

Brief Engineer's Report for
Town of Oppenheim
Fulton County, New York
May 16, 2016

Prepared for the Town of Oppenheim

Prepared by:
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SCOPE

In response to a request from Cynthia M. Breh, Supervisor for the Town of Oppenheim, I have made an inspection of the Town's facilities located along the west side of New York State Route 331 in the Town of Oppenheim. My inspection was performed on May 13, 2016 with Supervisor Breh present to tour the building with me. The purpose of the inspection was to determine the condition of the facility with respect to structural condition and the overall effectiveness of the building. The following is a brief report of the results of my visit.

BACKGROUND

The building is a one story masonry and steel frame building, approximately 7400 square feet in size built circa 1970. The original contractors for the construction were Kelly Construction of Johnstown and Smullen Masonry of Gloversville. The steel frame work was supplied by Kivort Steel of Warnerville and erected by Viklier of Mayfield. The contracting firms are no longer active and no plans for the construction are available. The structure houses the highway department, the town office, town court and record room. The building is located on 1.2 acre parcel of land designated as Tax Map No. 126. – 1 – 14.2 with an address of 110 State Highway 331, St. Johnsville, NY 13452.

FINDINGS

The building was in generally adequate condition, plumb and square as observed. Several areas of the masonry wall were deteriorated due to water and weather exposure. It does not appear that the walls and roof are adequately insulated to meet the energy code. The roof was reported to have been repaired due to leaks. The roof slopes from front to back with a short overhang to shed rainwater to the

rear of the property. The overhang does not appear to be adequate to keep falling water away for the block wall.

The highway garage is located in the north section of the building and the office area in the south section with a small room for record storage attached to the south wall of the building. It does not appear the wall separating the garage from the office meets the current standard for fire separation that the New York State Building Code dictates. The facility is not protected by a sprinkler system. The office area is small and inadequate in size to meet the requirements for the proper operation of the town business. There are no provisions made to operate the Town Court in an acceptable manner. Restroom facilities are likewise substandard and not in conformance with today's standards. The boiler and utility room is cramped and unsuitably fire protected. The furnace appears to be old and inefficient by current standards.

RECOMMENDATIONS

The building has obviously outlived its usefulness and has become a burden to operate and maintain in a sound manner. The cost to bring the facility up to current code would be too costly to undertake. It is my professional opinion that the best course of action is to develop a plan to construct a new building or buildings that would house the highway garage, efficient office and record storage space, town court facility and restrooms that meet the standards of today's codes. The plan for the new building should incorporate the following:

Adequate office space for current and future needs of town business.

Modern highway department equipped to operate safely and effectively.

An area dedicated to Town Court activity to meet the requirements of the Unified Court System.

Restrooms that conform to the American Disability Act standards.

In conclusion is my recommendation that the town develop a plan to correct the deficiencies that exist and move forward with a project that would benefit the town and its residents. The Town Board or perhaps a committee should pursue a plan to secure funding from any federal, state or local entity that would aid it in completing this much need project.

Respectfully submitted

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