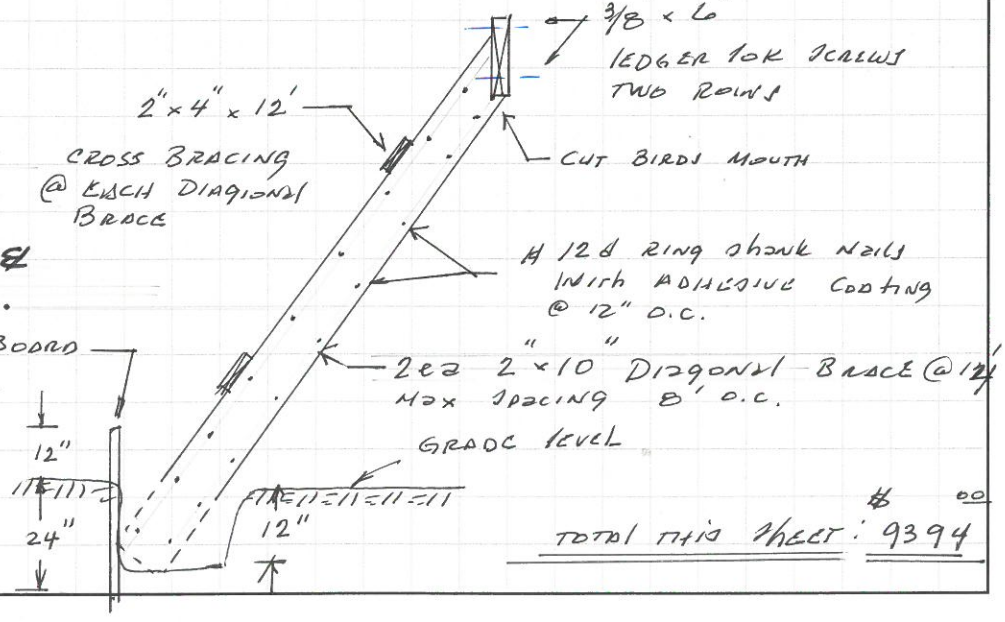
iii) MISC ITEMS REFER TO SHEET 1 ITEM I-IV $1000.00

iv). LABOR: 5 DAYS x 5 Carpenters x 8 hr/DAY x $25/hr = $5000.00

V). LEDGER PLATE 2" x 10" x 12' LENGTH 164 LF / 12'/PIECE = 14 PIECES x 33 $462.00

Vi). 3/8" x 6" LEDGER LOK SCREWS @ 16" o.c. 2 ROWS $400.00

TEMPORARY RAKER BRACE SUPPORT TO PREVENT SIDE-SWAY & LATERAL DEFLECTION.



TOTAL THIS SHEET: $9394.00

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JOB 92 ALEXANDER STREET Albany NEW YORK
SHEET NO. 5 OF 7
CALCULATED BY RRR DATE 5/13/2021
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SCALE NOT APPLICABLE

ENGINEERS ESTIMATE OF CONSTRUCTION Materials & Labor CON'T

9). BASEMENT AREA : DEMOLITION OF THE EXISTING FAILING FOUNDATION WALL & REPLACEMENT WITH a NEW 12" THICK x 24" WIDE REINF. CONCRETE FOOTING & a 8" REINFORCED CMU Block Wall.

i). DEMOLITION OF 164 LF @ 8' HEIGHT EXISTING FAILING FOUNDATION WALL

5 WEEKS MACHINE RENTAL $2754/MO + $1377/WEEK = $4131.00

4.5 - 5.0 TON JOHN DEERE 50 G MINI-EXCAVATOR

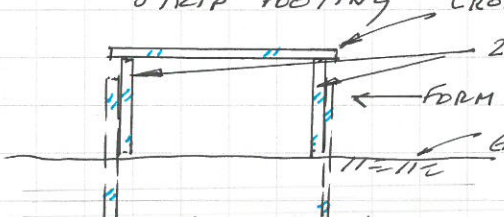
OPERATOR 14 DAYS x 8hr/DAY x $25/hr = $2800 $2800.00

