



TOWN OF PENFIELD

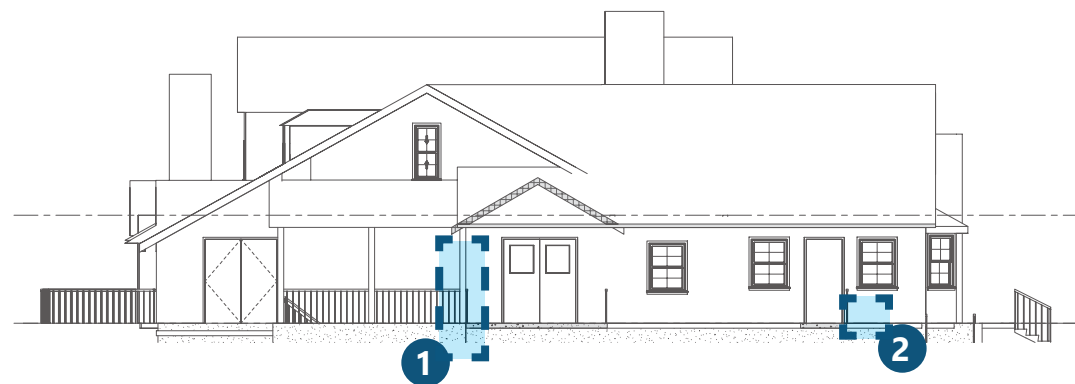
CLARK HOUSE REHABILITATION

PROJECT UPDATE
12.8.2021



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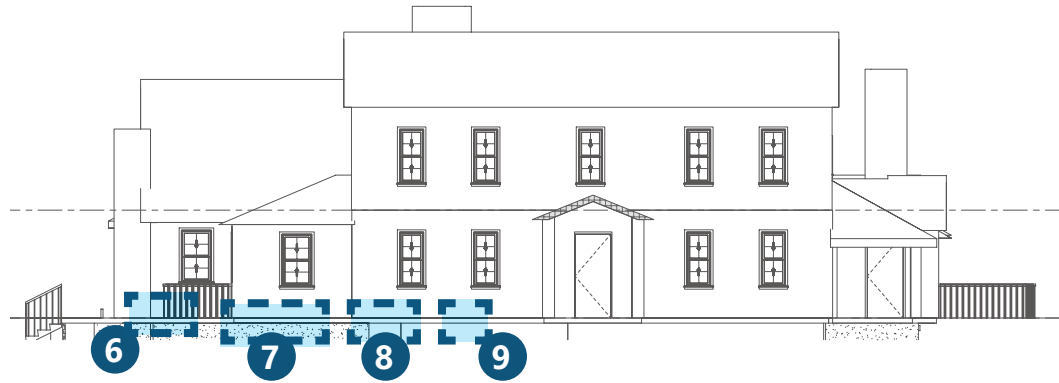
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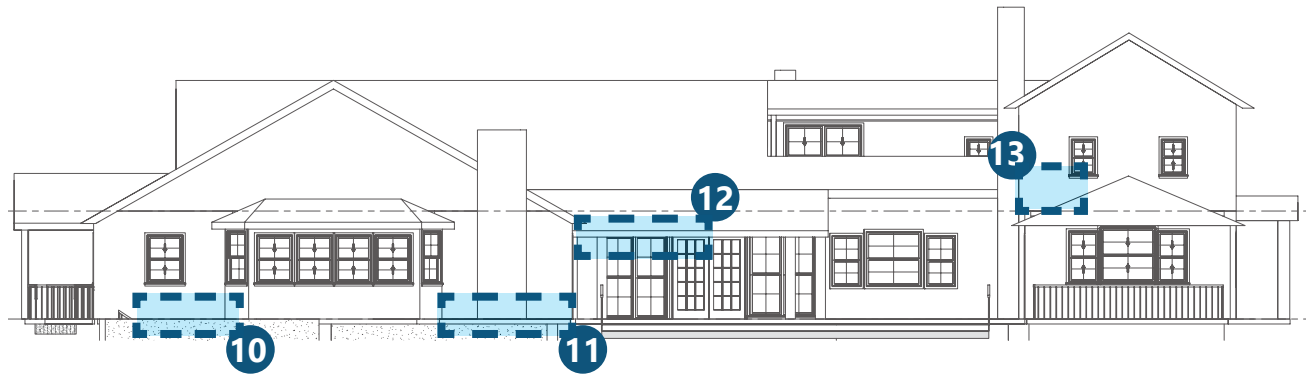


