COUNTY OF DUTCHESS

MARCUS J. MOLINARO
COUNTY EXECUTIVE

EXECUTIVE ORDER NO. 5 OF 2012

I hereby issue the following Executive Order in connection with the demolition of the structures located at 28 and 44 Market Street in the City of Poughkeepsie.

WHEREAS, the structures located at 28 Market Street are a portion of the former Nelson House, that was constructed in 1876 and the former Nelson House Annex, that was constructed in 1930, collectively known as the Nelson House Annex, and,

WHEREAS, the structure located at 44 Market Street was constructed during the mid-20th century, and

WHEREAS, the structures located at 28 and 44 Market Street are attached to each other and have been vacant since 1996, and

WHEREAS, the County commissioned several studies of the condition of the Nelson House Annex between 1988 and 2012, and

WHEREAS, all of the studies document that the Nelson House Annex has significantly deteriorated over the years, and

WHEREAS, the 2012 study that was conducted by Sen Architects in conjunction with his sub-consultants, Robert Silman Associates (structural report), and Warren Panzer (environmental report) indicated the following:

- "ceilings have collapse,"
- "water has entered the structure from two locations on the roof,"
- "there is severe mold growth,"
- "the roof parapet is in extreme state of disrepair due to water penetration,"
- "there is a serious risk, due to freeze/thaw cycles that the masonry may dislodge and fall off,"
- "the roof of this structure is in total disrepair,"
- "plugged roof drain may lead to accumulation of water and/or snow on the roof that will exceed the capacity of the concrete or steel structure, leading to a total collapse of the roof,"
- "continued exposure to water will, ultimately, lead to corrosion of the steel reinforcing in the concrete, corrosion of the steel frame, and a reduction in the capacity of the structure to carry load", and

WHEREAS, Robert H. Balkind, Acting Commissioner of Public Works, sent a letter dated September 5, 2012, a copy of which is annexed hereto, to Gary Beck, Building Inspector for the City of Poughkeepsie, outlining the condition of the Nelson House Annex and requesting that the City of Poughkeepsie Historic District and Landmarks Preservation Commission issue a Certificate of Appropriateness so that the Nelson House Annex could be demolished, and

WHEREAS, the City of Poughkeepsie Building Inspector has agreed in a letter dated September 24, 2012, a copy of which is annexed hereto, with the County's findings and has concurred that "the building is in imminent danger of failure or collapse which endangers life, health, property and the safety of the public" so it should be demolished without delay, and

WHEREAS, Richard Carroll, New York State Code Enforcement Officer and the County's Code Enforcement consultant, issued a letter dated September 12, 2012, a copy of which is annexed hereto, recommending that the Nelson House Annex be demolished, and

WHEREAS, Joseph M. Beahan, the County's Code Enforcement official has issued a Condemnation Order dated September 24, 2012 declaring the structures located at 28 and 44 Market Street condemned and recommending that they be demolished, now,

THEREFORE, by authority vested in Section 3.05 of the Administrative Code of the County of Dutchess, I hereby declare the existence of an emergency affecting the life, health, or safety of inhabitants of Dutchess County with respect to the structures located at 28 and 44 Market Street, City of Poughkeepsie, County of Dutchess and

FURTHER, I have directed the Acting Commissioner of Public Works to conduct a SEQRA review in connection with the demolition of the structures located at 28 and 44 Market Street and have also ordered that the structures located at 28 and 44 Market Street be demolished immediately once the Dutchess County Legislature authorizes me to execute a contract with the lowest responsible bidder.

Dated: September 24, 2012
Poughkeepsie, NY

Marcus J. Molinaro, County Executive

MARCUS J. MOLINARO
COUNTY EXECUTIVE

ROBERT H. BALKIND, P.E.
ACTING COMMISSIONER OF PUBLIC WORKS

COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS

September 5, 2012

Gary E. Beck, Jr., Building Inspector
City of Poughkeepsie City Hall
PO Box 300
Poughkeepsie, NY 12602

Re: Nelson House

Dear Mr. Beck:

County Executive Marcus J. Molinaro has determined that the Nelson House Annex represents a safety hazard to those who walk or work in the vicinity of the structure and is of such deteriorated condition that the building is beyond renovation and repair and it is financially impossible to consider it for any adaptive reuse in the future. For those reasons the County is in the process of preparing a Request for Proposals for the complete demolition of the structure.

In support of the County's position we enclose a copy of a comprehensive Building Conditions Assessment ("Report") commissioned by the County in 2012 and conducted by Sen Architects LLP of New York City and Salt Point, New York.

Noteworthy and in support of the County's position are the following points:

North five Storied Structure:

The structure has been vacant since December 1996, when the last of County offices were relocated out of the building mainly for reasons of life safety, building code compliance, ADA accessibility, antiquated and failing building systems and a lack of functional space usage. (Report, p. 1)

The original of the two structures comprising the building is in extreme disrepair with extensive water damage throughout which has resulted in severe rotting of areas of the wood frame. Overall there is debris as a result of the collapsed ceiling. The continuous water infiltration has lead to extensive mold growth visible on all surfaces. Water damage has also caused areas of collapsed door frames, areas of the basement with two feet of standing water and broken windows. (Report p. 2)

Insulation over exposed heating pipes and broken floor tiles appear to be asbestos containing material (ACM). (Report p. 2)

Water and freeze/thaw cycle activity has seriously damaged the exterior masonry causing a dislocation of the parapet, vertical movement cracks to the corners of the building, visible cracks at several window heads and sills, poorly pitted face brick, a deterioration of areas of the exterior brick face which were painted and a roof in very poor condition with delaminated layers clogged drains and areas of water ponding. (Report, p. 2)

South Six Storied Structure:

There are two locations of heavy water entry which has flowed to the second floor. There are gaping holes in the floor with signs of steel corrosion, collapsed door frames, ponding of water and mold growth. There are signs of severe damage from lack of ventilation. (Report, p. 3)

Collapsed interior ceiling areas have caused broken windows which may result in a hazard to pedestrians on the sidewalks outside the building. Report, p. 3)

There are no utilities in the building (Report, p. 2 & 3), therefore, the elevator is inoperable and the existing stairway is non-compliant with the building code.
Without a "major-major" rehab the building cannot be ADA compliant for public use. (Report, p. 3)

Water damage and the same effects of the freeze/thaw cycle as referred to in the report of the old building have caused the same damage to the parapet and exterior of the structure with the South façade being in the worst condition. A large section of the masonry wall is in danger of collapse and falling off the building. (Report, p. 3 & 4)

The roof of the south structure is in total disrepair. (Report, p. 4)

The Sen Report is the fifth done since 1988 and all reports have stated severe deficiencies related to the structures. In depth engineering reports done have suggested a full demolition of the building and those deficiencies noted have only become worse with time posing an increasing liability to the taxpayers. (Report, p. 5)

The Sen Report makes seven general recommendations which include: a safety shed around the structure to protect pedestrians; roof repair and parapet stabilization; abate and remove ACM from the roof and interior spaces and conduct abatement of HAZMAT material. The Sen Report also lists as a recommendation, the demotion of the building.

The Sen Report was supplemented by a review by Robert Silman Associates, Structural Engineers and their report is included in the Sen Report. Silman makes note of the hazardous condition posed by the deteriorated roof as well as the masonry failures of the parapet, south wall and steel lintels at window openings. At the least, Silman's immediate structural stabilization recommendations include a new, temporary roof and repair of roof drains for both structures and the construction of a fence or sidewalk bridge.

We cannot realistically consider the extraordinary cost of renovation to put the structure in an acceptable condition for future use. The cost of such work pales in comparison to the cost of demolition and making the property ready for future development. The County has no choice in the matter. Even if the County was not faced with the horrific financial challenges it must confront and resolve over the next several years, the demolition of the building would be the only responsible and financially viable course of conduct we could consider. No other option makes practical or fiscal sense.

Very truly yours,

Robert H. Balkind, P.E., Acting Commissioner
Dutchess County Department of Public Works

THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Gary E. Beck, Jr.
Building Inspector

Robert H. Balkind, P.E., Acting Commissioner
County of Dutchess
Department of Public Works
22 Market Street
Poughkeepsie, NY 12601

September 24, 2012

RE: Nelson House

Dear Robert H. Balkind;

I have reviewed all of the information regarding the demolition of the Nelson House that you submitted on September 21, 2012, more specifically;

- ✓ Demolition Permit dated September 14, 2012
- ✓ NYS Code Enforcement Officer, Richard Carroll, Letter dated 9/12/2012
- ✓ Acting Commissioner, Robert H. Balkind, letter dated 9/5/2012
- ✓ SEN Architects, LLP, report , dated 9/21/2007
- ✓ QuES&T evaluation, dated 9/21/2007
- ✓ Commissioner of Health, Dr. Caldwell, letter dated 8/28/2007
- ✓ Musoc Engineering Associates, letter dated 8/28/2005
- ✓ Banis & Associates, report dated 12/11/2000
- ✓ Eihorn, Yaffee, Prescott (EYP) reports dated 6/22/1988 & 9/8/1988

I concur with the findings in all of the information reviewed that the building is in imminent danger of failure or collapse which endangers life, health, property and the safety of the public.

I will be recommending the approval of the proposed demolition and referring this to the Historic District & Landmarks Preservation Commission for a Certificate of Appropriateness.

Sincerely Yours

Gary E. Beck, Jr.
Building Inspector

CC; HDLPC Members

Richard J. Carroll, CFPS
10 Wagon Wheel Road
Poughkeepsie, NY 12601

845-849-1841

September 12th, 2012

I have reviewed the Building Conditions Assessment documents from Sen Architects, Robert Silman Associates and Warren Panzer Engineers. All three documents allude to structural deficiencies in their analyses of the buildings.

Additionally, I have made an exterior examination of existing conditions from the roof of the adjacent building and at street level. The evidence offered by each analysis has been overwhelmingly supported by the observations I conducted.

My immediate concern is pedestrian safety as failure of parapets, coping, lintels and other exterior components pose a potential hazard to passers-by on the sidewalk and parking lot sides of the buildings. Based upon these reports and my personal observations I recommend that the buildings be demolished as soon as feasible to preclude any further exposure to public safety

Richard J. Carroll
NYS Code Enforcement Officer 0487-7154B
Certified Fire Protection Specialist NFPA

MARCUS J. MOLINARO
COUNTY EXECUTIVE

ROBERT H. BALKIND, P.E.
ACTING COMMISSIONER OF PUBLIC WORKS

ROMAN YASIEJKO, R.A. AIA
DIRECTOR OF PHYSICAL FACILITIES

COUNTY OF DUTCHESS
DEPARTMENT OF PUBLIC WORKS
DIVISION OF BUILDINGS

Condemnation Order in connection with the
NELSON HOUSE ANNEX,
28 MARKET ST.and
44 MARKET ST.
CITY OF POUGHKEEPSIE, COUNTY OF DUTCHESS

WHEREAS, the County of Dutchess owns the attached structures located at 28 Market Street and 44 Market Street, and

WHEREAS, the structures located at 28 Market Street are a portion of the former Nelson House, which was constructed in 1876 and the former Nelson House Annex, which was constructed in 1930, and

WHEREAS, the structure located at 44 Market Street was constructed in the mid 20th century, and

WHEREAS, the structures located at 28 Market Street and 44 Market Street have been vacant since 1996, and

WHEREAS, the County of Dutchess commissioned a Building Conditions Assessment of 28 Market Street by Sen Architects, and

WHEREAS, Sen Architects and its sub-consultants, Robert Silman Associates (structural report) and Warren Panzer (environmental report) issued a report on the condition of the structures located at 28 Market St., and

WHEREAS, said reports indicated that the structures located at 28 Market Street have significant structural deficiencies, and

WHEREAS, Richard Carroll, CFPS, the Code Enforcement consultant for the Dutchess County Department of Public Works, and I conducted an exterior building review of 28 and 44 Market St., and

WHEREAS, Richard Carroll issued a letter dated September 12, 2012 stating "the buildings should be demolished as soon as feasible to preclude any further exposure to public safety", and

WHEREAS, Michael C. Caldwell, M.D., Dutchess County Commissioner of Health, issued a letter dated August 28, 2007, which stated that the structures located at 28 Market St. contain mold and asbestos to such an extent which prohibits people from entering theses structures unless they had proper respirator protection, medical clearance and asbestos awareness training, now,

THEREFORE, I, Joseph M. Beahan, Code Enforcement Officer for Dutchess County, and the Authority Having Jurisdiction over all structures owned by the County of Dutchess, hereby determines that the structures located at 28 and 44 Market Street, City of Poughkeepsie, County of Dutchess, are unsafe, unfit for human occupancy and pose a public safety concern as defined in Section 107 of the Property Maintenance Code of New York State, 2010 edition, and

FURTHER, I declare the structures located at 28 and 44 Market Street, City of Poughkeepsie, County of Dutchess to be condemned and recommend to County Executive, Marcus J. Molinaro, that these structures be demolished as soon as practicable.