ii). DUMP TRUCK (10 LOADS) x $500/LOAD = $5000.00 $5000.00

iii). LABORERS (5) x 20 DAYS x 8hr/DAY x $20/hr = $16,000.00

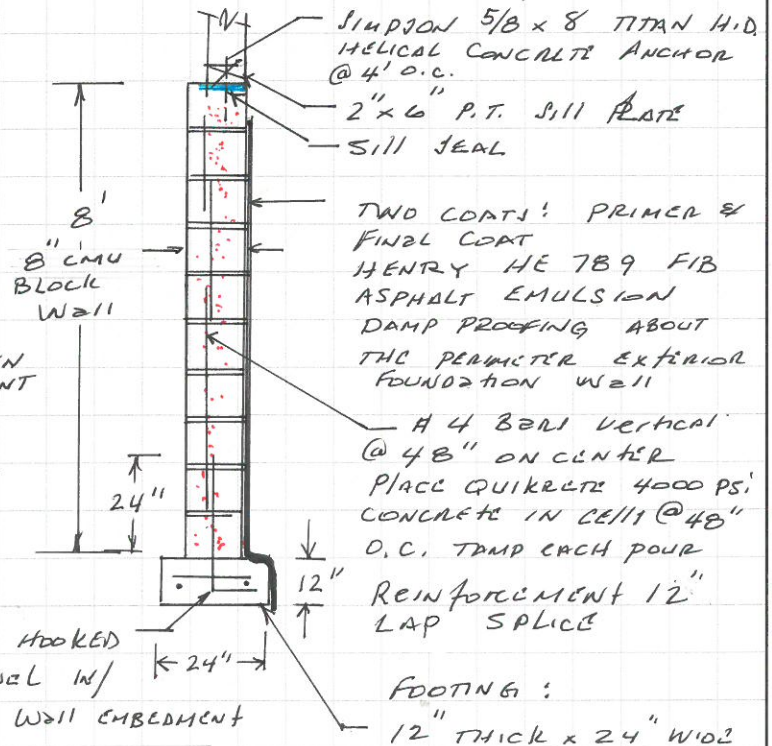
PREP THE FOUNDATION AREA TO RECIEVE THE PERIMETER FOOTING ; FORM & PLACE REINFORCING APPLY 8" COMPACTED CRUSHED STONE ; PLACE Block & CMU REINFORCING APPLY 2 COATS OF ASPHALTIC EMULSION TO THE OUTSIDE

iv). PROVIDE 2"x12" @ 12' LENGTH FOR FORMWORK FOR THE STRIP FOOTING



FOOTING FORM WORK $

2 ea 164 LF. / 12 LF/PIECE x 33/PIECE = $924.00



TYPICAL FOUNDATION WALL SECTION

REINFORCED CONCRETE FOOTING 4000 PSI CONC 3" MAX SLUMP 5-7% AIR

SUB TOTAL THIS SHEET: $28,855.00

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JOB 92 ALEXANDER ST ALBANY NEW YORK
SHEET NO. 6 OF 7
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SCALE

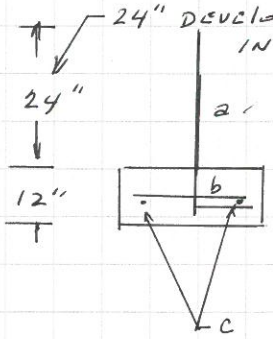
ENGINEERS ESTIMATE OF CONSTRUCTION MATERIALS & LABOR

9) BASEMENT FOUNDATION CON'T.

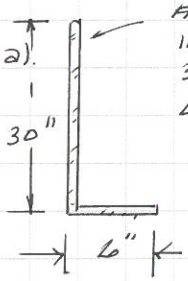
SUB TOTAL THIS SHEET = $16,810

iv) FORM WORK CON'T.
FORM STAKES & WOOD (1"x3") LUMBER
TIE PLATES NAILS ETC. LABOR & MATLS $1600.00

v) REINFORCING:

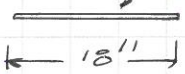


a) #4 BENT BAR IN 6" HOOK 36" TOTAL LENGTH @ 48" O.C.



164 LF / 4' O.C. = 41
USE 45 PIECES @ 3' LENGTH
a 135 LF

b) TRANSVERSE #4 BAR @ 2' O.C.