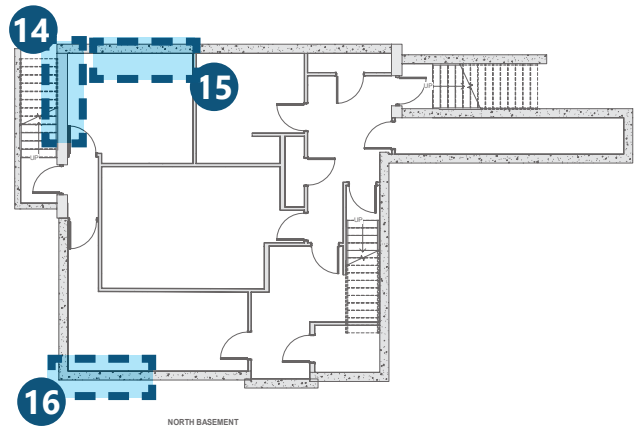
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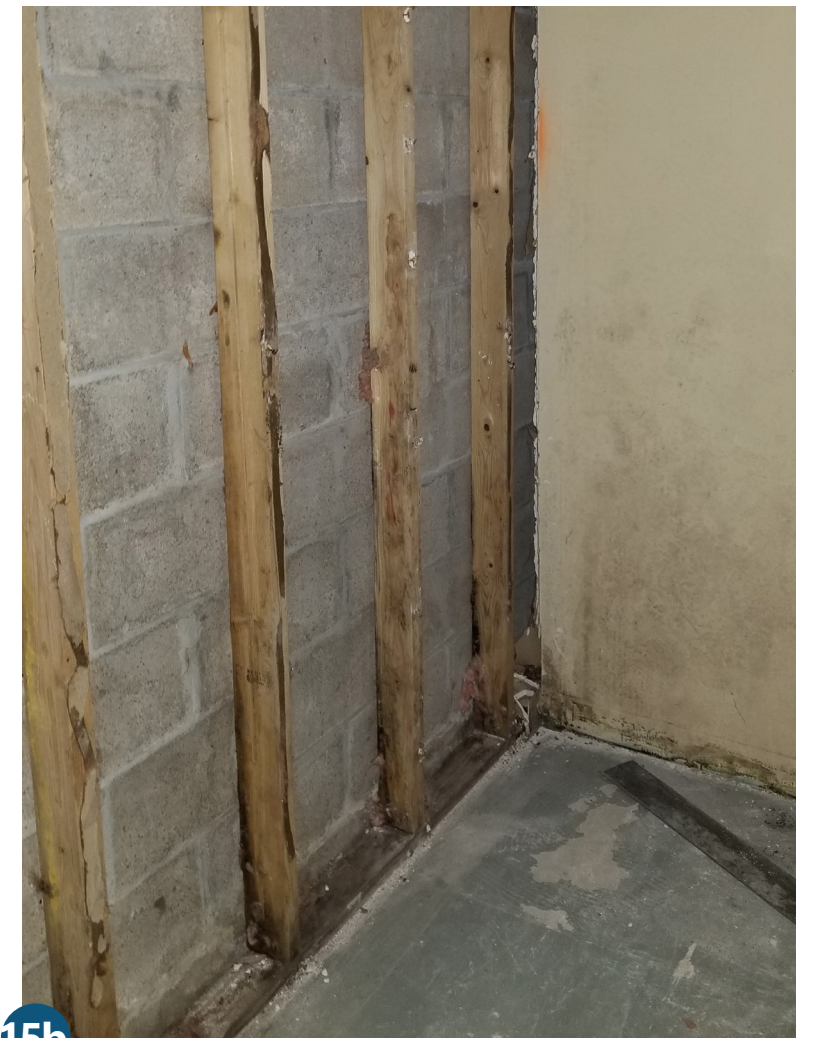
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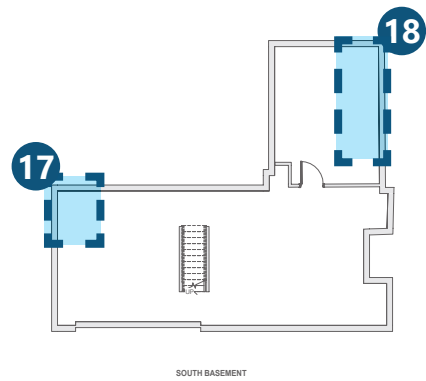