Dated: September 24, 2012
Poughkeepsie, NY

Joseph M. Beahan,
Code Enforcement Officer for
the County of Dutchess
NYS #1208-7624

Dutchess County
Public Works

Nelson House Annex

Building Conditions Assessment

28 Market Street
Poughkeepsie, NY 12601

sen architects llp
118 east 25th street, 12th floor
new york, ny 10010
t. 212 604 9522

61 malone road
salt point, ny 12578
t. 845 266 9215

w. senarchitects.com

march 28, 2012

March 28th, 2012

Nelson House Annex

Building Condition Assessments
28 Market Street,
Poughkeepsie, NY 12601

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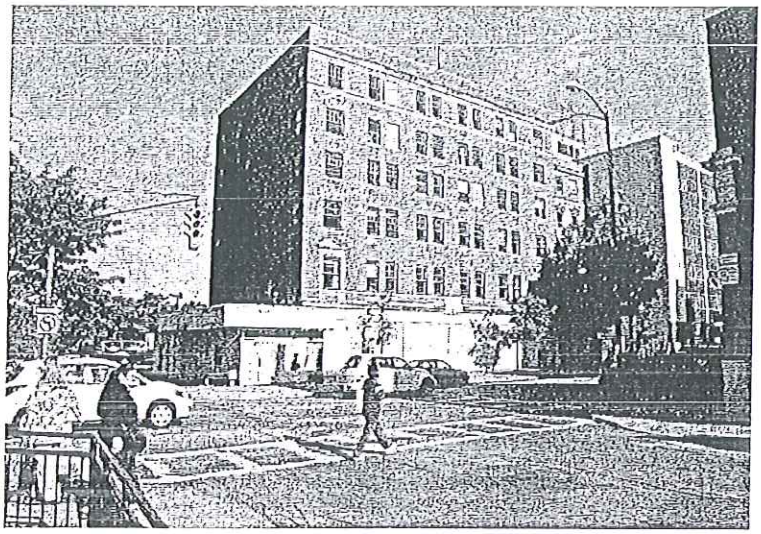
Introduction



The Nelson House Annex is a group of two adjoining structures located on 28 Market Street in Poughkeepsie. Of the two structures, the smaller structure on the North side, erected in 1876 is approximately 23ft x 45ft and is five storied high plus a basement. The South structure is a later addition of 1930, about 55ft x 80ft, and is six storied high plus a basement.

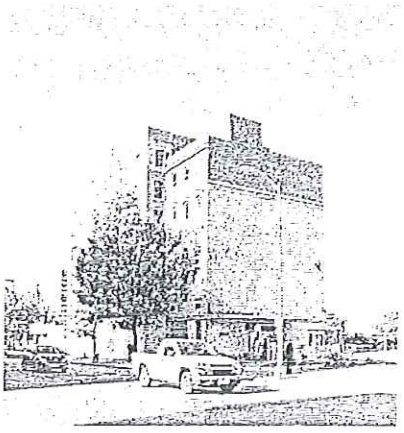
The 23ft wide structure is a wood framed structure with load bearing masonry walls. There is one open wood stair used for vertical circulation. The Southern part of the Annex, which is 80ft wide is a six storied steel framed structure. The six storied structure has a metal stair thru the building and an inoperable elevator. Existing records indicate that the six storied structure was originally designed as a Hotel, with the 23ft structure.

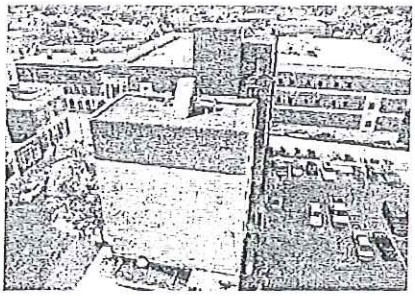
The Nelson House annex has stood vacant since December 1996. For more than twenty five years prior to that date, various County departments have occupied the structures. However, all been relocated over time, mainly due to reasons of life safety, building code compliance, ADA accessibility, antiquated and failing building systems and a lack of functional space usage.

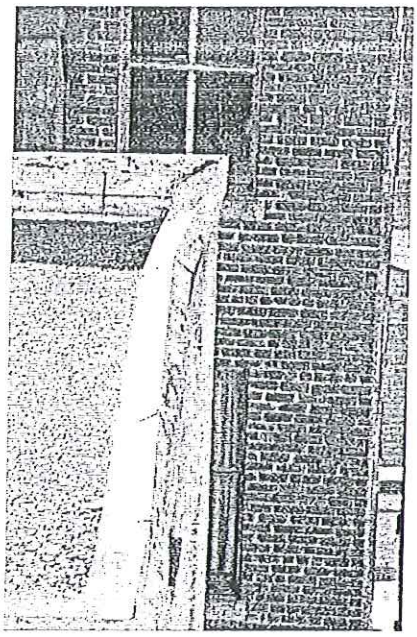
For the purposes of this assignment, and as directed by Dutchess County, it is the intent of this Report to assess the two structures, known as the Nelson House Annex, in terms of mold issues, general structural issues, and architectural/usability issues.

The Team comprised of Sen Architects, Robert Silman Associates and Warren Panzer Engineers, PC..

Building Condition







A) North Five Storied Structure.

The existing North structure is the older of the two structures, erected in 1876. It is evident from the exterior, that originally this was a four storied structure and another floor was added when the South building was built.

Built as a wood framed structure with load bearing masonry walls, the structure is in extreme disrepair. There is extensive water damage throughout, and the wood frame is severely rotted at areas of the water infiltration. The single open wood frame stair is fragile and covered with debris from collapsed ceiling. Overall, there is debris strewn all over, resulting from collapsed ceiling, deteriorating wall, ceiling and floor finishes.

The continuous water infiltration has led to extensive mold growth , visible on all surfaces. At some doors, the frames have collapsed due to continuous water damage. At some areas of the Basement, there is at least 2ft of standing water. Due to this humid and moist condition, the light gage metal suspending the ceilings has given way and the ceiling has collapsed in several locations. At some locations, the ceiling has crashed against the windows. Due to this, some of the windows are broken and water/birds have infiltrated thru them. Dead birds are visible on all floors. There is also evidence of recent "activity" as confirmed with dead birds surrounded by fresh blood, possible active hawks using the empty structure as a shelter.

Mold, due to the constant high level of humidity is prevalent throughout. As with structures of this condition, the condition is worse at areas of the direct water infiltration, than others.

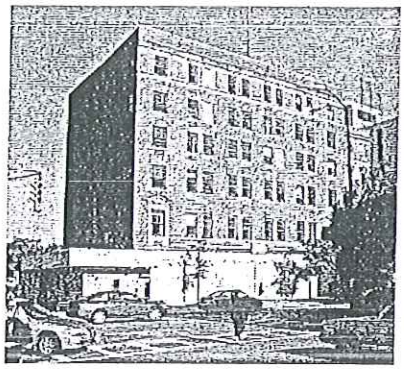
At some areas the heating pipes are exposed, and the insulation has become visibly loose at several locations. The insulation appears to be ACM. Some of the floor tiles are typical of suspect ACM tiles and are broken at several locations.

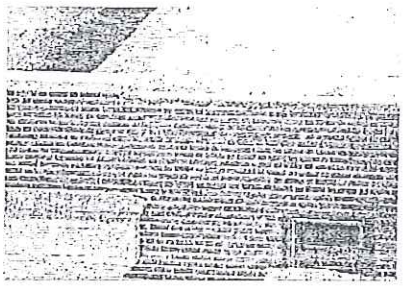
The exterior masonry is exhibiting several areas of serious damage. Most of this is due to water damage. The parapet has let in water and is dislocating from the main structure. The corners of the building has let in water and the freeze/thaw cycle has resulted in vertical movement cracks. The window heads and sills have let in water, and due to freeze/thaw, there are several visible cracks. The exterior face brick is pitted poorly, especially at areas of water infiltration. Some of the damage to the brick is also due to "painting" of bricks, which is evident at the interior surface of the parapet wall, and a large portion of the North structure. The paint used has not allowed the brick to "breathe" and has thus hastened the end-of-life of the exterior brick veneer

The roof is a built up roof and is very poor condition. The layers have delaminated in several areas, the drain is clogged and water ponding tains are prevalent everywhere.

The utilities are non-existent.

B) South Six Storied Structure.





The South Structure was added in 1930 and is a six storied steel frame structure, concrete slab and an exterior masonry wall. This structure has a very narrow and steep stair all the way up to the roof and also a defunct elevator.

The South and North structures are separated by an inoperable weight activated sliding fire door at its connection. At some areas the floors are not aligned and connected by steps.

At two locations from the roof, water has entered the structure and is infiltrating the structure like a veritable waterfall all the way down to the second floor. In its way down, the infiltrating waterfall has ruined the adjoining space, structure and finishes. There are gaping holes in the floor, the steel has severely corroded. The HM door bucks have buckled severely due to corrosion and no longer serve any function. The wall above the door frames are collapsing due to lack of support. The waterfall has created several ponds of water at the interior which has resulted in severe mold growth.

Owing to the fact that there has been no heating or ventilation or any use of the interior spaces for the last 15 years, the moisture and humidity has caused severe damage to these spaces.

All the light gage support system for the suspended ceiling has deteriorated, leading to a collapse of the ceilings at several locations. This in turn has crashed against the windows, broken them, causing a pedestrian hazard and letting in the environment and birds to the interior.

The interior spaces are covered with debris. The debris is either from deteriorating wall, ceiling, floor finishes, collapsed building elements or from bird litter and carcass.

The existing stair way is very steep and narrow and is non-compliant with building code. The elevator is inoperable.

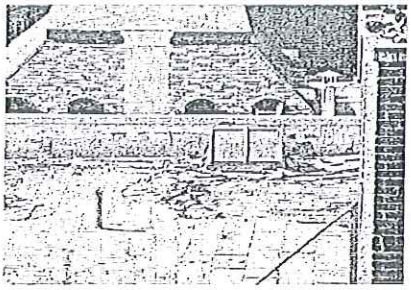
None of the building services - Mechanical, Electrical, Plumbing, Fire Alarm, Sprinkler are in operation. Without a "major major" rehab, the building cannot be ADA compliant, for Public Use.

The exterior masonry of the structure is varying stages of disrepair - from moderate to very poor. The roof Parapet is in extreme disrepair due to water penetration. The parapet wall has gone thru the freeze/thaw cycles and has resulted in a horizontal shifting of the parapet at places. The pointing has eroded severely at places and cracks have appeared at several locations. A lack of flashing below the coping, eroded pointing, masonry cracks, has had a severe detrimental effect on the parapet.

The South facade is the worst effected. A large section of the masonry wall appears to be saturated, visible by its overall deep color tone. This could be due to several reasons - parapet wall leakage, roof leakage, thru slab internal waterfall damage leading to water running into the

wall from inside. There is a serious risk, due to freeze/thaw cycles that the masonry may dislodge and fall off.

There are several cracks at various locations throughout the facade. Most of these are due to water infiltration and subsequent freeze/thaw deterioration, lack of adequate flashing, and eroded pointing.



The roof of this structure is in total disrepair. The plys of the roofing are peeling off, the drains are non-existent (covered up and not visible), severe water ponding at various locations, base flashing at parapet walls are peeling, and cap flashing at parapet walls are missing.

The Basement, towards the South end is in surprisingly dry state as compared to the North end, which has severe water infiltration. This could be due to the underground water conditions.

Several large Yellow bags of HAZMAT Containing materials are stored in the North Basement area, which probably was a result of a prior HAZMAT Abatement project. Care should be taken, that these bags are secured and are not perforated or torn.

Recommendations

As an extension to other County Buildings on this block, Dutchess County intends to use any structure on this premises as a building to house much wanted space for County personnel. On discussions with Dutchess County representatives, it has been made clear to this author, that based upon previous reports and requirements of the County, the County has determined that these existing structure's are not suitable for County Office space use, since the footprint, structure, means of egress, and Nelson house timber construction, do not lend themselves to a practical re-use of the premises .

