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ENGINEERING ▪ PLANNING ▪ ARCHITECTURE ▪ SURVEYING, INC.
445 GODWIN AVE. MIDLAND PARK, NEW JERSEY
PHONE: (201) 447-6400 FAX: (201) 447-1233

**REPORT**

# CONDITIONS ASSESSMENT & RECOMMENDATIONS FOR THE HOMINY HILL CLUBHOUSE (BUILDING 1301) HOMINY HILL GOLF COURSE COLTS NECK, NJ

LAN REFERENCE #2.2882.2
August 11, 2008

Submitted to:

Monmouth County Park System
Headquarters Building
805 Newman Springs Road
Lincroft, NJ 07738

Contact: Mr. Joseph V. Sardonia, CLA
Supervising Landscape Architect

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Michael J. McGovern, RA
NJ RA #21AI01232200

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**ATTACHMENTS**

## 1.0 INTRODUCTION:

The Monmouth County Parks Systems commissioned LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) to conduct a condition assessment survey and provide recommendations for repair of the Hominy Hill Clubhouse (Building 1301) at Hominy Hill Golf Course located in Colts Neck, New Jersey. The purpose of the study is to evaluate the physical condition of the existing Clubhouse and identify the renovation projects required to improve the condition of the building, help to bring it up to current code standards of the International Building Code 2006, New Jersey Edition, and meet the requirements of N.J.A.C. 5:23-7 Barrier Free Subcode and ICC/ANSI A117.1-2003.

### 1.1 BUILDING HISTORY AND USE:

The history of the Hominy Hill Golf Course begins in the 1940's when Henry and Catherine Schroeder Mercer bought three (3) adjacent farms beginning with the Lefferson farm in 1940. In 1941 and 1944 the Mercer's bought the Hunt and Pullum farms. Following these purchases, the Mercer's renamed their 415 acre property Hominy Hill.

The farms were originally purchased by the Mercer's to raise their cattle. Mr. Mercer was a successful shipping tycoon but enjoyed farming and raised winning herds of Guernsey and Charolais cattle. The farm was primarily run out of the buildings located on the original Lefferson farm. However, in 1960 a fire destroyed the main dairy barn on the property. The barn was re-built shortly after to allow the Mercer's to continue farming. Following the fire and the re-building of the barn, Mr. Mercer decided to transform 180 acres of his property into a golf course. Mr. Mercer decided to build his own golf course when his Asian clients were not welcome at the private golf courses that he belonged to. In planning his golf course, Mr. Mercer retained well-known golf course architect, Robert Trent Jones, Sr., to designed a par 72, 18 hole championship, 7,049 yard golf course that would later be rated as the No. 1 public course in New Jersey and still continues to rank as one (1) of the best courses in the State.

In 1963 Mr. Mercer hired architect, Derek B. Kipp, to convert the dairy barn that was re-built in 1960 and an adjacent maternity barn into a clubhouse to accompany the golf course. The clubhouse included men's and women's lounges and locker rooms, a restaurant, offices, and a large Assembly Room on the second floor level. Only minimal changes and upgrades have been made to the clubhouse since it was completed in 1965. In 1977 the Monmouth County Parks System purchased the Hominy Hill Golf Course for $2 million.

> *The historical information found in this section is from a historical report performed by Ms. Daniella Fischetti of the Monmouth County Parks System. A copy of the full historical report can be found as Attachment No. 1 to this report.*

The history of the use of the land that became Henry Mercer's Hominy Hill is reflected through the architecture of the clubhouse. The gambrel roof, typically identified with barns, is still the main focal point of the clubhouse. While it cannot be confirmed that the original 1800's barn that stood on the Lefferson farm had a gambrel roof, it is likely that the original barn was replicated when it was re-built after the 1960's fire. While some materials and elements have been updated throughout the years, the original style of the dairy barn remains true to this day.

