CITY OF VINELAND, NJ

RESOLUTION NO. 2014-230

A RESOLUTION TO AMEND RESOLUTION NO. 2013-201, AUTHORIZING THE USE OF SECOND GENERATION ENTERPRISE ZONE ASSISTANCE FUNDS FOR THE MAIN STREET FAÇADE IMPROVEMENT PROGRAM FOR VINELAND ELKS LODGE # 1422.

WHEREAS, on May 14, 2013, the City Council of the City of Vineland adopted Resolution No. 2013-201, authorizing the use of Second Generation Enterprise Zone Assistance funds for Façade Improvement Loan to Vineland Elks Lodge #1422, said loan approved for up to $180,000.00; and

WHEREAS, on April 8, 2014, City Council authorized an amendment to reflect an increase of the loan amount to $186,000.00; and

WHEREAS, it has become necessary to further amend the above Resolution to increase the loan to $200,000.00 to provide for structural repairs with a certain wall deemed in need of repair by a structural engineer; and

WHEREAS, it is in the best interest of the City of Vineland that Resolution 2013-201 be amended to increase the loan amount to $200,000.00; now, therefore,

BE IT RESOLVED by the City Council of the City of Vineland that Resolution 2013-201, adopted on May 14, 2014, be and the same is hereby amended to reflect the increase of the Main Street Façade Improvement Loan to Vineland Elks Lodge #1422, to **$200,000.00**.

Adopted:

_____
President of Council

ATTEST:

_____
City Clerk

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**Office of Economic Development**
**City of Vineland, New Jersey**

# Memorandum

**To:** William Lutz, Business Administrator

**From:** F. DiGiorgio

**CC:** S. Forosisky, A. Giebner, Esq. File

**Date:** May 28, 2014

**Re:** **Resolution # 2014-134**



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Attached is Resolution No. 2014-134, a resolution approving the use of Second Generation Enterprise Zone Assistance Funds for a Façade Exterior UEZ Loan to Vineland Elks Lodge #1422. The revised funding amount was $186,000.00.

At their meeting of May 27, 2014, the Vineland Urban Enterprise Zone Loan Committee, once again, reviewed and approved a modification to the aforementioned approved funding amount, increasing the amount up to $200,000.00. The purpose of the funding increase is to provide for structual repairs with a certain wall deemed in need of repair by a structural engineer.

I have attached some paperwork and documentation regarding this increase. Please have prepared a resolution for City Council to approve modifcation and increase for this project to reflect new funding amount of $200,000.00.

Thank you for your attention to this matter.

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VINELAND
New Jersey
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# Memo

**To:** Loan Committee Members

**From:** Sandy Forosisky

**Date:** April 15, 2014

**Re:** Facade Forgivable Loan - Elks

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When the front of the Alliance Fire Hall façade was exposed to its original front, it was discovered that there were structural issues with the wall. A structural engineer surveyed the property and gave recommendations (attached). Based on those recommendations, and the previously approved new water service, it is requested that the façade forgivable loan be increased to $200,000 in total as permitted under the façade program guidelines. The Elks will have to be responsible for the amount in excess of the $200,000. As a note, this happened on other occasions in the façade program once worked commenced on the façade.

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GENERAL CONTRACTORS

# PROPOSED CHANGE ORDER

**FABBRI BUILDERS, INC.**
1310 S. West Boulevard
Vineland, NJ 08360-6447
(856) 696-2024 Fax (856) 794-3150
dfabbri@fabbribuilders.com

| | |
|---|---|
| Date: | 4/14/2014 11:16:00 AM |
| To: | Ronald Angelo |
| Company: | Ronald J. Angelo, R.A.P.A. - Architect |
| Fax: | 856-696-0221 |
| E-mail | r.angelo1@verizon.net |
| From: | David H. Fabbri |
| E-mail: | dfabbri@fabbribuilders.com |
| Reference: | Elks Lodge 1422 |

**Summary Proposed Change Order for Exterior Modifications to Building**

We respectfully submit the following summary of the proposed changes to the exterior improvements of the building.