Based on the Site visit, following are some recommendations to deal with the problems related to the Nelson House Annex. It should also be noted that in the past, several reports have been prepared over the years by other Architects and engineers (Einhorn Yafee Prescott/1988, Banis and Associates/2000, Musco Engineering /2005) and all reports have stated severe deficiencies related to the structures. Some in-depth studies done by these engineering firms have also suggested a full demolition of the structure's. All the deficiencies noted by the previous Consultants have become worse and more serious at this time and poses an ever increasing liability to the tax payers.

General Recommendations.

In general, the following steps need to be taken immediately whether the buildings are demolished immediately or if they are slated for rehabilitation. It should be noted that a Temporary Roof is an essential requirement for the safety, well being and protection of the workers working in the building.

- Provide a sidewalk shed around the perimeter of the property to protect pedestrian from any danger.
- Abate the roof of ACM and remove the existing roofing.
- Provide a temporary roof and partially remove parapet wall which are in imminent danger to the public (refer to RSA Structural review).
- Prepare for the abatement of ACM and other hazardous material from the interior spaces. Close off exterior openings and maintain all required protocol for the safe removal of ACM and other HAZMAT.
- Abate all HAZMAT.
- Remove all animal carcass, bird droppings, old furniture, broken and loose building materials.
- Demolish the building.

If the building is planned to be re-used, all the above steps prior to demolition need be undertaken. In order to meet the requirements of the County, to convert this premise to a County office serving County officials/public, a substantial amount of funds will be needed to renovate the existing premises. In the past, the County had commissioned feasibility reports, which outlined major renovation

challenges in converting the structure for County Office space, for eg. Means of Egress, column spacing, limited floor to ceiling heights, and difference in floor heights of the two structures. Owing to this a conversion of this structure to accommodate County staff may not be financially viable. Without having made a detailed and thorough analysis of the structure, the attached cost estimate provides some anticipated and related ball-park numbers which need to be financially assessed before undergoing a complete modernization as opposed to the demolition and rebuilding of a new structure to house County Staff.

If the structures are not slated for immediate removal or immediate rehabilitation, the following additional steps should be undertaken:

- Repair or remove existing parapet walls (add guard rails).
- Stitch all masonry cracks at all facades of the structure.
- Remove and replace all saturated bricks on the South facade.
- Make safe both stairways for personnel.
- Remove all loose, broken and unsafe building materials.
- Board up all windows and openings until the time that the building is demolished or rehabilitated.
- After removal of all wet, moist building materials and removal of all water ponding, provide a continuous means of ventilating the interior spaces. This continuous dehumidification will require a source of minimal heat and source of air circulation within the building.
- Establish a Regular Inspection Protocol, to monitor the interior and exterior of the building, to ascertain that there is no further deterioration to the structure.

Cost Summary & Options

The following is a Summary of Costs and Options available to Dutchess County, depending upon available funding/ resources and projected potential use of the renovated premises for other use. Please refer following pages for detailed Budget Estimate.

Option 1.

This Option includes an immediate mobilization geared towards the demolition of the structure. This Option would requires a temporary roof, since the present condition of the roof does not provide a safe working environment for workers in the building conducting abatement work or other work. After complete abatement, demolish the structure and infill the basement with clean fill to provide a level surface. It should be noted that, since this is an immediate mobilization, and no HAZMAT evaluation is conducted prior to work commencement, the Cost Estimate assumes the worst condition for Hazardous material content, that is, most building elements are being assumed to contain HAZMAT.

Budget estimate:

HAZMAT Remediation:	$ 540,731.00
Roof repair/parapet stabilization:	$ 203,256.00
Demolition:	$1,261,853.00
Total Option 1:	**$2,005,840.00**

Option 1A

In order to establish an accurate estimate for the HAZMAT remediation, which does not assume most building elements to contain HAZMAT as proposed in Option 1, this Option recommends an immediate comprehensive HAZMAT evaluation prior to any other work. After the evaluation, a Contractor would be chosen to abate the HAZMAT, following that the structure could be slated for either being removed or rehabilitated.

Budget Estimate:

HAZMAT Evaluation:	$10,000.00
HAZMAT Remediation:	TBD
Demolition or Rehabilitation:	
Total Option 1A:	**TBD**

The total budget estimate for Option 1A will depend on the HAZMAT evaluation, however, it should be noted that the estimated amount will be less than Option 1 or 2, since the worst case scenario has been assumed in the other Options.

Option 2.

This Option includes an immediate mobilization of the premises, with the assumption that the County will upgrade and renovate the premises for a new legal use. Owing to the fact, that the building predates most current codes, a substantial amount of work is needed to make it code compliant, for eg. means of Egress, ADA compliance, Energy Compliance, Elevators, MEP among various other trades. The Budget estimates a complete exterior and interior upgrade with new windows, tenant fit up, MEP systems and required vertical access system. Based on Dutchess County requirements, it is their intent to use any structure as an office space for County Staff, and the budget numbers provided below are a ball park number based on current construction cost in the area for similar county use to house County Staff similar to adjacent buildings on this block. The following is a budget estimate including a temporary roof and HAZMAT Abatement.

Budget estimate:

Demo & Renovation	$11522,256.00
A/E Fees	$1,037,003.00
Total Option 2:	**$12,559,259.00**

For this projected estimate the following should be noted:

- if HAZMAT evaluation is conducted as a First step similar to Option 1A, the cost of HAZMAR remediation would reduce proportionately. The remediation amount is included in the Demolition Item.

- Based on a usable area of 32,040 of existing floor space (not including the basement as usable space) , the average cost is $385.00 / sf. to $400.00 / sf for modernization of this structure for use as a non-specific County office space.

ROBERT SILMAN ASSOCIATES
STRUCTURAL ENGINEERS

March 28, 2012

PRINCIPALS
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Joseph F. Tomorella
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Nat Oppenheimer
Edmund Meade

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RE: 28 Market Street
Poughkeepsie, NY
Structural Conditions Survey
RSA Project #: 14361.00

Dear Mr Sen:

Robert Silman Associates (RSA) visited 28 Market Street, Poughkeepsie, New York, on 27 January 2012, to visually observe the structural condition of the building. This letter summarizes our observations and recommendations.

General Description
The Nelson House is a six-story masonry bearing wall structure with wood framed floors and roof; a framed opening in the south bearing walls connects the Nelson House to the Annex building to the south. The Nelson House Annex is a six-story steel and concrete framed structure built in the early twentieth century to greatly expand the capacity of the Nelson House; the Annex is many times the size of the original structure.

The buildings were most recently used to house county offices and courtrooms. Dutch County still owns the building, but hasn't occupied it since December 1996. Since vacating the structure Dutchess County has commissioned several studies for re-programming the building. RSA have reviewed a summary memo of the prior studies that was prepared by Roman Yasiejko, Director of Physical Facilities on 1 December 2005.

Observations
RSA visited the site on a rainy day with temperatures above freezing. All of our observations were visual; we did not make or cause to have made any probes to expose structure concealed by existing finishes. Several probes, made during a prior study conducted by others, were observed during our visit.

Photographs 1 through 14, included at the end of this report, were provided to RSA by Sen Architects. These photos show conditions observed by RSA while on site. The photos provided by Sen Architects were taken on a clear day and are of far better quality than similar images taken by RSA. Photos 14 through 18 were taken by RSA during our site visit in late January.

Generally the structural framing of the Nelson House is in poor to fair condition and the structural framing of the Nelson House Annex in fair to good condition. The deteriorated roof membrane (which is missing in some locations) and flashings, coupled with the blocked roof drains, may lead to an accumulation of water and/or snow at the roof that could result in over-stressed structure or local collapse of the roof. The only conditions that may lead to gross *structural* deterioration that could pose an immediate hazard are those observed at the roof.

Deterioration of the masonry at the parapet and south wall, as well as corrosion of the steel lintels at the window openings, may lead to local failures in the building envelope that may be a hazard to pedestrians or property on the sidewalks and parking lots that surround the building. Conditions and

recommendations on the building envelope are addressed by Sen Architects in their report. We have touched on these issues as they relate to long-term deterioration of the structure.

Conditions that were observed that could lead to deterioration of the structure that, in turn, might lead to local failure(s) include:

The parapets and copings protecting the top of the parapet walls are displaced, cracked, and spalled in some locations. Continued exposure to weather will, eventually, cause the parapets to fail. (See Photos 04 through 06.)

Broken drain lines and/or clogged roof drains in conjunction with the loss of the roof membrane in the southwest corner of the Nelson House Annex have resulted in saturation of a portion of the south wall of the building. At other locations around the exterior cracks have developed in the masonry as the result of corrosion of the steel lintels spanning windows. This condition, which can be dangerous, hasn't become endemic, but will the longer the building remains unoccupied. (See Photos 07 through 11.)

Spalling and erosion of the brick was observed along the parapet at the west elevation of the Nelson House Annex. Spalling is typically evidence of freeze-thaw cycling or efflorescence – both resulting from chronic or periodic wetting of the brick. Over time, freeze-thaw cycling and efflorescence can reduce the section of the masonry wall assembly to the point where it becomes unstable. (See Photos 12 through 14).

The finishes and concrete slab at the southwest corner of the building are saturated at the upper floors. The areas of saturation are smaller on lower floors, but are generally still present. Continued exposure to water will, ultimately, lead to corrosion of the steel reinforcing in the concrete, corrosion of the steel frame, and a reduction in the capacity of the structure to carry load. Freeze-thaw damage may also occur as the building is unoccupied and unheated. (See Photo 15.)

The roof membrane is missing and the roof drain is plugged at the southwest corner of the roof at the Nelson House Annex (see above). This condition will lead to deterioration of the concrete and steel frame. In the near term, the plugged drain may lead to accumulation of water and/or snow on the roof that will exceed the capacity of the concrete or steel structure, leading to a local collapse of the roof. (See Photo 16.)

There were several areas of the framing in the Nelson House – particularly at the stair on the upper floors – where the wood appears deteriorated.

Recommendations

The report prepared by Sen Architects provides several options for addressing the condition of the building. The recommendations for "Immediate Structural Stabilization" (noted below) are required for Options 1, 1A, and 2 in that report; the recommendations for "Deferred Repairs" (noted below) are only required for Option 2. It is our understanding that the costs for the structural work described in this report are incorporated in the costs for the options provided in the report prepared by Sen Architects.

The recommended structural work falls in to two categories: Work that should be done immediately to maintain public safety and work that may be deferred, in the short term, until a plan is developed to renovate or demolish the structure. The deferred work will not be necessary if the building is demolished.

Immediate Structural Stabilization – To minimize risk of structural collapse at the roof of the Nelson House Annex, which is in poor condition, we recommend that a temporary membrane be installed and the roof drains be repaired. This work should be done to create a safe working environment regardless of which Option (see the Sen Architects report) is ultimately pursued.

At the Nelson House, which has a wood framed roof and floors, the roof is also in poor condition. The repairs recommended for the Annex are also recommended for the Nelson House itself. Temporary shoring or limited demolition of the roof and floor structure should be undertaken in areas where the wood framing is deteriorated.

To minimize risk of material falling from the parapets (including large sections of the parapets), a fence or sidewalk bridge should be erected around the building to protect passersby from falling masonry. Sections of the parapets that are presently unstable or unsuitable for terminating the temporary roofing membrane should be removed.

Deferred Repairs – The wet south wall of the building should be addressed by repairing the drains (as noted above) and/or installing perimeter fencing or a sidewalk bridge. Controlling the water (the cause for future potential failures) is a better approach than trying to control the effects of the failure (by erecting a fence or bridge).

While there are no apparent imminent risks of structural failure at the steel and concrete-framed floor slabs at the Nelson House Annex, portions of the floors are saturated and will continue to deteriorate unless the building envelope (roof, walls, and windows) is made more weather-resistant. The scope of deferred repairs to the existing steel and concrete-framed floors at the Nelson House, which is presently un-quantified, will increase if the roof remains in its current state.

At the Nelson House, deterioration of the wood framing was observed. After leaks in the roof of this building have been addressed, controlled drying of the structure should be implemented to limit additional deterioration of the wood and its capacity to continue carrying load. Additional shoring and/or limited demolition may be necessary if drying of the wood framed structure is not properly controlled and the moisture content of the wood remains high, particularly during the late spring, summer, and early fall when ambient temperatures are generally ideal for fungal deterioration.