### 1.2 PROJECT GOALS AND OBJECTIVES:

The overall goal of this report is to observe the existing condition of the clubhouse and to prepare a plan identifying optimal preservation/renovation options to preserve the

building and also to bring it up to current code standards. The preservation plan will also include upgrades to the overall aesthetics and identify prioritized repairs to help preserve the lifespan of the building.

The visual inspection of the building and its systems included the following:

A. General site review including driveways, parking lots, and site lighting.
B. Review of the exterior envelope of the building including exterior walls and foundations, roofing, windows, and exterior doors.
C. A structural review of the building including existing wood structural elements.
D. Review of the interior finish conditions including interior walls and ceilings, flooring and interior doors.
E. A review of the building systems including the mechanical, electrical, plumbing, and fire protection systems.

In addition to a survey of the existing conditions of the building, a building code review was performed for the building as a whole to determine violations to the building code and to provide recommendations for improvement for the life, safety and welfare of the occupants.

An analysis of the ADA accessibility of the building was also conducted including a review of the accessible entrance to the building and the access to goods and services, as well as the accessibility of the restrooms located within the facility.

## 2.0 ANALYSIS OF EXISTING CONDITIONS:

### 2.1 INTRODUCTION:

LAN's methodology for generating the physical condition survey and preservation plan was to begin by reviewing the existing site and building conditions to determine the optimal renovations with regards to the above captioned program requirements. LAN met with representatives from the Monmouth County Park System as well as the current facilities manager of the building to discuss the building systems and any known problems. A walk-through and field reconnaissance of the building was performed on Friday, April 4, 2008. A copy of the Physical Condition Survey Record has been made Attachment No. 2 to this report and copies of the field memorandum and photo documentation have been made Attachments No. 3 and No. 4.

The overall square footage of the building is +/-12,500 SF. The original dairy barn was +/- 92' x 38'. When the building was renovated in 1965 the dairy barn was joined with an adjacent maternity barn that was +/-50' x 32'-5". A new section of building was built between the two structures that was 11'-0" wide. The building is a two (2) story structure with a gambrel roof with dormers on the existing dairy barn and a gable roof with dormers over the existing maternity barn (Men's Locker Room). The building stands about 30' at its highest point. Floor plans and building elevations of the clubhouse have been made Attachment No. 5 to this report.

### 2.2 SITE REVIEW:

#### 2.2.1 GENERAL OVERVIEW:

The Hominy Hill Golf Clubhouse (Building 1301) is located at 59 Mercer Road in Colts Neck, New Jersey. The golf course consists of an 18 hole championship course designed by Robert Trent Jones. There are a total of four (4) buildings located adjacent to the clubhouse. These buildings consist of the Pro Shop which is located on the east side of the Clubhouse, a cart storage building located to the east of the Pro Shop and a house used for Park Offices located to the east of the Cart Storage Building. These buildings are all located on the north side of the main entry road. The golf Clubhouse is located approximately one-quarter mile west of Mercer Road.

The main road provides entry at the east side of the golf course and leads west from Mercer Road to the facilities. The two (2) lane entry road is tree lined on both sides of the road for its entire length. The main entry gates and landscaping at Mercer Road are in good condition.

The roadway then continues west and south to maintenance facilities which are provided with a separate service drive from Matthews Road at the extreme south end of the golf course. The area surrounding the course consists mostly of residential development, some open farmland, and a school located along the northwest side of the site. The golf course is bounded by Mercer Road to the east and west, Route 537 to the north, and Route 18 to the south.

The majority of the 18 golf holes are located on the north side of the site. Golf holes 1,2,3,4,5,10,11,12,13,14,15 and 16 are located on the north side of the main clubhouse. Golf holes 6,7,8,9,17 and 18 are located on the south side of the clubhouse. There is a lake located just south of the main Clubhouse and southwest of the main parking area. A pump house for course irrigation is located adjacent to the lake. Smaller ponds and lakes are located to the north of

the Clubhouse, and are interconnected by a stream that bisects the golf course from east to west.

