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October 24, 2007

Yellow Springs Senior Center  
Xenia Avenue.  
Yellow Springs, Oh

Attn: Bill Bebko  
Re: Study for Expansion

Bill,

Per your request and authorization, we have completed the following feasibility study for a possible expansion to your existing facility. We have visited the facility and used the existing partial drawings for this study.

The western portion of the building (approx. 2160 sf) is a two-story masonry building with offices and activity areas on the first floor and two apartments on the second floor. The rear (eastern) section of the building is a one-story concrete block and wood structure build in 1993. This structure has a gambrel truss roof design and also has an enclosed stairway to the two apartments above the original building.

From today's Ohio Building Code standpoint, the structure would be classified as a mixed-use B/A3/R2 (Business, Assembly, Residential). When the addition was built, the building was classified as 5B construction (combustible) wood walls and roof. The current building code would require III B construction (non-combustible) walls with wood roof.

The most restrictive use (R2) would limit the building to 7000 sf per floor. With the current building footprint at 3750 sf, the proposed second floor addition would not exceed allowable areas.

With the expansion requiring IIIB construction, the east and south walls of the first floor Community Room would have to be upgraded to 2-hour status.

You have expressed an interest in seeing a second floor added over the Community Room (1584 sf). You have indicated you would prefer this area be clear span, free of any interior columns.

The drawings indicate an 8" x 16" existing footing on the rear addition. With an assumed soil bearing capacity of 2000 #psf., the footer will support approximately 1755 # psf. An assumed bearing wall of an expanded two-story structure would have to support approximately 2800 #psf. In order for the existing footing to support the proposed building, all the subsurface would have to be verified by testing to confirm a minimum of 3500 #psf. Access to the building perimeter with a testing rig may make testing unfeasible.

The masonry foundation that exists should support the weight of a uniformly-applied second floor and roof. However, with the request for clear span space, the design will call for structural steel beams with point loads on the north and south walls. This, along with unlikely footing capability, will lead to new footing pads for perimeter bearing columns.

A fire-rated exit from the apartments and new office space would have to be incorporated into the design. A wheelchair lift, while not a Code requirement, would, no doubt, be incorporated into the design. Restrooms on the second floor would also be provided.

Based on our experience with other addition/renovation projects, we feel the design and construction of this addition and re-construction of the first floor will require an investment of approximately \$430,000. This assumes the project is tax exempt and utilizes merit shop contractors in a design/build relationship.

While structurally possible to design and build, it means an investment of approximately \$271 psf to gain 1584 sf of additional space.

In the event you should wish to pursue construction of a new free-standing facility, a 5400 sf one-story structure should equal your existing space and the 1584 sf section. Assuming the design and construction of a one-story wood frame/brick veneer building, it would require an investment of approximately \$695,000 or \$130 psf. This assumes a fully air-conditioned building, site development, lighted parking and landscaping. As above, this budget assumes the project to be tax exempt and utilizes merit shop contractors in a design/build relationship.

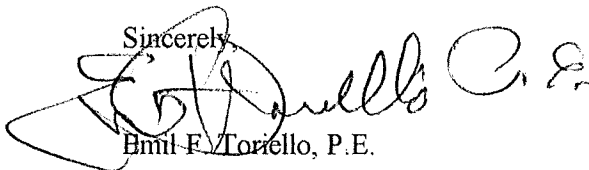
In addition to construction costs, you will need to budget for the purchase of 1 ½ to 2 acres of appropriately zoned land with City utilities available. Tap fees and/or assessments for utility tie-ins should also be budgeted.

While the new facility will require a greater investment, energy and operating costs may decrease because of the opportunity to incorporate green design techniques and energy-saving measures.

We hope the above is of assistance in determining the path of the Senior Center in improving facilities for an effective outreach to the Yellow Springs Community.

We look forward to being of continued service. Should you have any questions, please feel free to call me at 322-9229 or phone our Associate, Steve Hepp, at 238-0517.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil F. Toriello". The signature is stylized and somewhat cursive, with a large initial "E" and "T". To the right of the signature, there are some faint, illegible handwritten marks that could be initials or a date.

Emil F. Toriello, P.E.