If you have any questions about the observation or recommendations made in this report please call.

Sincerely yours,

ROBERT SILMAN ASSOCIATES

Derek Trelstad
Associate

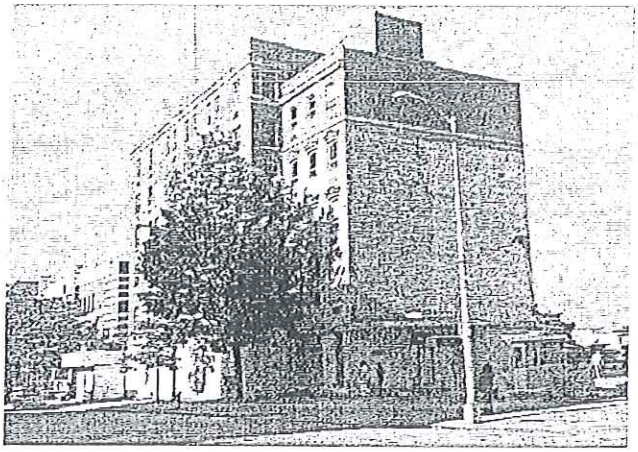


Photo 01: General view of Nelson House (town house in the foreground) and Nelson House Annex (larger building behind tree) showing the north and east walls of the building.

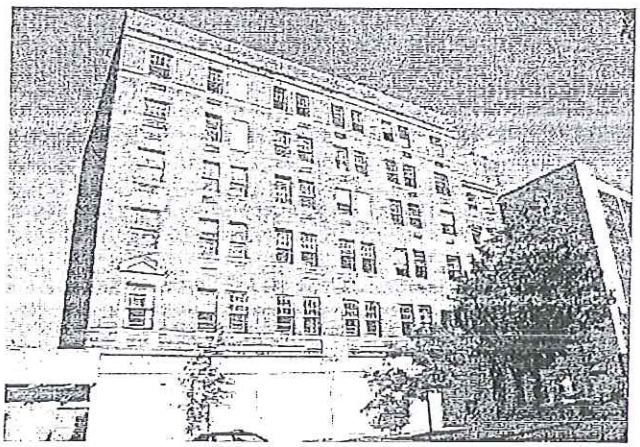


Photo 02: General view of east elevation of Nelson House Annex. The Nelson House is obscured by the tree in the right of the image.

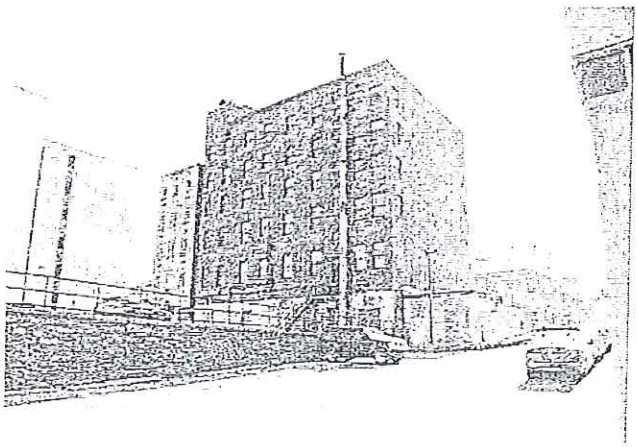


Photo 03: General view of south and west elevations of the Nelson House and the Nelson House Annex.

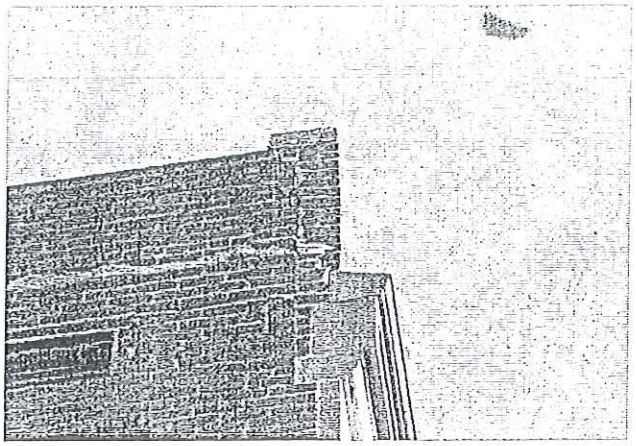


Photo 04: Prior repairs and displacement of parapet at the southeast corner of Nelson House Annex.

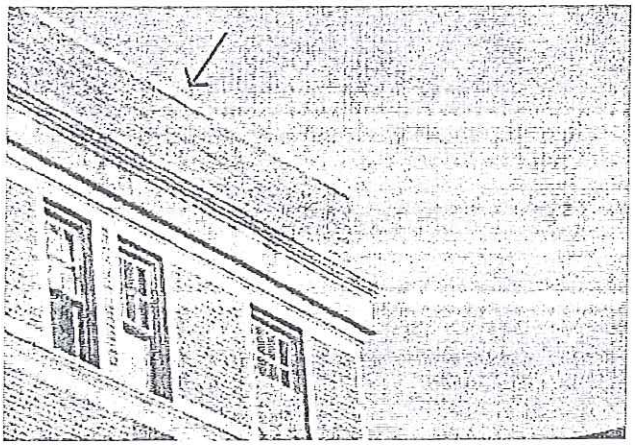


Photo 05: Displaced and spalled coping stone (arrow) at the north end of parapet at east façade of Nelson House Annex.

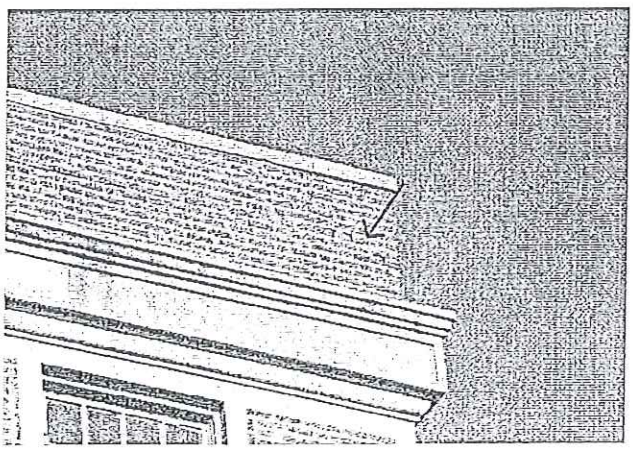


Photo 06: Crack in the parapet (arrow) at the north end of the parapet at the east elevation of the Nelson House Annex.

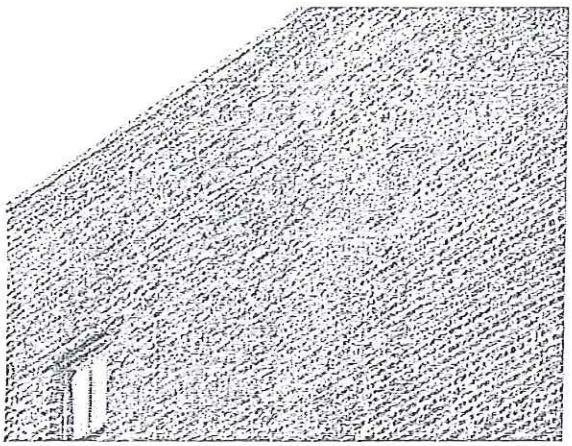


Photo 07: Wet areas of brick (darker vertical streaks) on the south wall of the Nelson House Addition are the result of a failed roofing membrane and broken and/or plugged internal roof drains.

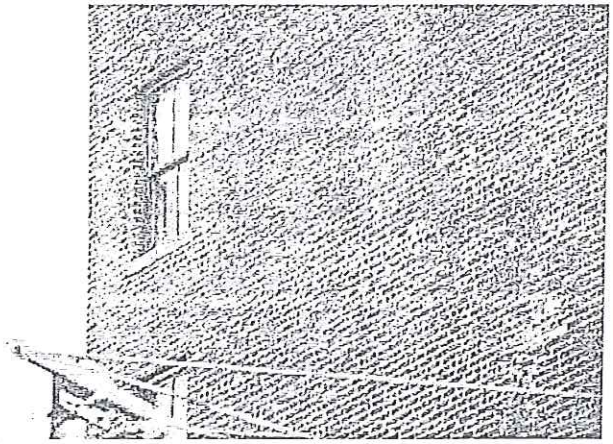


Photo 08: The damp brick areas extend down the west end of the south wall several stories.

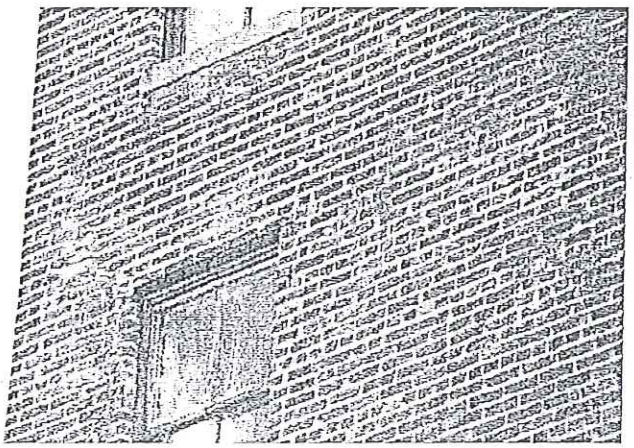


Photo 09: Efflorescence, salt crystalizing on the surface of the masonry is evident at the periphery of the damp areas of brick. Corrosion of the steel lintel of the window opening is also evident.

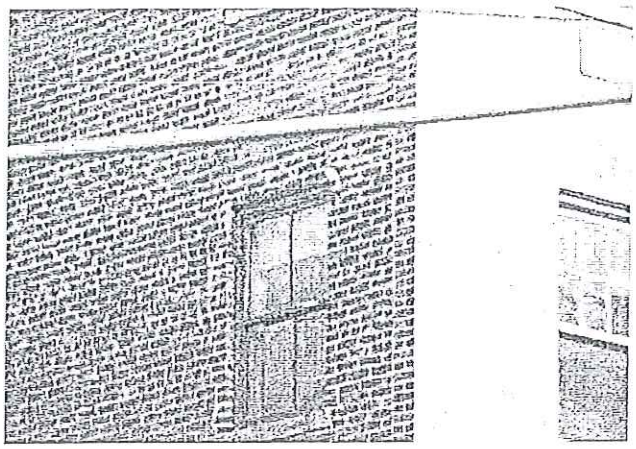


Photo 10: Cracks at the jambs of this window at the east end of the south wall of the Nelson House Addition are likely caused by corrosion of the steel lintel spanning the window opening. This condition, which can be dangerous, hasn't become endemic, but will the longer the building remains unoccupied.

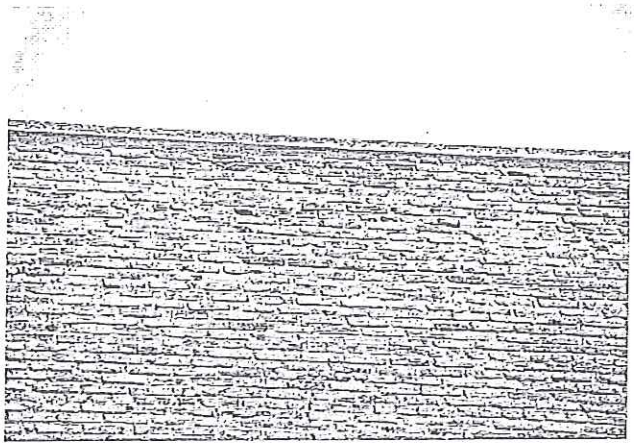


Photo 11: Spalling and erosion of the brick along the parapet at the west elevation of the Nelson House Annex. Spalling is typically evidence of freeze-thaw cycling or efflorescence – both resulting from chronic or periodic wetting of the brick. Over time, freeze-thaw cycling and efflorescence can reduce the section of the masonry wall assembly to the point where it becomes unstable.