The practice putting green is located just north of the main Clubhouse and exterior patio. The driving range is located just north of the putting green between holes 1 and 10. Aerial photographs and location maps have been made Attachment No. 6 to this report.

### 2.2.2 ENTRY DRIVE, PARKING LOT, AND WALKWAYS:

The entry drive is a two (2) lane road providing patron access from the east side of the site from Mercer Road. This road continues up to the Clubhouse and then turns south towards the maintenance facilities which are located on the south side of the Clubhouse and provided with a separate service entry from Matthews Road. The overall condition of the road is good.

The main parking lot is located to the southeast of the Clubhouse and south of the Pro Shop facilities. A smaller parking lot is located to the east of the Pro Shop north of the main entry road and can accommodate approximately twenty-five to thirty (25 -30) vehicles. The main, larger parking lot located on the south side of the entry drive and provides parking for approximately 116 cars. The overall condition of the parking lots is good to fair. There is some cracking and alligatoring of the macadam noted in the larger main parking area and repairs are recommended as well as re-striping. There was also some ponding of water located on the extreme south side of the larger parking lot adjacent to the irrigation pump house. Provisions for installing additional parking lot drainage should be considered. Handicap parking is provided at the extreme northwest corner of the parking lot. The main road continues westward toward the Clubhouse which is provided with a drop-off loop at the main south entry to the Clubhouse.

The paths for the golf carts consist of macadam and appear to be in overall good condition. Metal edging is provided along the golf cart paths.

Pedestrian concrete sidewalks are provided at the perimeter of the golf club facility. Sidewalks leading to Men's Locker Room entry at the east and Women's Toilet facilities at the west side of the building are in good condition. A large exterior patio is provided on the north side of the main Clubhouse and appears to be in overall good condition. In addition, a smaller concrete pad and entry at the south side of the building at the main entry loop drive is provided. All concrete sidewalks are provided with a half inch protection matting which provides protection of the concrete surfaces from golf shoe spikes. This pad is worn in many locations and has separated along seams posing a tripping hazard to patrons. With the advent of soft spikes replacing traditional metal spikes, provisions for the removal of the protection pads should be considered.

The parking lots and roadways are not provided with curbs and the roadway terminates against grass areas, therefore, transitions and drop curbs for handicap accessibility are not required.

### 2.2.3 SITE LIGHTING:

The parking lot lighting is provided by a series of (6) six bollard light fixtures which are manually switched on and off by golf course personnel. Provisions for the installation of additional fixtures should be considered to improve site lighting

and visibility. Automatic operation of the light fixtures should be considered by employing photocells and/or internal time clock.

### 2.2.4 LANDSCAPING:

Overall the landscaping at the perimeter of the clubhouse is in good condition. The planting beds and ornamental shrubs are well maintained and have been pruned and trimmed back from the main Clubhouse. Several large specimen trees are located at the four (4) corners of the building. Provisions for some additional pruning of the trees at these locations should be considered. Some of the branches are touching the roof at several locations.

It was noted that a separate irrigation system is provided at the perimeter of the Clubhouse which LAN was informed was in good working condition. This system is separate from the main golf course irrigation system. Drainage adjacent to the clubhouse appears to be good. The grade gently slopes away from the clubhouse and appears to provide adequate drainage to depressed yard drains. The condition of the yard drains and grates is good.

A flagpole is provided at the south side of the Pro Shop and appears to be in overall good condition.

## 2.3 EXTERIOR ENVELOPE:

### 2.3.1 FOUNDATIONS/EXTERIOR WALLS:

The foundation for the original Clubhouse consists of a standard CMU supported on conventional spread footings. The exterior walls above grade are provided with cement parging which is showing some signs of cracking and deterioration at the perimeter of the building. Some repair of the parging is required at the north vestibule entry and along the south foundation wall. The main portion (west side) of the Clubhouse is provided with a reinforced concrete slab-on-grade floor which appears to be in overall good condition.