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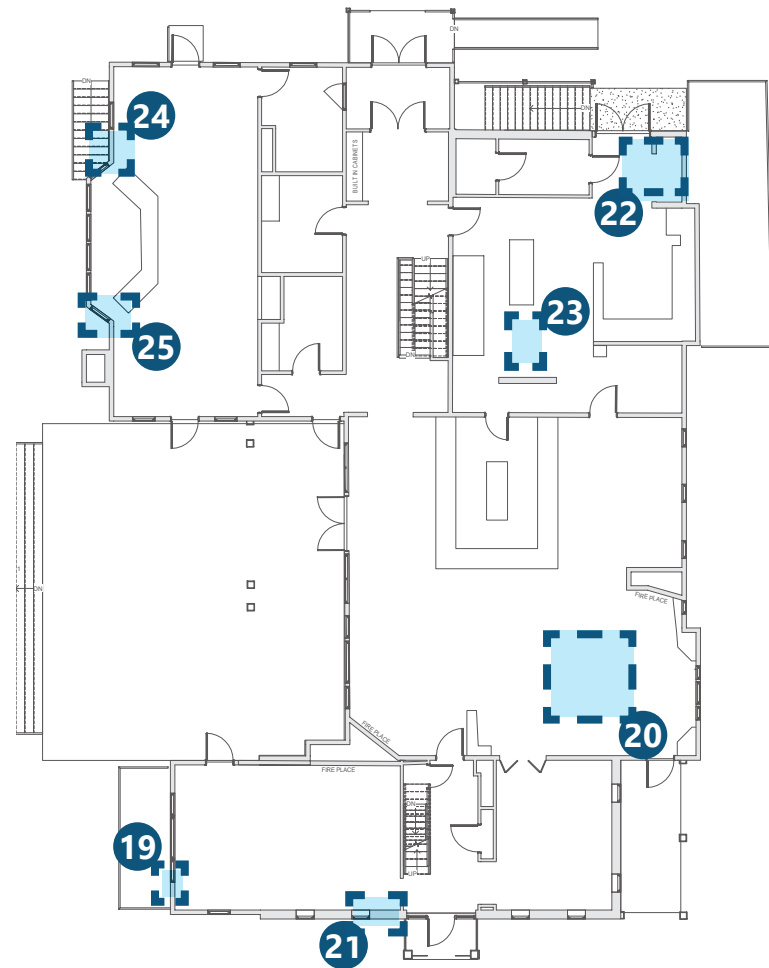
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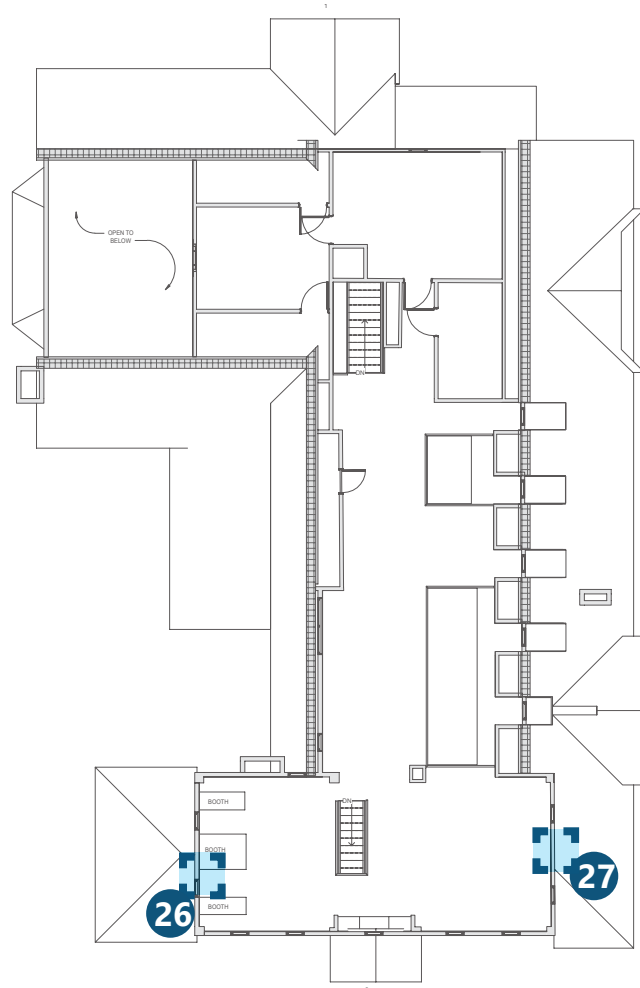