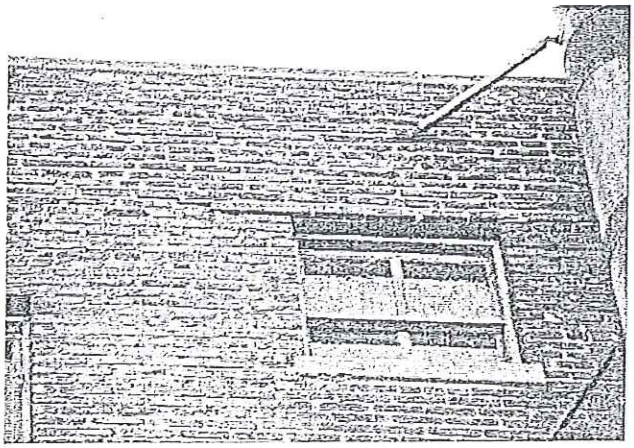


Photo 12: Displaced masonry and corroded lintel at the parapet of the west elevation of the Nelson House Annex.

Photo 13: Upper portion of a crack that may be associated with deterioration of spandrel beams or lintels at the top floor of the Nelson House Annex. This view is of the east end of the north wall.

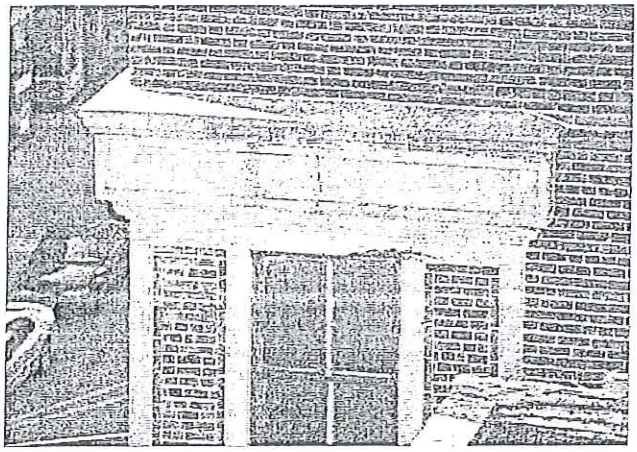


Photo 14: A large spall at the limestone cornice / watertable at the north wall of the Nelson House Annex. See Photo 13 for additional information.

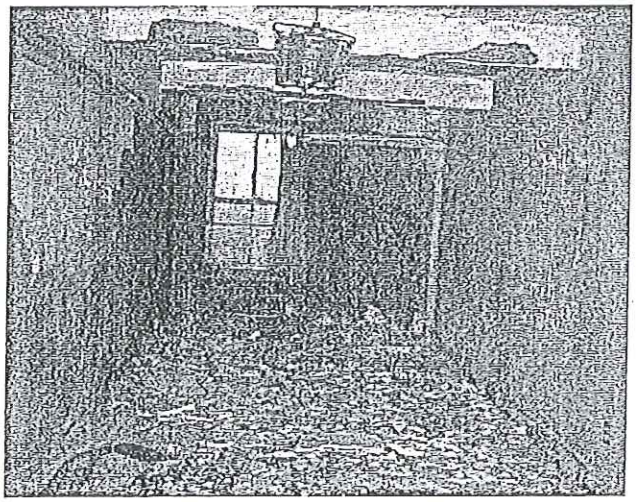


Photo 15: The finishes and concrete slab at the southwest corner of the building are saturated at the upper floors. The areas of saturation are smaller on lower floors, but are generally still present. Continued exposure to water will, ultimately, lead to corrosion of the steel reinforcing in the concrete, corrosion of the steel frame, and a reduction in the capacity of the structure to carry load. Freeze-thaw damage may also occur as the building is unoccupied and unheated

Photo 16: The roof membrane is missing and the roof drain is plugged at the southwest corner of the roof at the Nelson House Annex. This condition will lead to deterioration of the concrete and steel frame (see caption for Photo 15). In the near term, the plugged drain may lead to accumulation of water and/or snow on the roof that will exceed the capacity of the concrete or steel structure, leading to a local collapse of the roof.

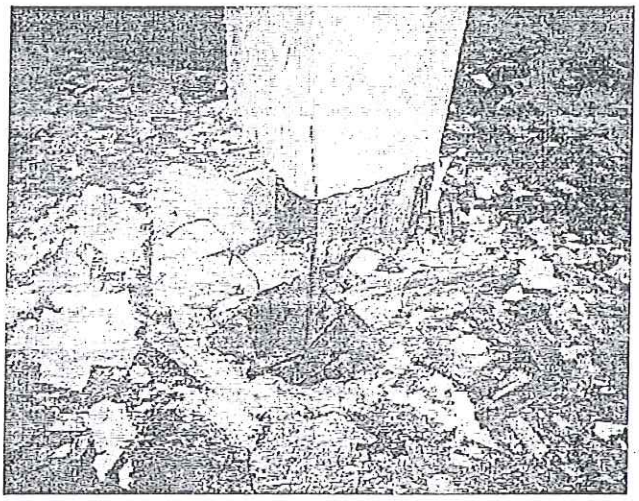


Photo 17: View of the concrete and steel structure at the Nelson House Annex. This probe was probably opened as part of a prior study of the building.

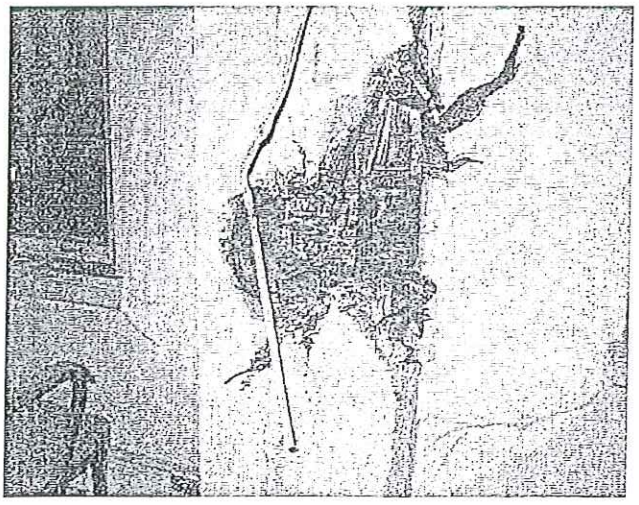


Photo 18: A second probe in the east wall of the building shows a steel column and the masonry enclosure wall. This probe was also probably opened as part of a prior study of the building.

warren panzer

February 8, 2012

Mr. Robin Sen
Sen Architects LLP
118 East 25th Street, 12th Floor
New York, New York 10010

RE: NELSON HOUSE
28 MARKET STREET, POUGHKEEPSIE, NEW YORK
WP FILE NO.: 1749.02.01

Dear Mr. Sen:

On Friday, January 27, 2012, a walk-through of 28 Market Street, Poughkeepsie, New York (Nelson House) was conducted. The purpose of the site visit was to determine the extent of the microbial contamination.

Due to the leaking roof, water was visible throughout the building. This must be solved prior to any other work in the building, if the building is scheduled to be saved and reused. Mold was growing on most, if not all, surfaces. All surfaces will require removal of the contaminated materials prior to any renovation of the building. If the building is to be demolished, no prior remediation for mold is required.

Asbestos was noted throughout the building. The "Prioritization Asbestos Assessment Study" completed June 28, 1989 by Hall-Kimbrell was reviewed. This report does not meet current standards; therefore, a complete asbestos survey would be required prior to any work within the building. This includes renovation and demolition.

On February 2, 2012, Sen Architects LLP submitted a cost estimate to Dutchess County. Until a full asbestos survey is completed, this estimate would do as a budgetary number. Please note, this is just an estimate.

If you have any questions, please feel free to contact me at (518) 431-007, or my cell, (917) 337-8873.

Respectfully submitted,
WARREN PANZER ENGINEERS, P.C.

Kevin J. McGill, *CIEC*
Branch Manager

SEN Architects llp 6/10/2012

28 Market Street, Poughkeepsie
Nelson House Annex

Rehabilitation of Nelson House Annex

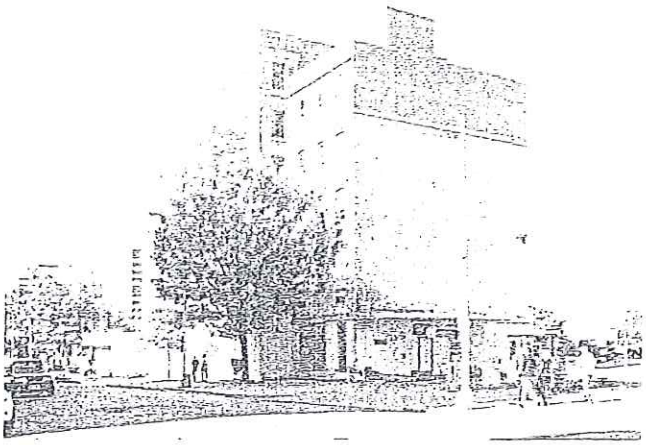
Item	Area	Unit pr	Cost	Remarks
HAZMAT remediation			402,888	See previous detail
Selective Demolition	1	LS	150,000	Including all Mold effected materials
Exterior envelope repair/upgrade	28,000	75/sf	2,100,000	Includes masonry & windows
Roof	5,480	40/sf	219,200	Includes complete roofing
Mechanical System	32,040	35/sf	1,121,400	
Electrical System	32,040	25/sf	801,000	
Plumbing System	32,040	15/sf	480,600	
Elevator	1	ea	150,000	
Interior finishes	32,040	35/sf	801,000	Allowance
Tenant fit up	32,040	20/sf	640,800	Allowance
FFE	32,040	20/sf	640,800	Allowance
Cellar fix	2,000	10/sf	20,000	
			7,527,688	
General Conditions		10%	752,769	
			8,280,457	
Contingency		15%	1,242,069	
			9,522,525	
Overhead & Profit		21%	1,999,730	
Sub Total			**11,522,256**	
A/E fees		9.00%	1,037,003	
Total			**12,559,259**	Approx $390 / sf

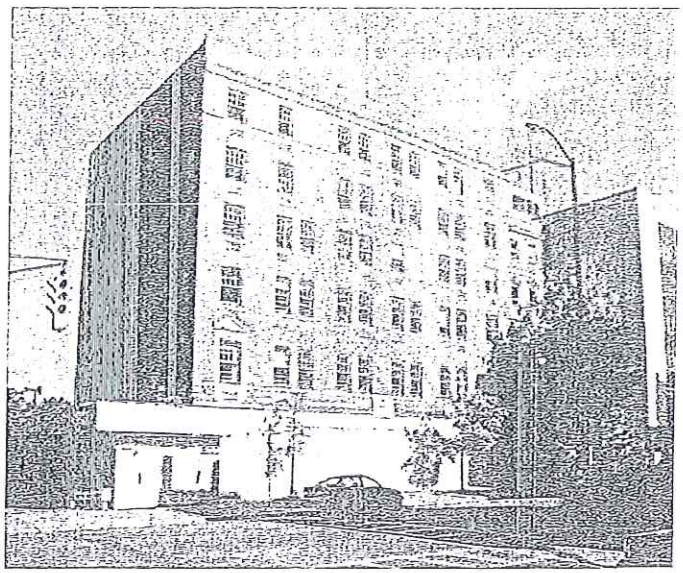
SEN Architects llp 6/10/2012

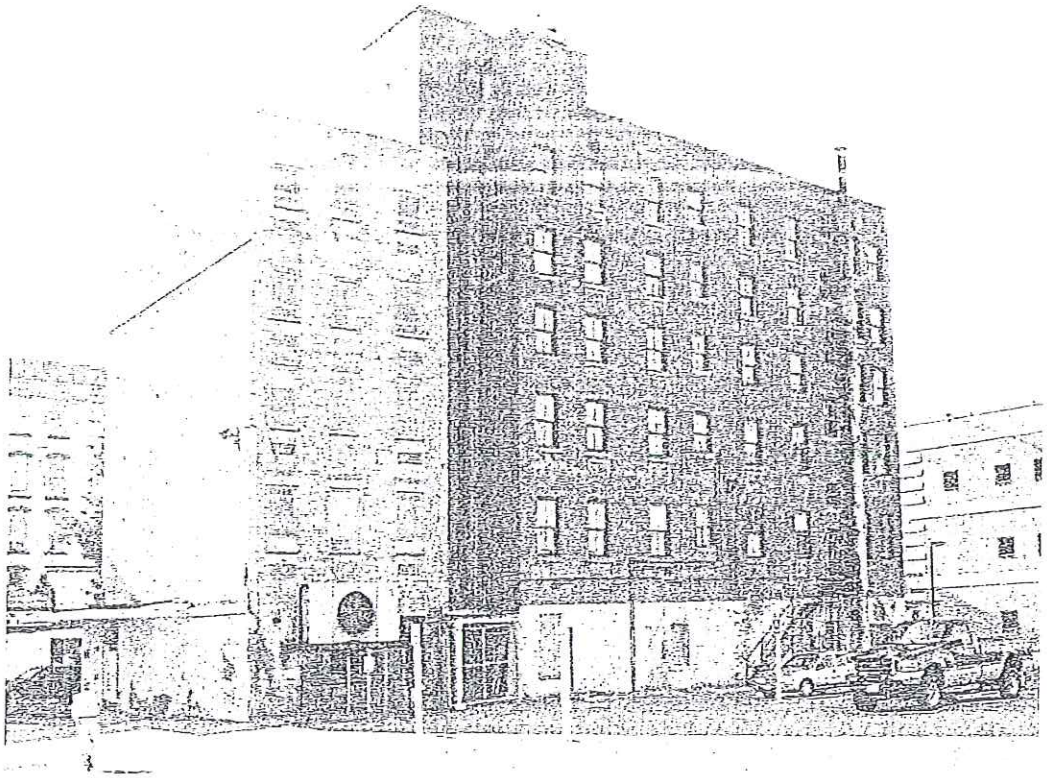
28 Market Street, Poughkeepsie
Nelson House Annex