Provide a new 1" domestic water service to the building .....$5,170.00

Provide EIFS system on the wall of the PAL Building.....$2,500.00

Replace existing city sidewalks .....$1,193.00

Reconstruct the front masonry wall .....$19,289.00

Total .....$28,152.00

GENERAL CONTRACTORS

**PROPOSED CHANGE ORDER**

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1310 S. West Boulevard
Vineland, NJ 08360-6447
(856) 696-2024 Fax (856) 794-3150
dfabbri@fabbribuilders.com

| | |
|---|---|
| Date: | 4/14/2014 9:04:00 AM |
| To: | Ronald Angelo |
| Company: | Ronald J. Angelo, R.A.P.A. - Architect |
| Fax: | 856-696-0221 |
| E-mail | r.angelo1@verizon.net |
| From: | David H. Fabbri |
| E-mail: | dfabbri@fabbribuilders.com |
| Reference: | Elks Lodge 1422 |

**Proposed Change Order for Reconstruction of the Exterior Masonry Wall**

As a result of conditions found on the exterior masonry wall of the front elevation of the building, direction has been given that additional work is necessary to repair the existing conditions. The method for repair has been given in the report prepared by Scott J. Heyer, P.E. of Cannon Group, dated April 8th 2014, specifically using Option #3.

Accordingly we respectfully submit the following for your consideration:

- Remove the deteriorated face brick to mid-height of the second floor level
- Apply a parge coat of Portland cement stucco to the existing back-up wythe of the exposed wall
- Provide mechanical anchors of the new block work to the existing brick back-up as per the detail developed in the report
- Provide new 8" x 16" masonry block in place of the removed brick
- Remove the existing cast letters of the building, clean and reset into the reconstructed wall
- The original coping will be removed, cleaned and replaced along with new through-wall flashing and joint sealants

Total for the above ..... $19,289.00

Alternate: It may be possible to complete work without the removal of the existing coping. Should conditions allow, we offer the following deduction that may be taken if the coping can remain in place and repaired in the present condition.

Existing coping to remain, deduct ..... ($4,149.00)

**Cannon Group**
**Roof, Building Envelope**
**& Structural Consultants**

**H.J. Cannon Group, Inc.**
520 Fellowship Road
Suite A-111
Mt. Laurel, NJ 08054

856-914-0900
800-233-6986
Fax 856-914-0600
www.HJCannonGroup.com

**April 8, 2014 - DRAFT**

J.W. Pedersen, Architect
1199 E. Park Avenue
Vineland, New Jersey 08360

**Attn:** John Pedersen, R.A.
President

**Re:** **Visual Inspection & Assessment Report**
Vineland Elks Lodge Renovation (Reliance No. 2 Firehouse)
6th Street, Vineland, New Jersey
**HJCG No. 20130.057**

Dear Mr. Pedersen:

As you are aware, our office was retained to perform engineering services at the above referenced project site. Scott J. Heyer, a structural engineer from our office, visited the site on Monday, April 7th, 2014 to perform a visual inspection of the exterior brick masonry wall at the 6th Street elevation of the building. Fabbri Builders was retained by the Elks to renovate the existing building. Fabbri raised concerns with the condition of the brick masonry veneer during the course of the renovations at the east elevation. Mr. David Fabbri, of Fabbri Builders, was present during Mr. Heyer's inspection. Mr. Heyer made the following observations:

1. The existing building is a two story structure constructed circa 1919 as a firehouse. The construction consists of multi-wythe clay brick masonry walls supporting wood framing for the floor and roof. The east elevation (facing 6th Street) was the front façade of the building. The east elevation was originally constructed with a glazed clay brick that is white in color. Portions of the east elevation had been painted over in the past.

2. The mortar joints in the east elevation were found to be 3/16" to ¼" in width. The surface of the mortar joints was deteriorated in some locations. However, many mortar joints appeared to be in acceptable condition.

3. The mortar joints were probed by driving a 16d common nail into the joint with a framing hammer. The mortar joins at the first floor and portions of the second level were found to be dense and unyielding. However, once above the height of the second floor windows the condition of the mortar joints changed dramatically. The joints had been repointed at some point in the past. Probing revealed the pointed mortar was similar to a "crust" approximately ¼" deep. The nail, once it broke through the "crust" could be easily pushed deeper into the mortar joint with only light hand pressure.