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18c



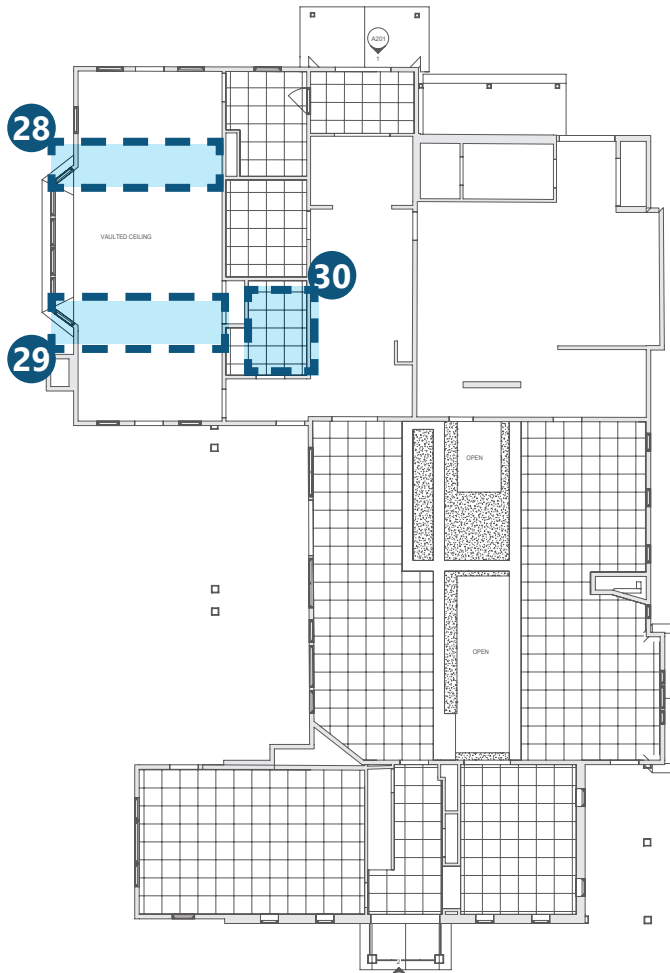


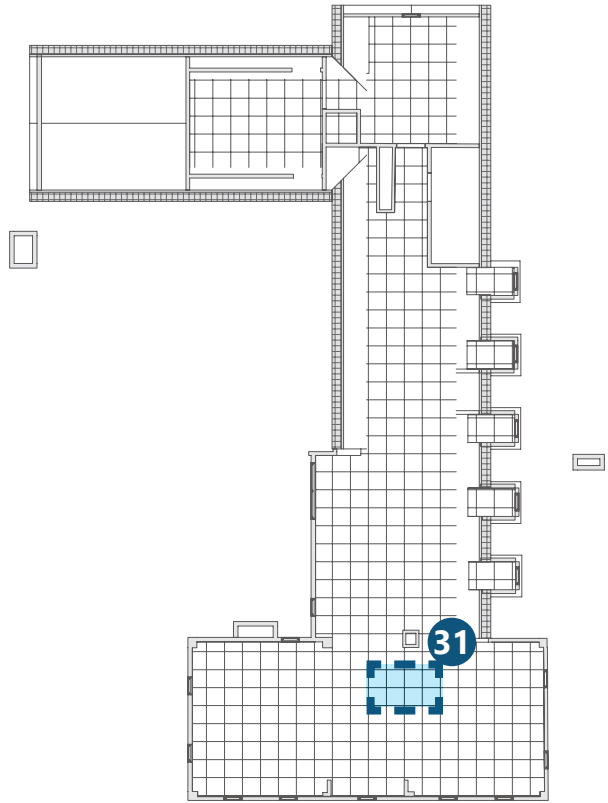
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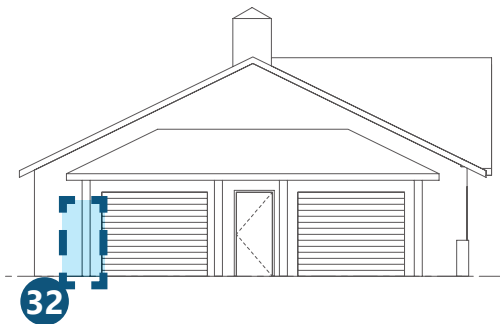
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Major Areas of Structural Concern:

Exterior Walls

The bases of the exterior walls are constantly damp due to grade being only a couple inches from the top of foundation, causing water damage and rotting in sill beams, plates and sheathing.

Exterior Porches