164 LF / 2 FT O.C. = 82
USE 86 PIECES
86 x 1.5' = 129 LF
b

c) 2 ea #4 BARS CONTINUOUS LONGITUDINALLY 2 ea x 164' = 328 LF c

CMU WALL REINFORCING
8' WALL HEIGHT x 164' / 4' WALL SPACING = 41 ea 8 LF = 328 LF d

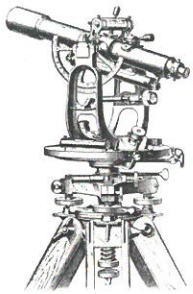
TOTAL LENGTH OF REINFORCING IS. 135' + 129' + 328' + 328' = 920'
THE #4 BARS ARE PURCHASED IN 10' LENGTHS.
OR 92 PIECES TOTAL PROVIDE 110 PIECES. @ 11 each = $1210.00

vi) DUR-O-WALL HORIZONTAL REINFORCEMENT EVERY OTHER COURSE: $2000.00

vii) CONCRETE FOR THE FOOTING: 1' THICK x 2' WIDE x 164 LF / 27 CF/CY = 12 CY PROVIDE 14 CY
14 CY x $120/CY = $1680 = $2000
PROVIDE A PUMP TRUCK FOR EACH POUR ($3000.00)

viii) CONCRETE FOR FILLING THE CELLS OF BLOCK @ 4' ON CENTER
4 BAGS @ $5/BAG per location x 41 locations = $1000.00

ix) CONCRETE BLOCK (164 LF x 12"/FT) ÷ 16"/BLOCK * 12 COURSES = 1476 BLOCK
1476 BLOCK x 2.00 ea = 3000 BLOCK & 3000 MORTAR: 3000 $6000



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JOB 92 ALEXANDER STREET ALBANY NY

SHEET NO. 7 OF 7

CALCULATED BY RRR DATE 5/13/2021

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SCALE N/A

ENGINEERS ESTIMATE FOR STRUCTURAL STABILIZATION MATERIALS & LABOR

SHEET #	SUBTOTAL AMOUNT
1	$ 24,758.00
2	$ 21,260.00
3	$ 37,590.00
4	$ 9394.00
5	$ 28,855.00
6	$ 16,810.00
NET TOTAL	$ 138,667.00

LIVE SNOW LOAD ON THE ROOF : ASCE EQN 7.3-1 ASCE 7-16

$p = 0.7\ C_e\ C_t\ I_s\ p_g$ $\quad 0.7 \times 1.0 \times 1.2 \times 1.0 \times 50\ PSF = 42\ PSF$