4. Sections of the façade were randomly selected and sounded with the framing hammer. A series of moderate blows to the center of the individual bricks were made. The individual brick units could be easily dislodged and "pushed" back into the wall construction as the mortar joints around the entire perimeter of the individual bricks failed.

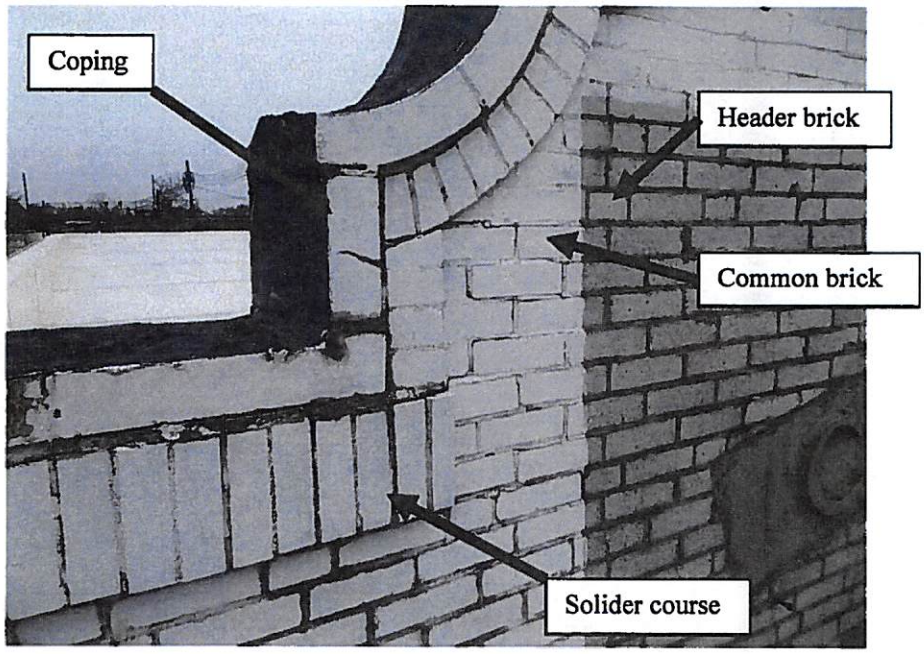
5. The existing copings appear to be cast stone. Roofing tar was applied to the copings in an attempt to limit water infiltration. The brick course immediately below the copings is a "soldier" course. The mortar joints above the soldier course were deteriorated and open yet those between the individual solider units appeared to be intact. However, the solider course could be easily dislodged and removed by hand. Probing revealed that the common bond brick below the soldier course was in similar condition and could be easily deconstructed by hand with little effort.

6. Headers are provided between the face wythe of brick and the underlying red brick back-up wythe. Headers are merely bricks that are turned perpendicular to the plane of the wall and are mortared into the face wythe and underlying back-up wythe. The header found in the area of probing at the coping level could be easily removed by hand. There was no bond between the header and the underlying brick back-up wythe. The headers are the mechanical connection between the wythes of brick and are structural.