The foundation for the Men's Locker Room addition which was added to the east side of the main Clubhouse consists of standard CMU block with a poured reinforced concrete slab supported on conventional footings. There were some signs of water infiltration particularly at the northeast corner of the basement space located immediately behind the main electric distribution panel and at the southeast corner behind the fuel oil fired boilers. It appears that water is seeping through the foundation wall openings for electric and other building service conduits to the golf Pro Shop and other areas of the property. The water infiltration may also be caused by improper drainage of roof leaders particularly at the north side of the Men's Locker Room and/or failure of portions of the underground drainage piping at these areas. It is recommended that repair of the underground stormwater drainage piping at the northeast and southeast corners be considered. Repair of the cement parging along the south foundation wall will be required as well as infill and sealing of all building system penetrations through the foundation wall.

The exterior walls of the clubhouse consist of traditional load bearing stick built wood framing 16" on center with thermal batt insulation and exterior plywood sheathing. The exterior finishes consist of an aluminum flat hem seamed design installed directly over the exterior plywood. The bottom portion of the aluminum panels are provided with an aluminum drip edge. The top and perimeter edge

finishes at windows and other exterior wall openings are provided with an aluminum "J" finish molding.

The overall condition of the aluminum hem seam panels is fair and is exhibiting signs of weather wear and chalking of the painted finishes. The panels appear to be securely fastened to the exterior plywood sheathing. The exterior frieze boards, corner window, door, and dormer trim consists of painted wood which is in fair condition. Plywood soffits at the underside of the roof eaves are also in fair condition with some isolated areas of deterioration noted. Scraping priming and repainting of the wood finishes and trim at exterior openings is required. Provisions for the wrapping of the existing wood finishes and/or replacement should be considered to reduce maintenance and improve the overall aesthetics of the building.

Exterior walls are plumb and appear to be structurally sound. Sill plates are elevated above the surrounding grade sufficiently to provide weather protection and no rot was noted at the box beam in the main basement space located under the Men's Locker Room.

### 2.3.2 ROOFING:

There are three (3) types of roofing systems installed at the Clubhouse facility. The most prominent roofing material consists of a three (3) tab asphalt shingle roof which was installed recently and is in overall good condition. All transitions in valleys and at dormers consist of a traditional closed valley installation. It was noted that step flashings at the sides of the dormers does not appear to be installed. However, there were no obvious signs of water infiltration at these areas at the interior or exterior of the building. It was noted that several asphalt shingles were missing on the southwest side of the Clubhouse. These shingles appear to have been damaged by excessive winds. Roof repairs should be implemented to prevent water infiltration at these isolated locations. It was also noted that one (1) tab of one (1) asphalt shingle was missing at the northwest corner on the west side of the main dormer.

The balcony roofing systems consist of a built-up roofing system with flood coat of asphalt and marble spar. The age of these systems is not known; however, they appear to be in good condition. There were no obvious signs of water infiltration at the interior of the building at any of these roof locations. These roofs are located above the vestibule entries to the Clubhouse on the south and north sides of the building. The remaining small roofs for the Men's Locker Room entrance at the east side of the Clubhouse and the balcony overhang at the main west elevation of the Clubhouse appear to be metal roofs and appear to be in overall fair to good condition. Provisions for replacement of these four (4) roofs should be considered as the roofs are suspected to be original. It is also recommended that the replacement of these roofs take place at the same time as the building residing to ensure proper termination of wall flashing. All flat roofs are provided with decorative PVC baluster railing systems which appears to have been recently installed and is in good condition. The railings are securely fastened to the building and it appears that appropriate pitch pockets and/or water tight terminations are provided at the roof level for the post stanchions. These roofs are not accessible and are not subject to foot traffic. These roofs drain to perimeter aluminum gutters. It is estimated the roof pitch is 1/4" per foot.