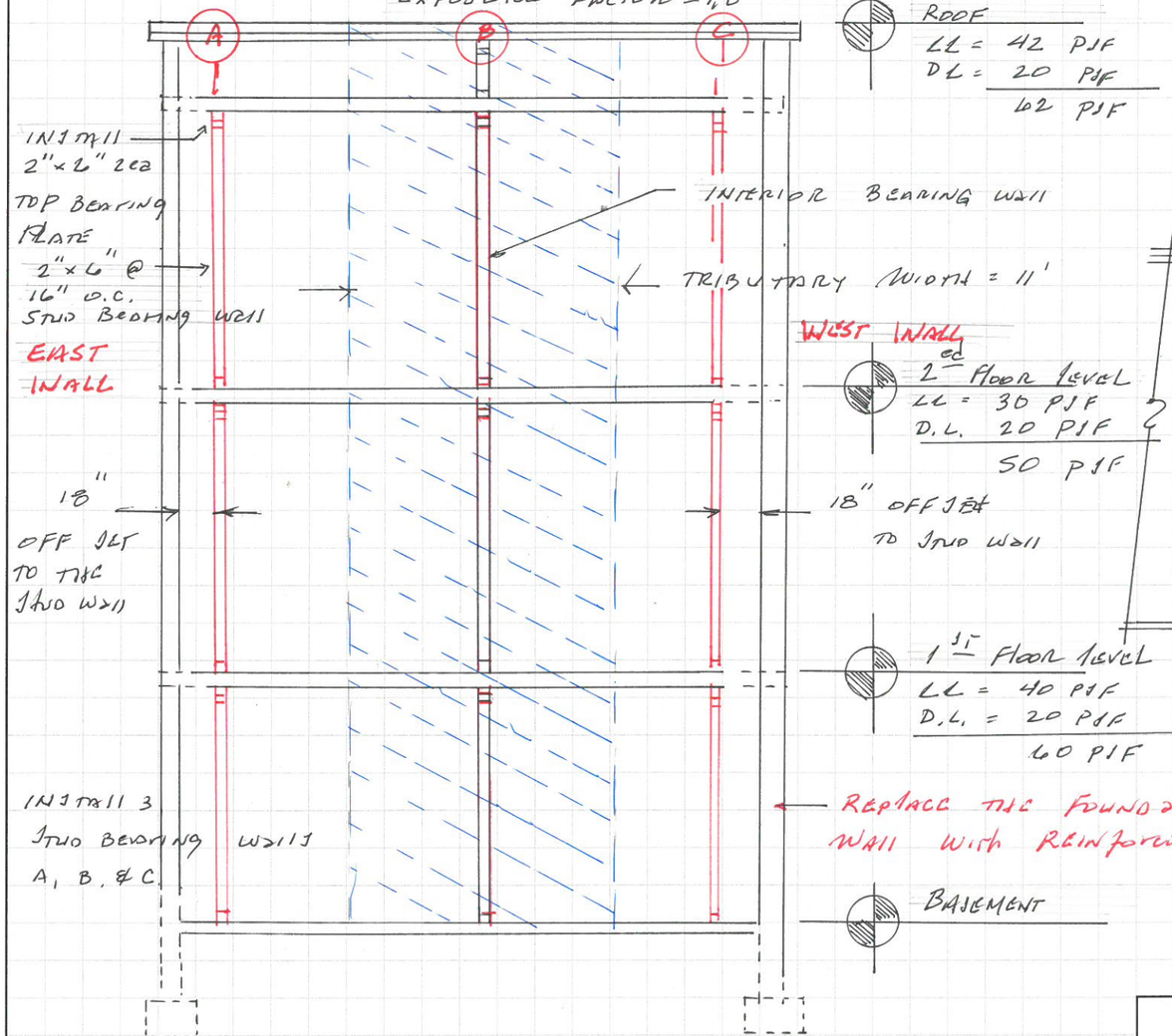
p_f — SNOW LOAD: FLAT ROOF

p_g — GROUND SNOW LOAD = 50 PSF

I_s — IMPORTANCE FACTOR = 1.0

C_t — THERMAL FACTOR = 1.2

C_e — EXPOSURE FACTOR = 1.0



ROOF
LL = 42 PSF
D.L = 20 PSF
62 PSF

2nd FLOOR LEVEL
LL = 30 PSF
D.L. 20 PSF
50 PSF

1st FLOOR LEVEL
LL = 40 PSF
D.L. = 20 PSF
60 PSF

BASEMENT

SECTION 2L VIEW THROUGH THE BUILDING & THE APPLIED LOADS

SCALE 3/16" = 1'-0"

MAXIMUM SPAN OF THE MAIN BEARING BEAM BETWEEN SUPPORTS IS 4'-0" APPLIED UNIFORM LOAD = W

NET APPLIED LOAD FROM THE ROOF, 1ST & 2ND FLOOR JOISTS

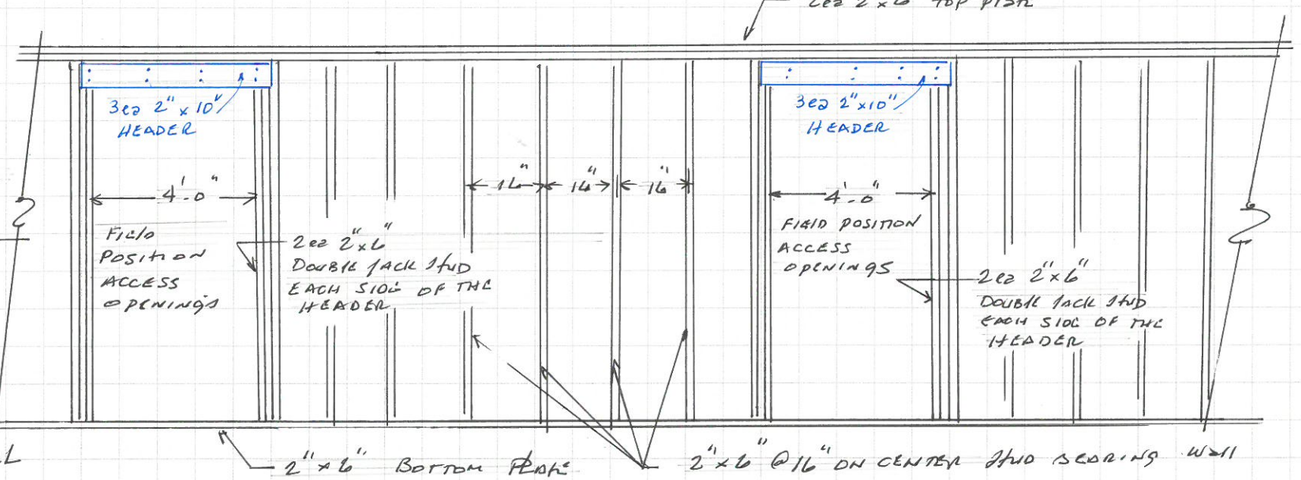
LL+D.L = 62 PSF + 50 PSF + 60 PSF = 172 PSF

