



City of Hudson, Ohio

Staff Report With Text

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Title: Discussion: Town Hall Structural Repairs
 Executive Summary: During the Town Hall first floor demolition activities, contractors uncovered a pre-existing unstable brick wall at the east end of the building. A structural repair solution was presented by an architectural / engineering firm and was subsequently approved by staff, and repairs were made, for which City staff has assumed responsibility.

Sponsors: David A. Basil

Indexes: Public Works - Administration, Public Works - Public Properties

Code sections:

Attachments: 1. Town Hall Structural Photos

Date	Ver.	Action By	Action	Result
5/31/2016	1	City Council Workshop	discussed	

Discussion: Town Hall Structural Repairs

Executive Summary: During the Town Hall first floor demolition activities, contractors uncovered a pre-existing unstable brick wall at the east end of the building. A structural repair solution was presented by an architectural / engineering firm and was subsequently approved by staff, and repairs were made, for which City staff has assumed responsibility.

Legislative History

Resolution Nos. 15-34 and 15-35, passed by this Council on March 17, 2015, authorized lease agreements respectively with the Hudson Fire Department Association and Destination Hudson for the City's Town Hall.

Purpose & Explanation

During demolition of the Town Hall first floor for the tenant build-out project, construction contractors uncovered an unstable masonry wall at the east end of the building. The wall in question is specifically located between the former employee restrooms and the current fire museum space running east to west (the original structure's east façade). Above the wall rests a 12" X 12" timber. Together with the wall, the upper joists of the second floor are being supported. The wall appears to have been penetrated many times in past years and was observed to be leaning and bowing inward. It was therefore determined that repairs would be required to establish safe stabilization of the load (see attached photos).

The structural support solution consisted of the installation of a prefabricated vertical steel beam, associated concrete footer, and top mounting plate to stabilize the load(s) from the second floor on the wall and timber (see attached photos).

As this unknown condition was a pre-existing structural building issue and not part of or as a result of the demolition or remodeling work being performed by the contractor, City staff approved the repair and is

currently in the process of reviewing a request to reimburse the project team for the costs to make said repairs.

Timing Considerations

As soon as possible.

Fiscal Impact

Currently Budgeted

Supplemental Appropriation Required (to be included with 2nd Quarter Appropriations)
 Appropriation Not Required.

Suggested Action

This report is intended to alert Council of unforeseen costs incurred during renovations to the first floor of Town Hall, which were attributable to a pre-existing structural building issue. Staff is in the process of reviewing a request for reimbursement, along with all documentation related to the structural failure, as submitted by Destination Hudson and the Hudson Fire Department Association, which includes fees for architectural / engineering services and construction costs for repair work.

Submitted by,

Jane Howington, City Manager

Frank J. Comeriato, Jr. Asst. City Manager