It was noted that there are very few roof penetration through the new asphalt shingle roofs. There was one (1) pipe vent noted on the north side of the gable roof for the office staff area at the east side of the building and there were no roof

penetrations observed on the main gambrel roof for the Clubhouse. Venting appears to be provided through sidewalls at the east and west sides of the first floor soffits of the Clubhouse facility.

Flashing for the boiler flue located at the east end of the Men's Locker Room appears to be in good condition. The exterior brick has been painted and flashings appear to be sound and provide a watertight assembly at the transition of the asphalt shingles to the brick chimney.

All pitched roofs for the facility are provided with aluminum gutter and downspout assemblies. The gutters and downspouts are in fair condition. Many of the mounting brackets are loose and reattachment of the gutters and repitching is required to provide positive drainage. Gutter guards and/or shields should be provided to prevent organic matter from collecting in the gutter and impeding proper drainage. Provisions for installation of gutters at select dormers should also be considered. Reattachment of loose leaders and a review of the underground stormwater piping as well as leader connections to the underground pipes should be examined and improved as this may be a source of water infiltration in the basement of the east wing addition.

Provisions for a soffit installation at the east and west walls of the main Clubhouse should be considered. Currently the roof decking which consists of tongue and groove 5/4 and/or similar boards is exposed. Many of the roofing nails have penetrated the thickness of the roof sheathing boards and are exposed and rusting at the underside of these eaves. Vinyl and/or aluminum soffit closure systems are recommended to improve weather protection and aesthetics.

### 2.3.3 WINDOWS:

The second floor level and attic windows of the Clubhouse as well as the north and south dormer windows above the Men's Locker Room consist of new Anderson vinyl clad wood windows. LAN was informed that these windows were recently replaced and were found to be in good to excellent condition. These windows consist of fixed and/or casement operated windows that are provided with thermal insulating glazing. Interior wood and exterior vinyl finishes for the windows are in good condition.

The first floor windows consist of what is believed to be original casement windows as manufactured by Andersen. The exterior finishes for the windows consist of painted wood which is in poor condition. It was noted that there is significant condensation water damage at the interior lower sills of the window panels indicative of poor thermal performance. It does not appear that the windows are thermally double glazed and/or insulated resulting in the excessive condensation. The hardware for these windows is difficult to operate and latching mechanisms are stiff and difficult to operate. The overall condition of the windows is fair and provisions for their replacement should be considered.

The wood monumental windows provided at the main vestibule foyer entry at the south side of the building are provided with thermal glazing. These large windows are in fair to good condition. The overall condition of the frame needs to be repainted. Conversely, the condition of the north facing vestibule entry at the exterior patio is in deteriorated condition. Window muttons and window glazing is failing at many locations on either side of the entry door and provisions for their replacement should be considered. Similar style replacement windows and/or storefront systems should be provided and/or custom made with low "E" energy

efficient windows and frames. Replacement glazing should be tempered to prevent injury if accidentally broken.

### 2.3.4 EXTERIOR DOORS:

There are a total of six (6) exterior doors for the Clubhouse facility. All of the doors with the exception of the north vestibule entry door consist of wood doors in wood frames. Many of the doors are provided with older type hardware which is not ADA compliant. Many of the closer are older and are not operating smoothly and should be replaced. The doors consist of an uninsulated raised panel wood doors with uninsulated glass lights. Many of the doors are not provided with aluminum saddles and weatherstripping is in poor condition if not non-existent in some instances.

The north vestibule entry door from the exterior patio consists of an insulated metal door with lead glass vision panel insert which appears to be in good condition, however, the door does not match the original style of the building and provisions for its replacement should be considered. The exterior finishes for all of the wood doors is in poor condition including the trim framing at the perimeter of the doors and at the mantel and fascia boards. It is recommended that all the exterior doors be replaced with energy efficient insulated doors constructed of fiberglass and/or alternate durable material which will provide reduced maintenance and better thermal performance. Commercial door frames, hinges, and hardware should be provided given the use and cycling of the doors. Handicap hardware should be provided to provide compliance for public access.