UNIFORM APPLIED LOAD = W = 172 PSF x 11' = 1892 #/LF

MAXIMUM MOMENT DEVELOPED IN THE 4' OPENING

$M = WL^2/8 = \frac{1892\ \#/LF \times 4'^2}{8} = 3784$ FT LBS. (MIDDLE STUD WALL)

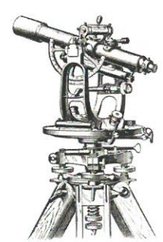
PROVIDE 2"x10" (3 EACH) AT EACH HEADER OPENING IN THE CENTER 2"x6"@16" O.C. STUD WALL



ELEVATION VIEW IN 2"x6" STUD BEARING WALL

NOT TO SCALE

STATE OF NEW YORK
R. RUSSELL REEVES
063979
LICENSED PROFESSIONAL ENGINEER



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SHEET NO. 1 OF

CALCULATED BY RRR DATE 5/11/2021

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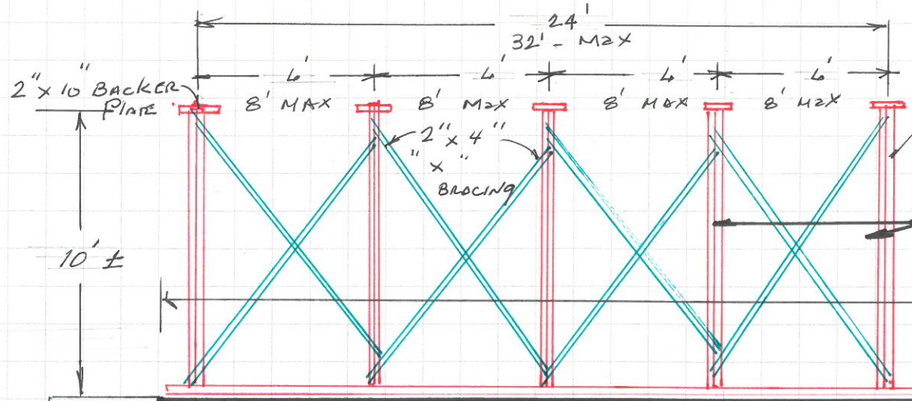
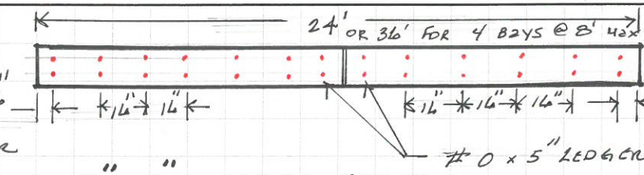
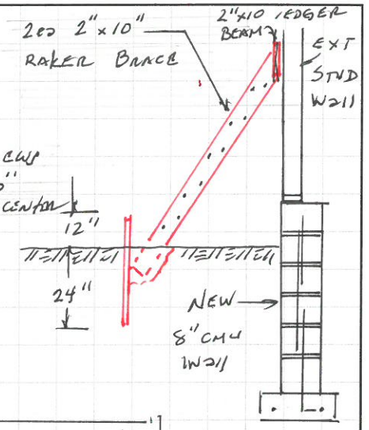
SCALE 3/16" = 1'-0"