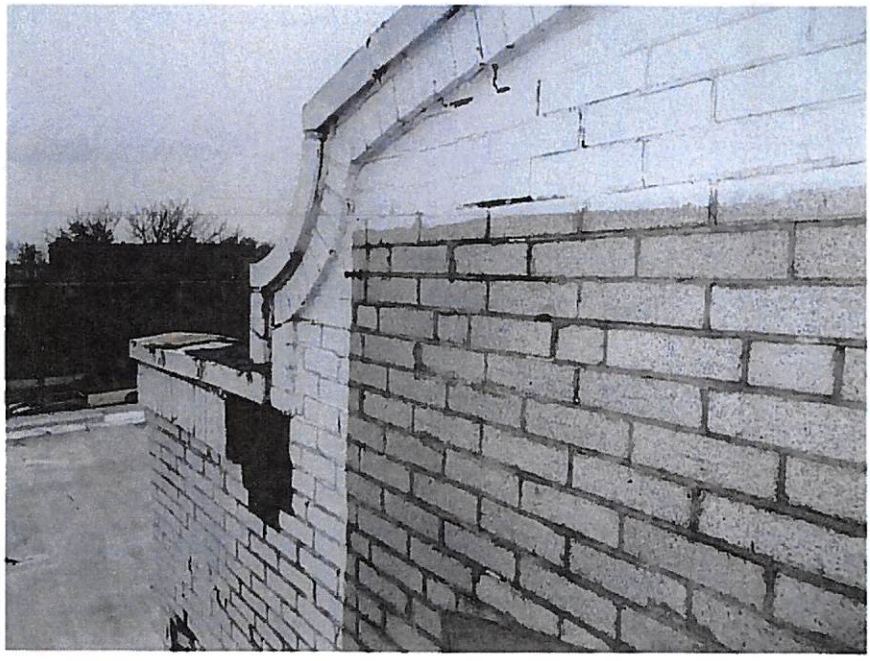

**Photograph 1: East elevation of Elks Lodge**

7. Two through wall scuppers are provided at the east elevation. The roof was recently replaced and the roofing contractor provided two PVC drain lines through the brick masonry wall. The brick around the openings was in poor condition and could be removed easily by hand.

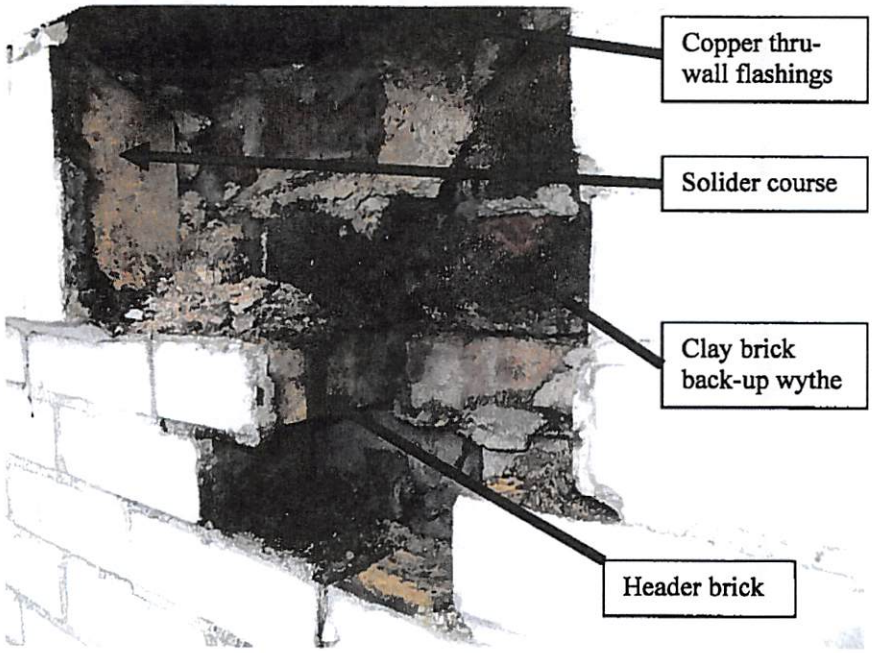
8. The interior exposed brick of the east elevation was probed. The brick and mortar were found to be dense and unyielding unlike that of the exterior face brick. The south and north exterior walls were also inspected. These walls are similar construction yet employ the red colored brick observed at the interior. The brick were found to be unyielding yet the mortar joints were heavily weathered and deteriorated. The deteriorated mortar joints were probed and found to be much denser than those of the east elevation. These walls are two receive a new stucco finish and as such will be addressed by the renovation work.