ACM Remediation

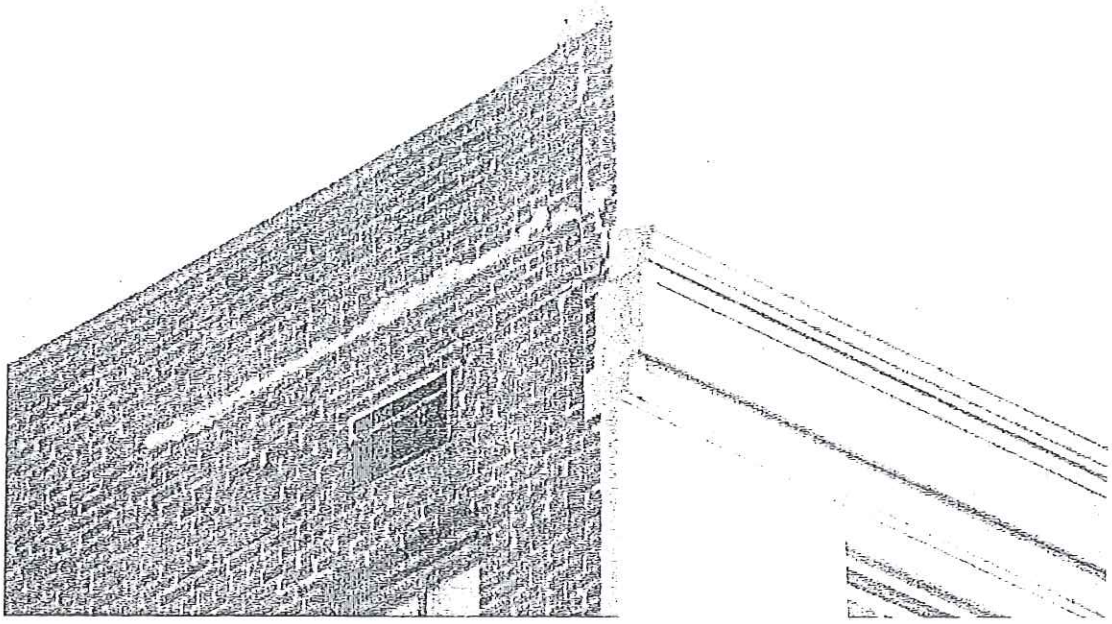
Item	Area	Unit pr	Cost	Remarks
Basement, Annex	4,210	7.50/sf	31,575	
Basement, Nelson House	1,100	7.50/sf	8,250	
First Flr. Annex	4,440	7.50/sf	33,300	
First Flr. Nelson House	1,080	7.50/sf	8,100	
Second Flr, Annex	4,440	7.50/sf	33,300	
Second Flr, Nelson House	1,080	7.50/sf	8,100	
Third Flr, Annex	4,440	7.50/sf	33,300	
Third Flr, Nelson House	1,080	7.50/sf	8,100	
Fourth Flr, Annex	4,440	7.50/sf	33,300	
Fourth Flr, Nelson House	1,080	7.50/sf	8,100	
Fifth Flr, Annex	4,440	7.50/sf	33,300	
Fifth Flr, Nelson House	1,080	7.50/sf	8,100	
Sixth Flr, Annex	4,440	7.50/sf	33,300	
Roof, Nelson House	1,080	5/sf	5,400	
Roof, Annex	4,440	5/sf	22,200	
	42,870		307,725	
Technical Evaluation		3%	9,232	Separate Contract
Monitoring		25%	76,931	Separate Contract
Sidewalk Bridge - 300ft/6 months		30/ft	9,000	
			402,888	
General Conditions		7.5%	30,217	
			433,105	
Contingency		10%	43,310	
			476,415	
Overhead & Profit		13.5%	64,316	
Total - ACM remedy			540,731	
Roof repair (temp roof - 1 yr)				
Annex	4,440	25/sf	66,600	Roof removal is included in ACM/Mold remediation
Nelson House	1,080	25/sf	16,200	
Misc Roof deck repairs		LS	20,000	
Parapet Repairs	400 lf	50/ft	20,000	Temporary repairs
Misc flashing		LS	10,000	
Roof drains	5	ea	15,000	Scupper at parapet, if no int work.
Ext leaders	3	ea	15,000	Ext leaders, if no int work.
			162,800	
Contingency		10%	16,280	
			179,080	
O & P		13.5%	24,176	
Total - Temp Roof			203,256	
Demolition of Nelson House Annex				
North Five story Building	6,500	20/sf	130,000	
South Six Story Building	30,850	25/sf	771,250	
Infill ground w/ clean fill	1,840	20/cy	36,800	
			938,050	
General Conditions		7.5%	70,354	
			1,008,404	
Contingency		5.0%	50,420	
Sub Total			1,058,824	
Overhead & Profit		13.5%	142,941	
			1,201,765	
Architectural/Engineering Fees		5.0%	60,088	
Total			1,261,853	
Cumulative Total				
ACM remediation			$540,731	See Above breakdown
Temporary Roof			$203,256	See Above breakdown
Demolition			$1,261,853	See Above breakdown
Grand Total			$2,005,840	