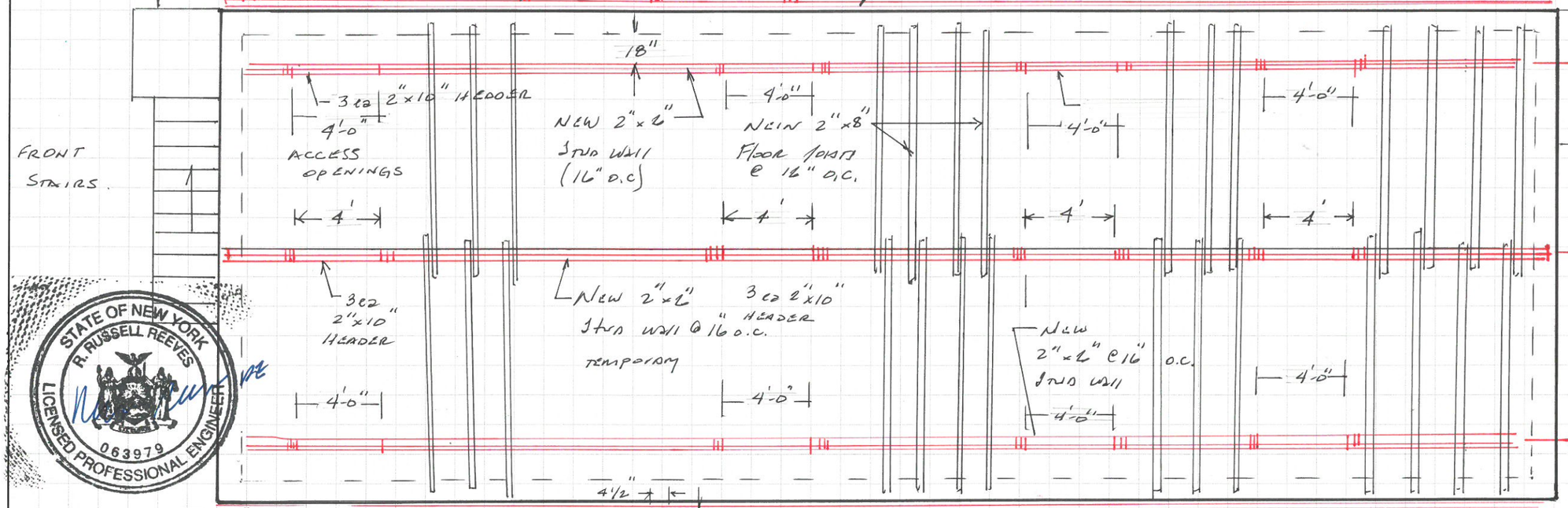


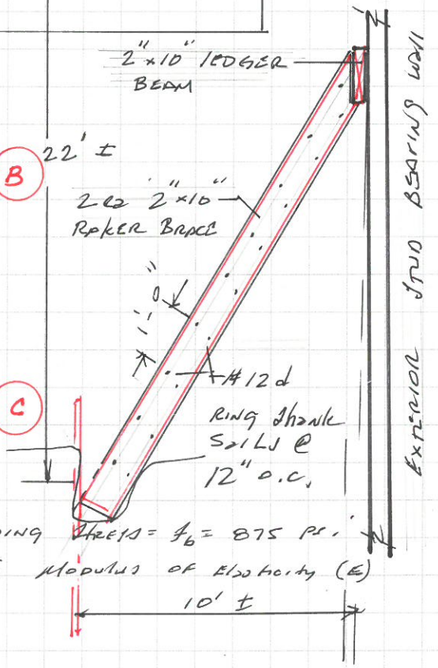
2"x10" LEDGER BEAM

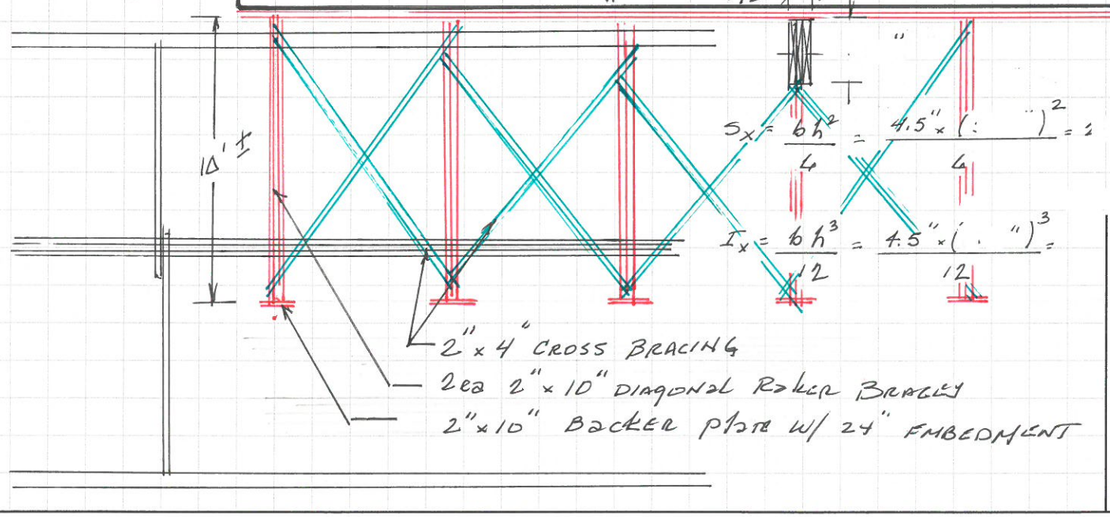


TEMPORARY RAKER BRACING TO BE INSTALLED FOR EACH SECTION OF FOUNDATION WALL TO BE REMOVED & REPLACED.

2"x10" LEDGER PLATE FOR DIAGONAL RAKER BRACES SUPPORT







DESIGN VALUES FOR SPF GRADE #2 ALLOWABLE BENDING STRESS = F_b = 875 PSI.
ALLOWABLE SHEAR PARALLEL TO THE GRAIN F_v = 135 PSI MODULUS OF ELASTICITY (E)
E = 1,400,000 MAX 510,000 MIN PSI

STATE OF NEW YORK
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92 ALEXANDER STREET
JOB ALBANY NY
SHEET NO. 2 OF
CALCULATED BY RRR DATE 5/11/2021
CHECKED BY BJT DATE 5/11/2021
SCALE 3/16" = 1'-0"

60'-0"

12"

4'

12"

12"

22'-0"

8" PERIMETER CMU BLOCK REINFORCED WITH #4 BARS @ 4' ON CENTER FILL CELLS SOLID WITH QUIKRETE 4000 PSI CONCRETE MAX SLOPE = 3"

24" WIDE x 12" THICK FOOTING

NEW FOOTING & CMU BLOCK FOUNDATION PLAN

Scale 3/16" = 1'-0"

4'

#4 VERTICAL BARS @ 48" O.C.

SIMPSON 5/8" ø x 8" TITAN HD HELICAL CONCRETE ANCHOR