South & East: rotting wood platforms and columns

North: cracked concrete pad, no structural columns in column wraps

West: sagging roof, existing beam is improperly spliced, undersized, & has insect damage

Pro Shop

Wall cracking above bay window and cracking in ceiling, caused by improper construction and excessive roof truss deflection

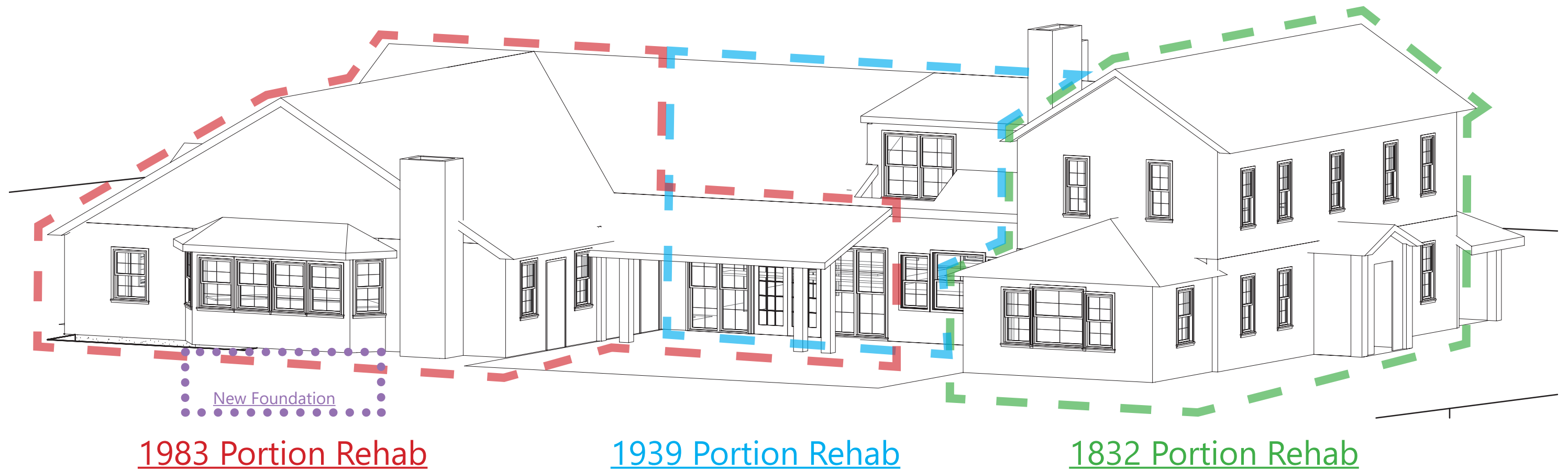
South Basement

Wet/damp, at times contains standing water, pipe columns and jack-posts are rusting at the bottom, stone masonry walls have chunks missing and need repointing

