

December 2017

Dear Sunrise Terrace Residents,

In November of 2017, it was brought to the attention of the Sunrise Terrace Association Board that there were some concerning issues regarding the cellar floor, the wall facing the east (on the playground side) as well as the ceiling of the main floor. The Sunrise Terrace Association Board promptly contacted officials at the Town of Dickinson, and based on their recommendation Delta Engineers were called in to render a professional opinion regarding the situation. Elizabeth Telfer, PE and Brian Haas, EIT of Delta Engineers provided their findings which included the following:

Upon our investigation of the Sunrise Terrace Community Center we discovered several structural issues that appear to pose a threat to the safety of the building and its occupants. The east (rear) building foundation appears to have settled more than 1 ½". This is likely due to a shallow foundation that is not adequately protected from freeze/thaw cycles in the winter in combination with other issues such as poor soil bearing conditions, high groundwater table, or inadequate drainage.

Their recommendations went on to include the following:

It is our professional opinion at this time that until the building is temporarily shored, or permanently repaired, that it is not safe for occupancy. Repairs to the structure can be made, but we cannot correctly estimate a cost until the options have been investigated further.

Citing Section 101.2.6.7.1, Unsafe Structures, of the 2016 Uniform Code Supplement to the 2015 Code of New York State, Delta Engineers requested that we notify the Town of Dickinson of their findings so that the Town could place a placard of condemnation on the premises so that it may not be occupied until the defects on which the condemnation placarding action were based have been eliminated.

Upon the recommendation of Delta Engineers, Murchaska Construction was contacted to work with Delta and determine if a short- term solution could be found and also to offer insight as to what a permanent solution would be. Everyone is understanding of the time sensitivity of the situation and it is hoped that an estimate for repairs can be secured quickly.

The Hanover Insurance group is the insurance provider for the Sunrise Terrace Community Center, and will send their own engineering team to assess the situation with an on- site visit date of December 19<sup>th</sup>.

The Sunrise Terrace Association Board strongly encourages residents to help us make some important decisions regarding the Center. Over the next several weeks the future of the building is going to be decided. Your input is going to be vital to any decisions that the Board makes. The Town has graciously agreed to allow us to have our meetings at the Town Hall. Please watch our sign board for dates and times. We will also be using newsletters for updates, and you can follow on Facebook at [www.facebook.com/sunriseterracebinghamton](http://www.facebook.com/sunriseterracebinghamton).

Please consider investing your time and talent to help us through this difficult time.

Thank you,

Sunrise Terrace Association Board