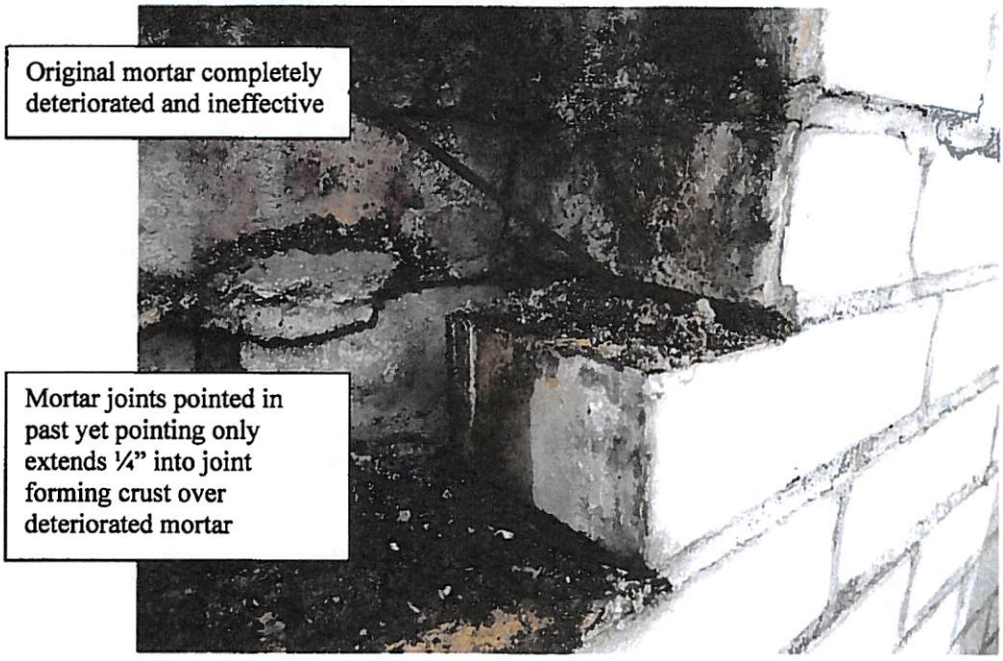

**Photograph 2: Wall copings at southeast corner of east elevation**



**Photograph 3: Area of brick probing at coping**

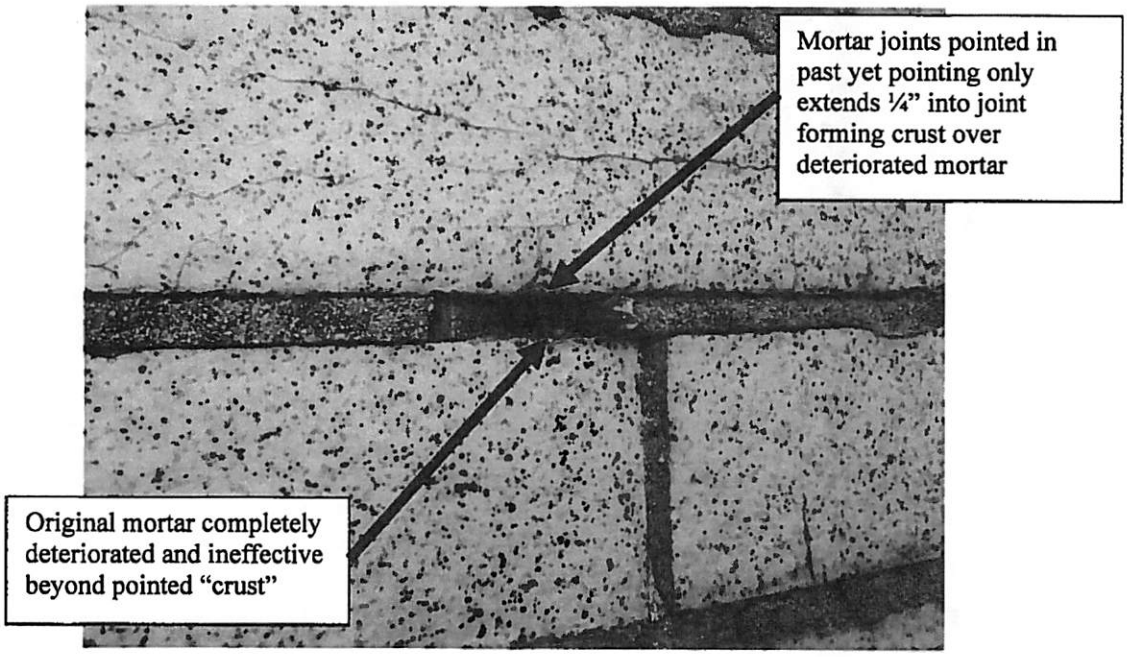



**Photograph 4: Area of brick probing at coping**




**Photograph 5: Exposed conditions at coping probe**

9. The signage embedded into the masonry construction appeared to be precast concrete or cast stone. The signage is arched therefore requiring the brick surrounding it to be cut into small pieces to follow the edge of the precast sign units. The mortar joints were found to be deteriorated and soft. The precast units of the signage appeared to be in fair condition.