48"

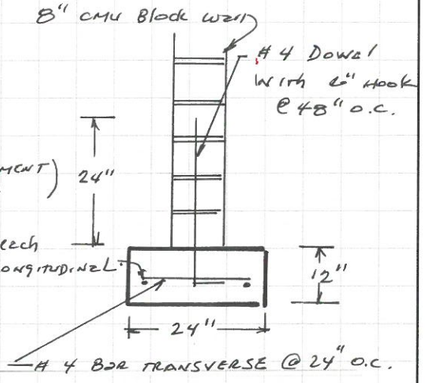
4'

12"

12"

12"

12"



READY MIX CONCRETE FOR ALL FOOTINGS

4000 PSI IN 3" MAX SLUMP
ADD SUPERPLASTISER FOR PUMPING.

A B C

NEW 2"x8" Floor Joist

NEW 23/32" ADVANTECH SUBFLOOR SHEATHING WHERE DETERIORATED FLOOR OCCURS

2"x6" P.T. SILL PLATE

SILL SEAL

(GROUT)- CONCRETE Fill with Cells @ 48" O.C. with QUIKRETE 4000 PSI

#4 VERTICAL BAR AT 48" O.C.

TWO COATS OF PRIMER & FINAL COAT HENRY HE 789 FIB ASPHALT EMULSION DAMP PROOFING ABOUT THE PERIMETER EXTERIOR OF THE FOUNDATION

2ea 2"x6" TOP PLATES

2"x6" KNEE BRACES @ THIRD POINTS (Field Establish)

TEMPORARY 2"x6" STUD WALLS TO SUPPORT THE BUILDING

18"

18"

8'-0"

12"

8" THICK REINFORCED CMU Block WALL

8" COMPACTED Crushed Stone

CROSS-SECTION THROUGH THE NEW FOUNDATION & TEMPORARY STUD WALL SUPPORT

NOT TO SCALE

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92 ALEXANDER STREET

JOB ALBANY NEW YORK

SHEET NO. 3 OF

CALCULATED BY RRR DATE

CHECKED BY BJT DATE

SCALE AS-SHOWN