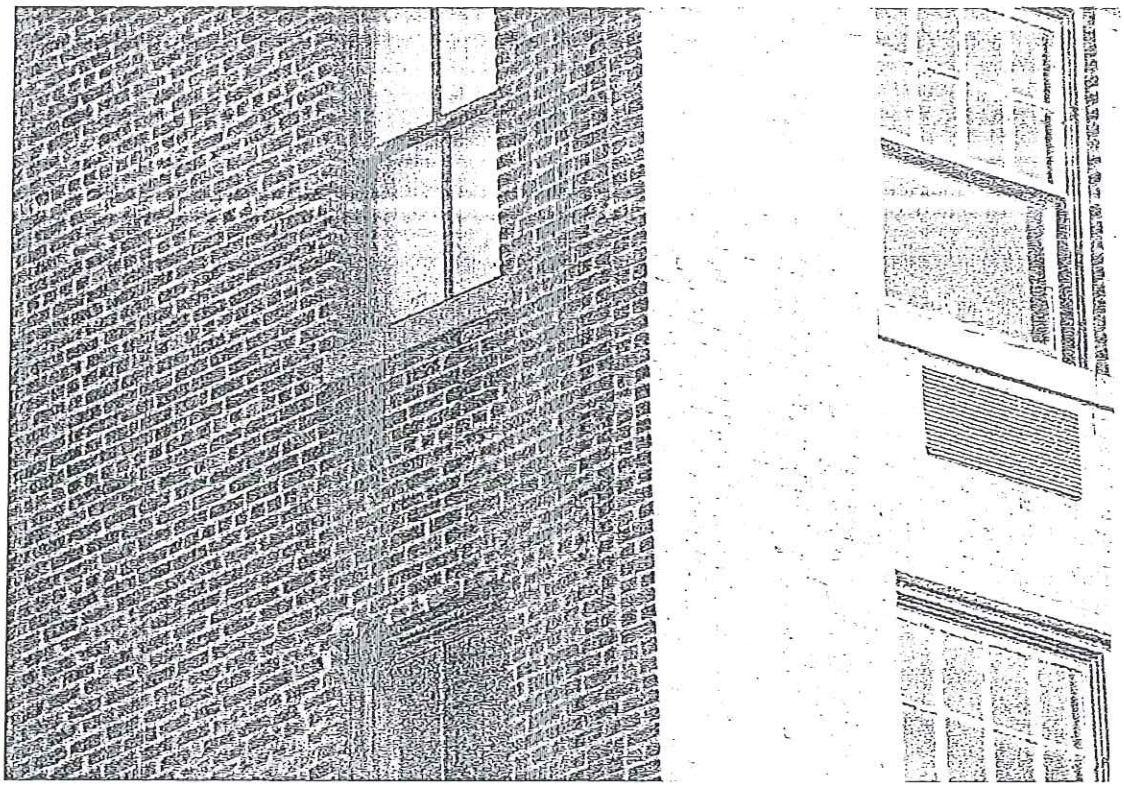






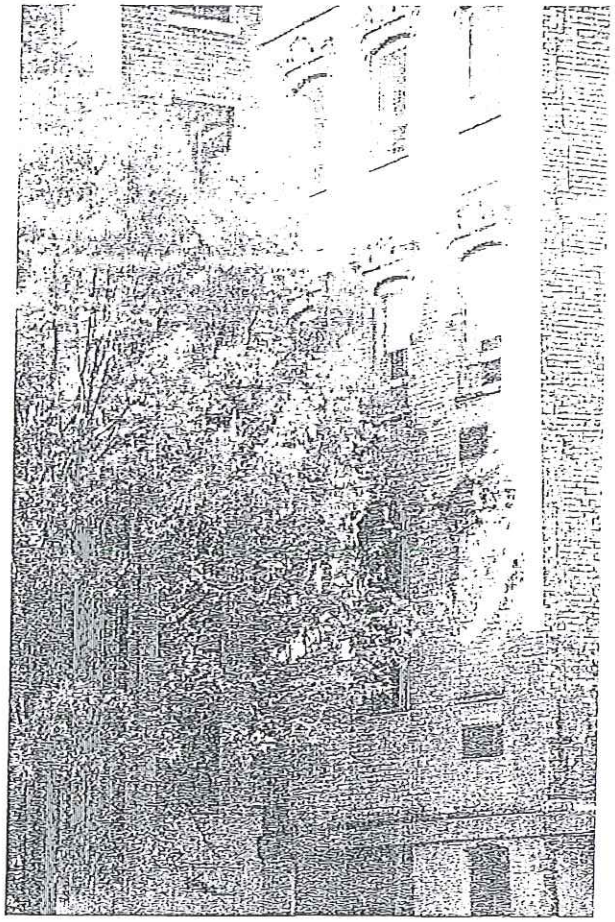
EXTERIOR VIEWS



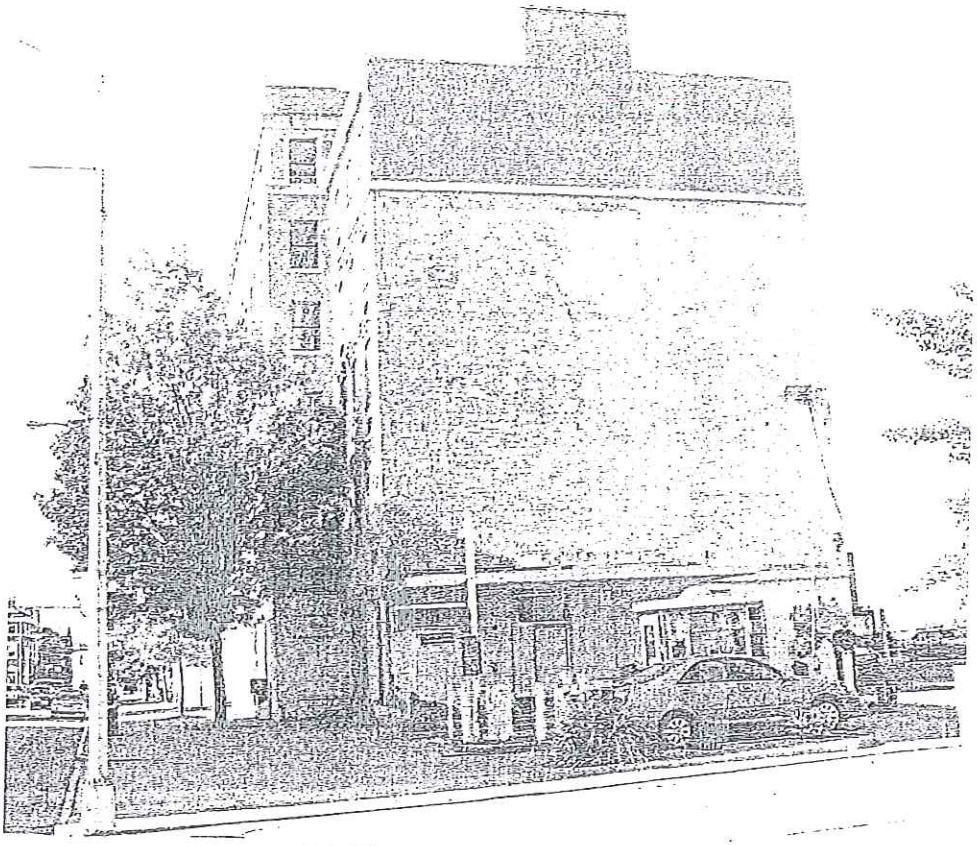


MASONRY CRACKS AT PARAPET AND WINDOW HEADS

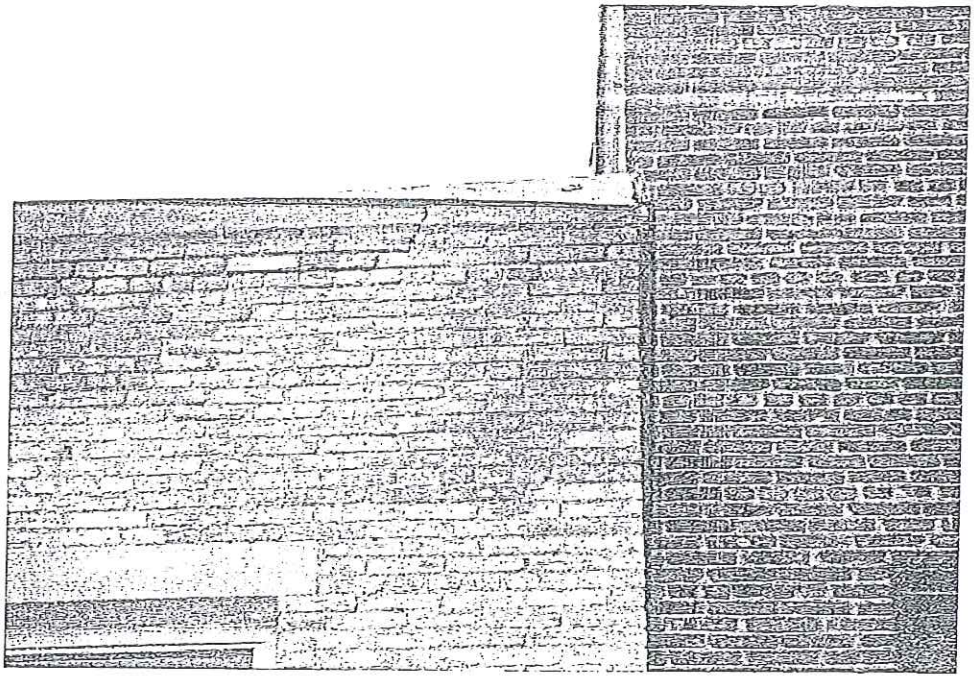
MASONRY CRACKS AT PARAPET



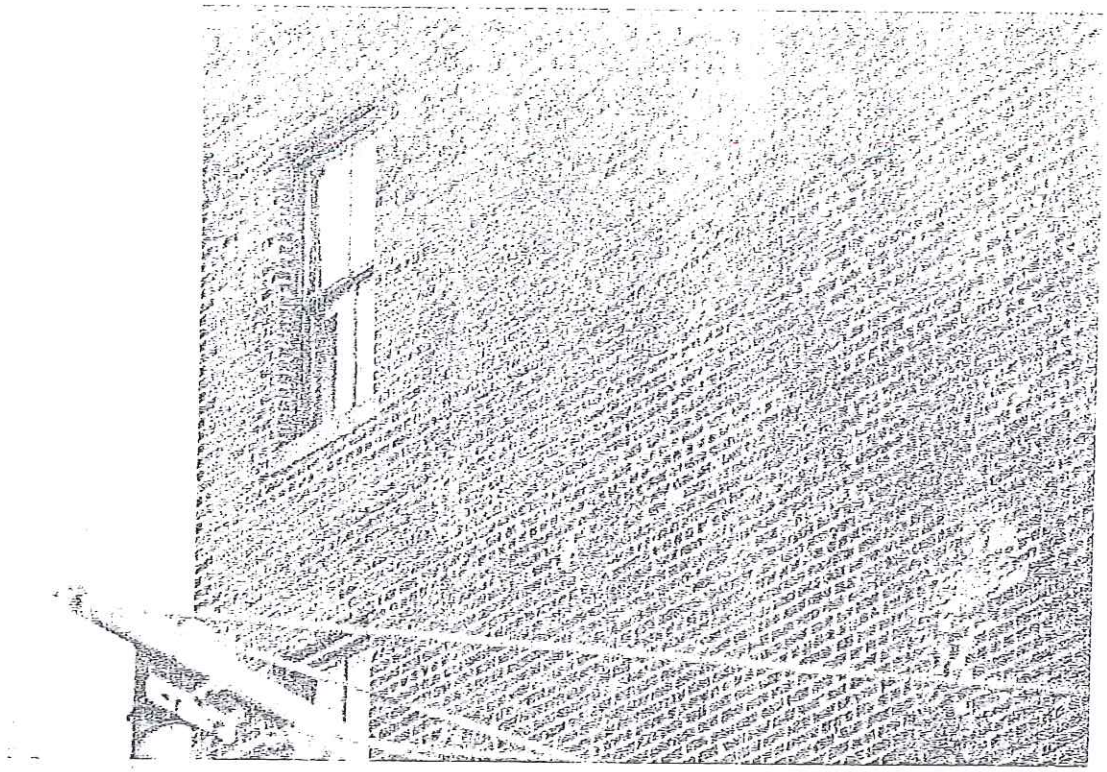
MASONRY CRACKS AT BUILDING CORNERS

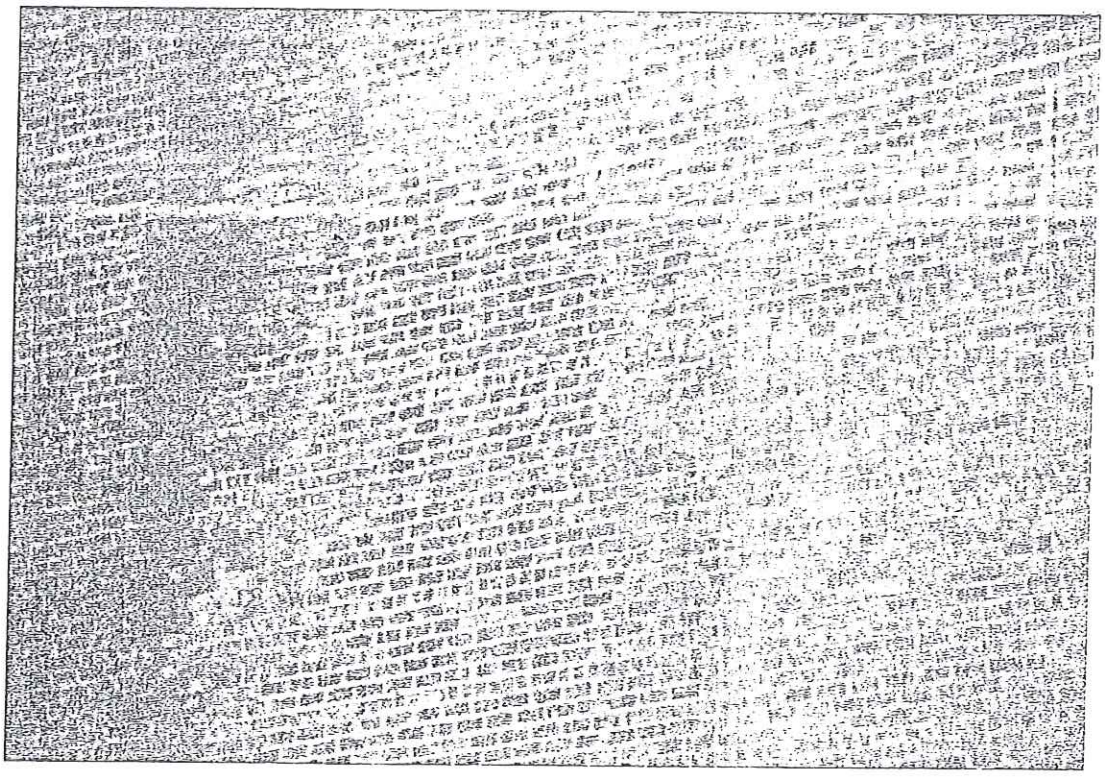


NORTH VIEW OF STRUCTURE



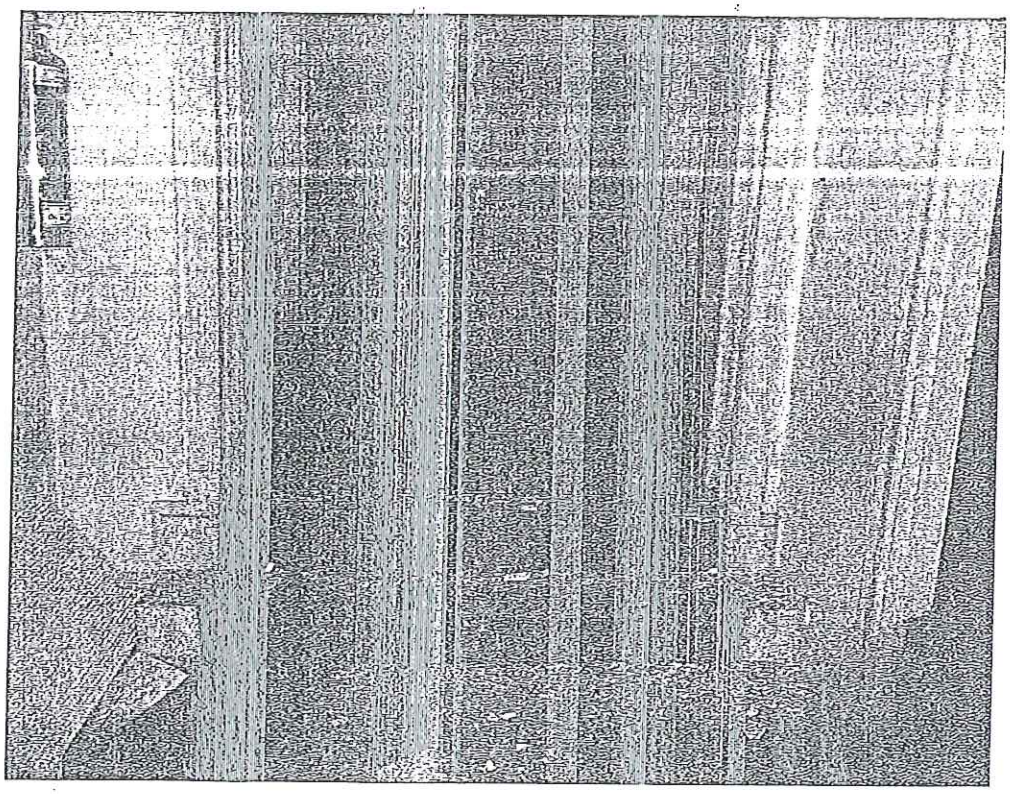
MASONRY CRACKS AT PARAPET