Conclusions/Suggestions:

1. Remove and replace all the sill plates at the perimeter of the building as described in this report.
2. Upon further inspection this month, our suspicions regarding the 1x sheathing condition have proven to be correct; although we did not expect to see quite as much damage to the sheathing above the sills when the wall was exposed. It should be noted that we are not sure at this time how extensive the rot and moisture/insect damage to the exterior sheathing actually is, until such time as the walls can be completely uncovered. This work will be done as a matter of course, since the proposed re-siding of the house and the Energy Code update requirements will ultimately require the complete removal of the existing siding. As a result since we are not sure of the full extent of the damage, for preliminary budget purposes we recommend that all the 1x sheathing be removed and replaced with exterior grade plywood.
3. Remove and reconstruct the south entrance porch to match existing.
4. Remove and reconstruct the porch at the South -East corner to match.
5. Remove and reconstruct entire west porch to match existing.
6. Replace all the North columns with new columns as described in this report.
7. Repoint and plaster all the stone foundation walls.
8. Replace all the rusted basement columns as described in this report.
9. Replace the header at the pro shop and reinforce the existing trusses.
10. We recommend that an allowance be included in the construction estimate to replace some of the roof deck that possibly may be damaged, we estimate that approximately 50% of the roof deck will need to be removed and replaced.
11. This item is not a structural issue; however, if the walls are not properly waterproofed eventually it will become a structural issue. The entire perimeter of the building should be waterproofed.
12. Floors may need to be reinforced depending on the occupancy.





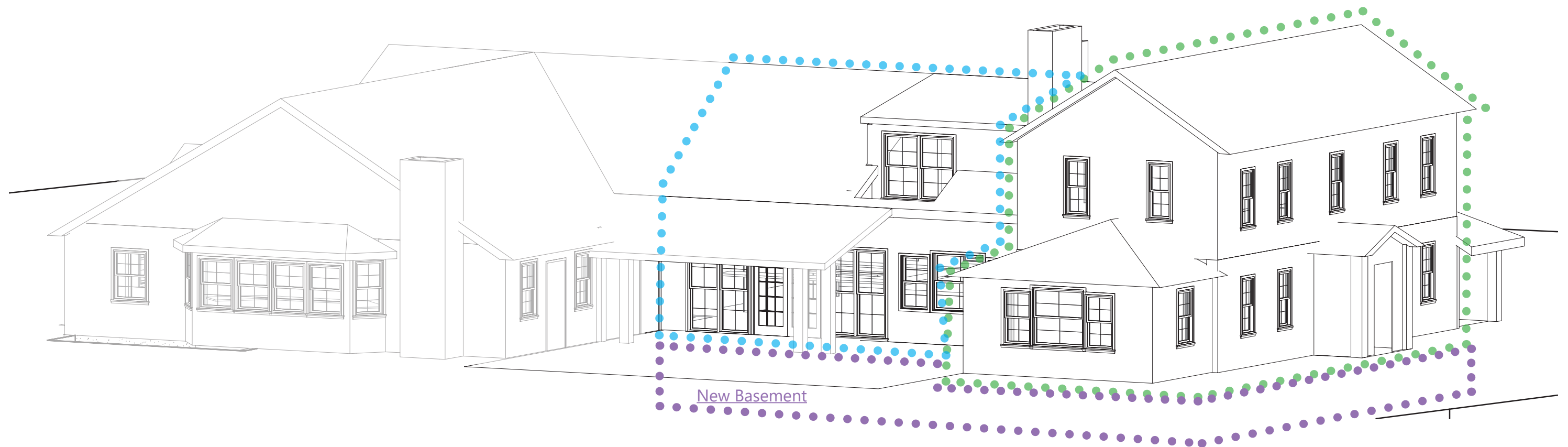
Option 1: Rehabilitation of the building as it exists, including:

