

NEW ENGLAND CHAPTER

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# Maintaining Buildings & Infrastructure A Road Map to Good Community Decision Making

August 26, 2021  
Webinar

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# Webinar Panel Speakers

**Patricia Brawley, CMCA, AMS, PCAM**

Central Management & Consulting

**Patrick Doherty**

Schernecker Property Services, Inc (SPS)

**Kenneth R. Quigley, PE, MS**

CCA, Construction Consulting Associates, LLC

**David Uitti, Esq.**

Mirrione, Shaughnessy & Uitti, LLC

**Ben Ketchen**

Cambridge Savings Bank

**Patricia Brawley, CMCA, AMS, PCAM**  
Central Management & Consulting



**Challenges Board's Face**

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- Understanding fiduciary responsibility
- Using Best Business Judgment
- Recognizing physical issues
- Seeking and accepting expert advice
- Delivering the BAD news to owners



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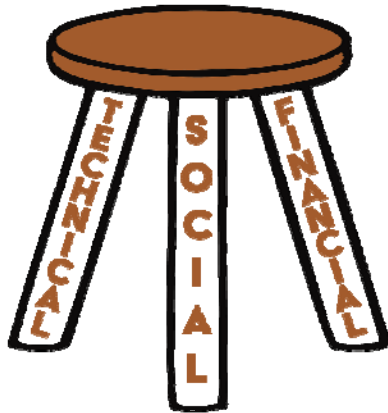
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**Patrick Doherty**  
Schernecker Property Services



**Fundamentals of Planning**  
**Facts, Options, Path-Forward**



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# WHY can't we see the problem?



Looks good.



Verified envelope failure.



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# WHY did our previous repairs not solve the problem?



Previous repair performed.  
Note: different shades of vinyl siding.



Major rot due to leaking window and lack of rough opening flashing.



Resulting sheathing and framing rot due to lack of flashing at window.

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High-Value, Long-term Solutions: Facts, Options & Action

WHY is an invasive investigation important?



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High-Value, Long-term Solutions: Facts, Options & Action

WHY is an invasive investigation important?



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**Kenneth R. Quigley, PE, MS**  
CCA, Construction Consulting  
Associates, LLC



## Aging Buildings

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- Modern residential buildings for 50 years
- Maintenance and upgrades allow buildings to perform for much longer
- What to upgrade
- Is maintenance working
- Condition Assessments



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## Condition Assessment Why?

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- Old construction may be unsafe by current standards (wind uplift, snow drift, seismic, guardrails)
- Physical damage
- Materials deteriorate
- Building may be approaching life expectancy



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## Property Condition Assessment

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- Property Condition Assessment looks at all of the building systems
- Is not very invasive
- Limited testing
- Is good for systems (HVAC) that have limited life span
- Building have lasted 100s of years
- Not with original MEP systems



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## Structural Safety Structural Condition Assessment

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- Miami-Dade requires this at 40 years
- Many cities require façade inspections
- Miami-Dade limited
- Building codes require that buildings are maintained in safe conditions
- Most jurisdictions do not expressly require inspections
- How do you know building is safe?



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## Structural Conditions Assessments How Often?

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- Complete assessment can be costly
- CAI Taskforce may recommend every 5 years
- Miami-Dade at 40 years then 10 years
- Depends on your type of construction



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## Structural Condition Assessment

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- ASCE 11-99
- Is a multi-layered approach
- Preliminary visual inspection
- Detailed invasive inspection will likely be required
- Second round of testing may be required



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## Structural Condition Assessment

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- What level of structural safety?
- Upgrade to current codes?
- Other safety systems?
- Fire, Egress, Wind, Seismic
- Sanitary and Environmental?



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## Condition Assessment Costs

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- You get what you pay for
- Know what you are ordering
- Know what you get
- Provide input
- Question the results



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David C. Uitti, Esq.

Mirrione, Shaughnessy & Uitti, LLC



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Ben Ketchen  
Cambridge Savings Bank



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