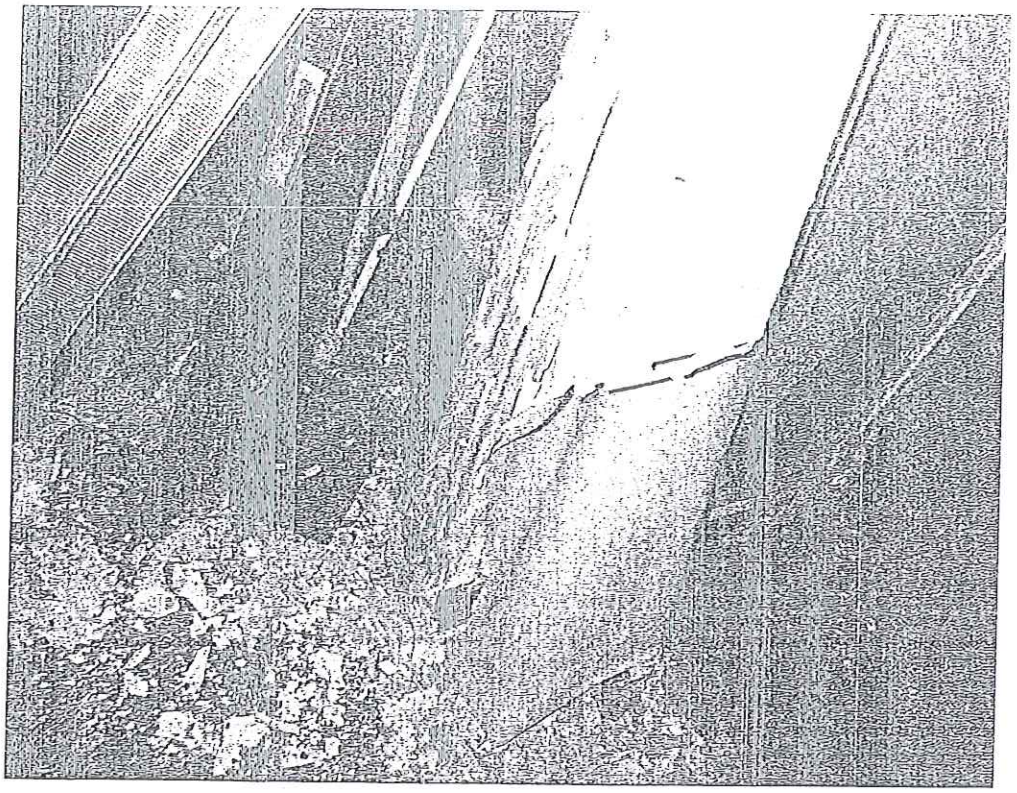


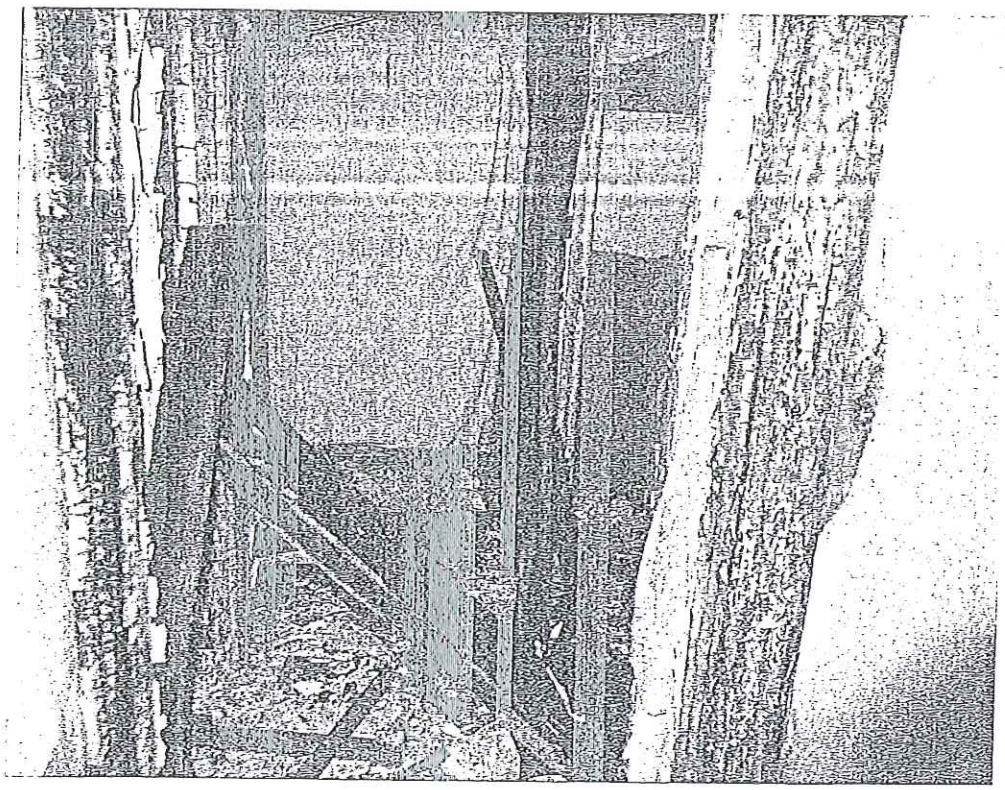
VIEWS OF SATURATED EXT MASONRY WALL AT SOUTH FACADE

INTERIOR WOOD STAIR AT 1876 STRUCTURE

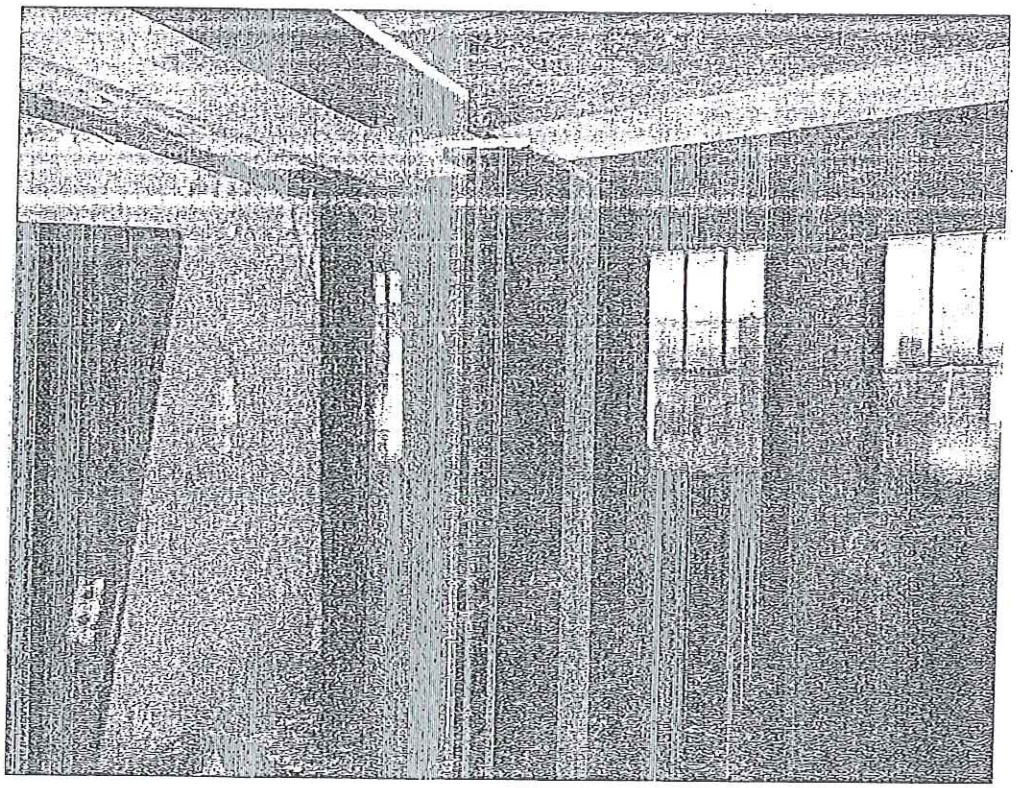


TRANSITION FROM 1930 BUILDING TO 1876 BUILDING

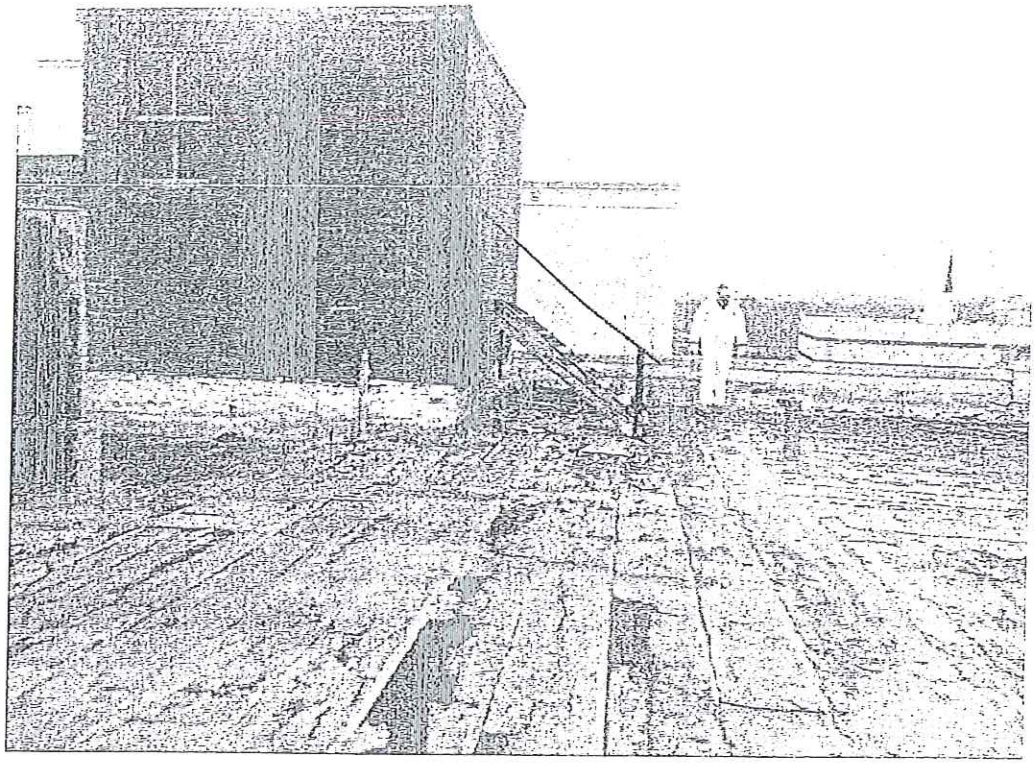


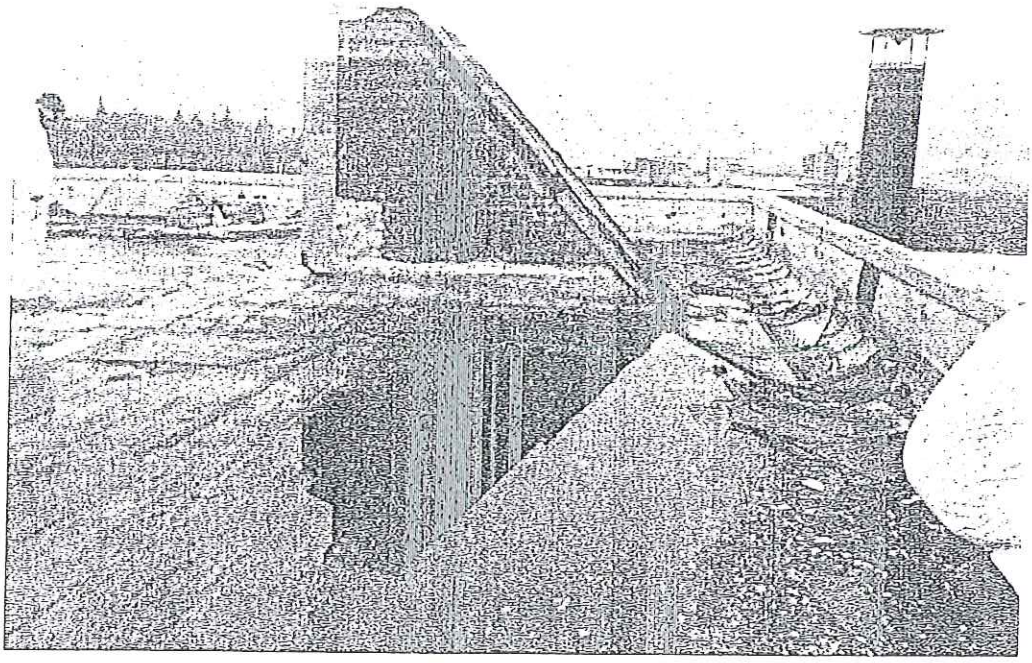


INTERIOR VIEWS INDICATING TYPICAL POOR CONDITION



INTERIOR VIEWS INDICATING TYPICAL POOR CONDITION





WATER PONDING AND DELAMINATING LAYERS AT EXISTING ROOF