- Excavation and waterproofing of the foundation
- New foundation under the bay window in the former pro shop
- Replacement of deteriorated framing at the base, walls, and soffit
- Removal of the exterior clapboard siding and replacement with Hardi-plank
- Removal of the windows and replacement with new
- Roof replacement
- Gutting of the interior

COST ESTIMATE:

Approximately \$2,260,000

*DETAILED ESTIMATE ON SLIDE 17



Demolished

The 1939 Replica

The 1832 Replica

Option 2: Demolish entire building, including foundation. Then:

A.

- Build the shell of the two older portions of the building to appear the same as existing
- Except with a new basement to match the footprint
- Interior would not include the second floor, only the ground floor space with 2-story vaulted ceiling framing
- All interior finishes to be omitted from the scope of work

OR

B.

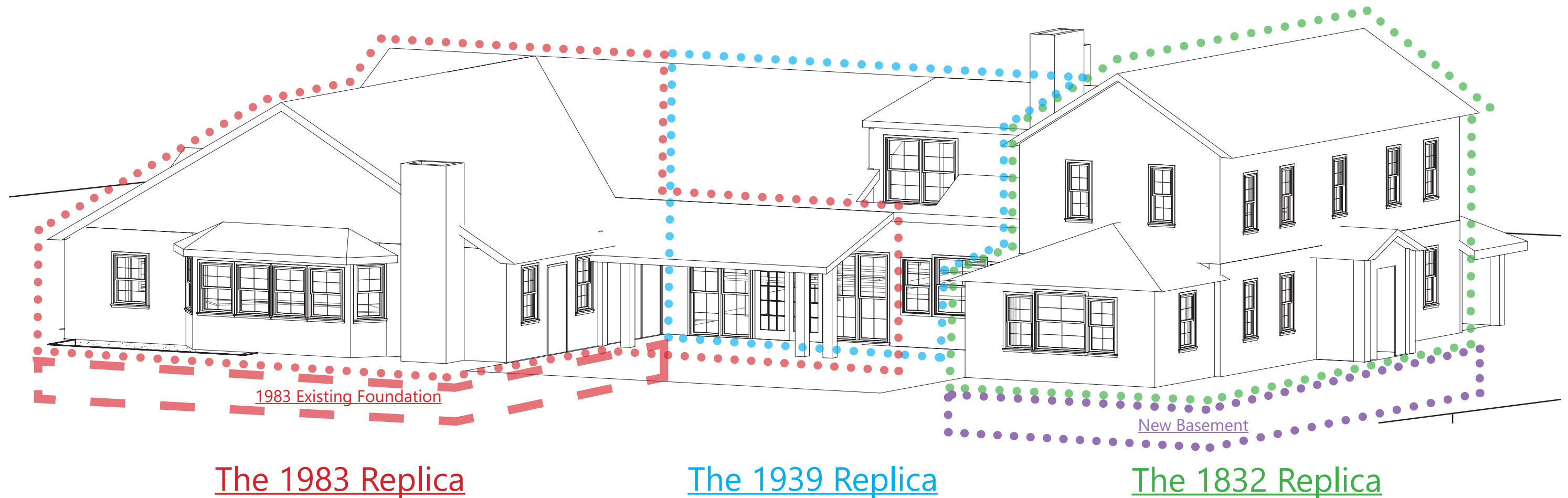
- Build version "A"
- Include second floor of appropriate size and access per code

COST ESTIMATE:

2A:
Approximately \$1,500,000

2B:
Approximately \$1,625,000

*DETAILED ESTIMATE ON SLIDE 17



Option 3: Demolish and replace entire building in kind

- Demolish the entire building, retaining the foundations in the newer portion
- Build new to replace the entire building in kind with a new basement in the front and updated crawl space (or connecting corridor in the basement level)
- All interior finishes to be omitted from the scope of work

COST ESTIMATE:

Approximately \$2,900,000

*DETAILED ESTIMATE ON SLIDE 17