**Photograph 6: Common condition at mortar joints**

**Conclusions**

The existing east elevation of the building was improperly repointed from the second floor elevation to the top of the wall as some point in the past. The original mortar used in the area of the glazed brick may have been either a colored mortar or utilized additional lime in order to lighten the color up to match the glazed brick. The mason who repointed the façade in the past merely scratched out the surface of the joints and installed new mortar overtop unsound materials. The fact that the brick units can be easily dislodged from the wall using a hammer indicated that the mortar joints are deteriorated to the point of failure and provide no bond to the brick units. The bond between the mortar and the individual bricks is needed to maintain stability of the façade to wind and seismic loadings.

The east elevation will require extensive repairs in order to address the conditions observed. These repairs must be done in order to ensure the stability of the façade and to limit the potential for water infiltration. Based on the amount of bond failure and mortar deterioration, the existing wall will require reconstruction or reinforcement in order to ensure its safety.

**Recommendations**
Our office reviewed the conditions with Fabbri Builders as well as Ronald J. Angelo, R.A., architect of record for the Elks project. The following options were discussed:

**Option #1: New metal stud framed wall to encapsulate the existing construction**

J.W. Pedersen originally proposed encapsulating the east elevation of the building (false front) using new light gage metal stud framing. The proposed framing would need to be tied into the building structure at the first and second floors as well as the roof in order to transfer the imposed wind and seismic loads from the false front to the existing building. However, this construction would not address the stability of the existing brick where the mortar is failed. Our office expressed concerns that the existing deteriorated wall must be able to resist wind and seismic forces as prescribed by the Code and as such, if a seismic event where to occur (low probability), the loose and deteriorated brick could easily be dislodged from the wall causing catastrophic damage and possibly endangering the safety of the public. Therefore, Option #1 is not considered feasible by our office.

**Option #2: Remove face wythe of brick and reconstruct with metal studs and sheathing**

The deteriorated brick would be removed completely down to the first floor elevation. The exposed red brick back-up wall would receive a parge coat of Portland cement stucco and a new light gage steel framed wall would be constructed. The new framing would be structurally anchored to the existing first and second floors and the roof framing. This would eliminate the concern over possible dislodgement of the loose and deteriorated brick however; the brick façade below the level of the second floor window head appears to be in good condition so this option would require removal of sound brick. This option seemed to be overly conservative and is anticipated to be very expensive. Option #2 is not considered feasible.

**Option #3: Remove loose and deteriorated face brick (top of wall down to mid-height of second floor level)**

The exposed red brick back-up wall would receive a parge coat of Portland cement stucco. New 4" nominal CMU masonry units will be mortared into the wall to reconstruct the outer wythe. The new units will be conventional 8"x16" nominal units in lieu of the brick units from the original construction. The new masonry construction will be mechanically anchored into the existing clay brick back-up wall. Please refer to Plate #1 on the following page.

Once the reconstruction is completed, wire latch and the thin brick veneer will be applied to the wall. The original signage will be removed as part of the reconstruction, cleaned, and reset into the reconstructed wall. The original wall copings will be removed, cleaned, and replaced along with new through-wall flashings and appropriate joint sealants.

It appears, based on discussion with Mr. Angelo and Mr. Fabbri, that reconstruction in this manner will limit the area to approximately 320 SF of wall area. Fabbri Builders will develop a budget for the costs associated with the proposed repairs.

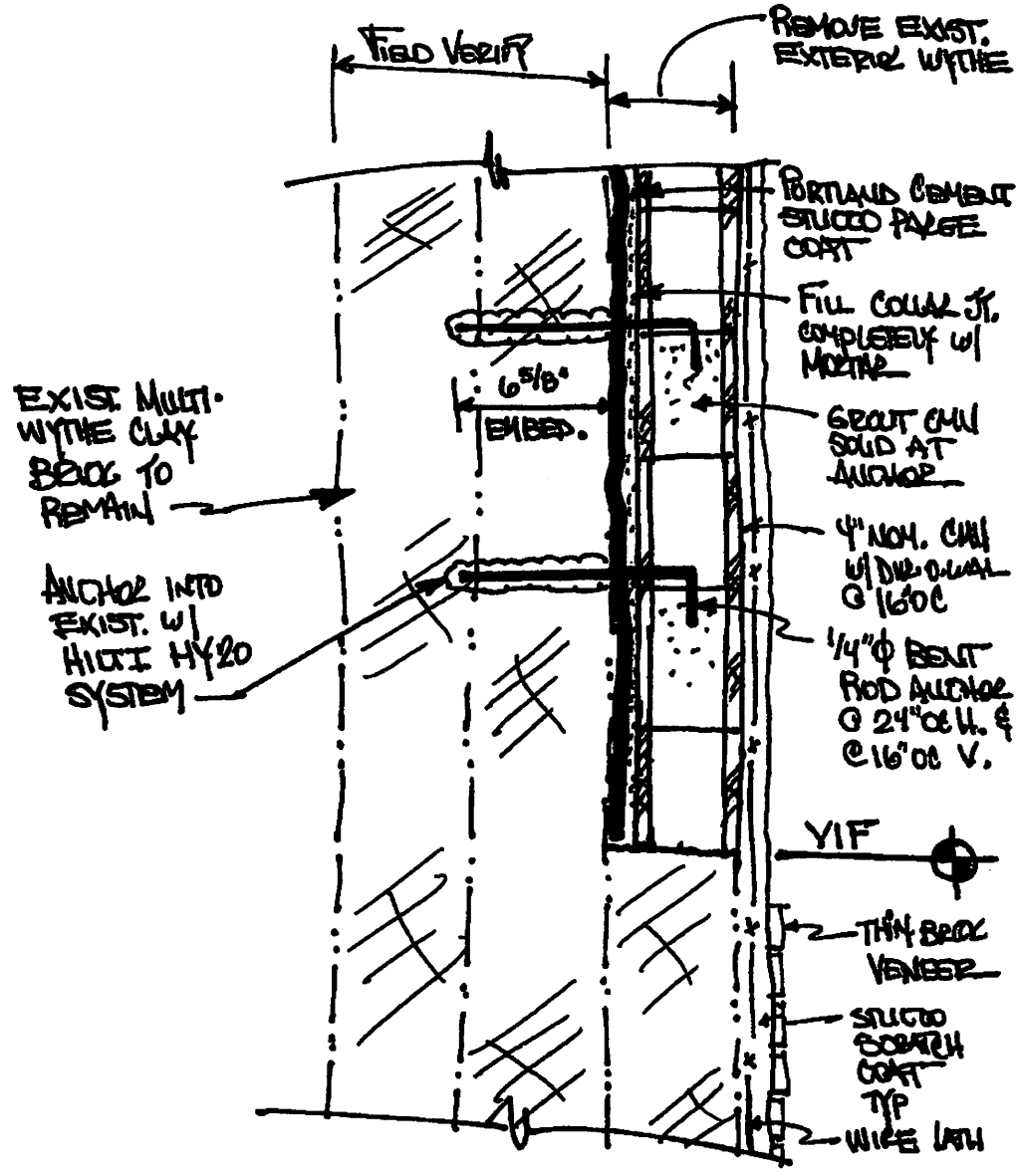



**Plate 1: Proposed Reconstruction Method at East Elevation**

**Limitations**

This report is based upon the structural systems of the building that were exposed at the time of the inspection. The opinions, conclusions, and recommendations contained in this report are made with a reasonable degree of scientific certainty. No opinion is rendered on the structural adequacy of the existing building systems to support the loads associated with the current use. No opinion is rendered on the adequacy of the existing building's architectural, mechanical, plumbing, electrical, etc... systems. Environmental issues are outside our scope of services. All recommendations noted in this report shall be done under the direction of a professional engineer in accordance with all national, state, and local codes holding jurisdiction. This report is a general engineering assessment and is not meant to be used as a basis of litigation. Our office reserves the right to amend this report should additional information become available.

Please contact me should you have any questions or require additional information. Thank you for the opportunity to be of service.

Scott J. Heyer, P.E.
Professional Engineer
NJ Reg. No. 43850