## 2.4 BUILDING STRUCTURE;

The main Clubhouse consists of Type 5 conventional wood frame construction supported on CMU foundation walls with cement parging on conventional concrete footings. The main Clubhouse is provided with a concrete slab-on-grade. The smaller, eastern portion of the building is provided with a full basement. The overall condition of the CMU foundation walls and concrete slab in this area is in good condition. Some efflorescence and signs of water infiltration were noted at various foundation wall penetrations, in particular, along the north wall behind the main electric service panel. The installation of sump pumps at the northeast and south side of the basement captures water infiltration at these locations.

The long axis of the building runs east/west with the short axis running north/south. The wood framing for the building runs in the short direction north/south at the first and second floor levels of the Men's Locker Room portion of the building located on the east side of the main Clubhouse. The second floor wood framing of the main Assembly Room located in the original Clubhouse also runs north/south.

The floor framing consists of 2" x 12"'s spaced approximately 16" on center. The Assembly Room second floor framing is supported by steel girders running the along axis east/west which are in turn supported on 4" diameter steel lally columns and concrete spread footings. The steel beams are dropped with framing lapped over the top of the girder. Floor sheathing in this area consists of plywood and appears to be structurally sound with no deflection or bounce noted during the walk-through. The support columns and girder are concealed in existing interior partitions. Based on these framing conditions it is safe to conclude that none of the first floor partitions in the original Clubhouse are load bearing.

The various spans of the 2" x 12" floor framing at 16" on center in the Assembly Room are good for approximately 117-128 pounds per square foot (psf). The dead load of this

space is likely to be 18-20 psf leaving a live load capacity of about100 psf. Per code, an assembly occupancy requires 100 psf live load therefore it is determined that this space is acceptable for use as an assembly space. The exact size of the steel girder and the spacing of the lally columns were taken from existing drawings and were not visually confirmed in the field as many are hidden in walls etc. However based on the materials and the spans, it was assumed that the floor framing was the controlling component/ limiting factor. A more in depth study of the columns, girders and foundation supports should be investigated. The actual occupancy load for the Assembly Room has been determined to be 226 persons as discussed in Section 3.2.5 of this report.

The first and second floor framing for the Men's Locker Room portion of the building located at the east side of the Clubhouse consists of conventional wood framing, 2" x 12", 16" on center spanning the short axis of the building. This framing is in turn supported via a double row of 4" diameter steel lally columns and quadruple 2" x 12" girders flush framed with the floor framing. The overall condition of the floor framing is in good condition. There were no obvious signs of deterioration at the perimeter box beam at the top of the foundation walls. The second floor framing mimics the first floor framing with a series of load bearing columns and flush girders providing support from the second floor carrying loads down into the basement framing. A double row of columns is provided in this portion of the building and the main girders run the long axis of the building east to west.

Structurally, the chimney for the boilers which is located at the extreme east end of the building is in good condition and no settlement and step cracking and/or other obvious signs of movement were noted.

Roof framing for the two (2) story Men's Locker facility consists of conventional wood rafters, 12" on center, with built-in doghouse dormers. Roof sheathing consists of plywood. The overall condition of the roof framing appears to be in good condition. No deterioration of the roof sheathing or deflection or settlement of the roof framing was noted.

Roof framing for the main portion of the Clubhouse consists of what appears to be built-up or laminated arches on the west side of the building and prefabricated wood trusses along the east side of the building. The spacing of the trusses and built-up arches vary; however, the estimated spacing is 2' on center. Roof sheathing for the main arched roof of the Clubhouse consists of tongue and groove boards running the long axis of the building east/west. The overall condition of the sheathing appears to be in good condition. Some water infiltration was noted at the northeast corner of this roof and some minor water infiltration and staining was noted at other select areas at the underside of the roof sheathing. Some structural damage appears to have occurred at the northeast corner and should be reviewed in further detail.

Mechanical equipment areas are provided and supported via existing roof trusses above the Assembly Room. These trusses provide support of mechanical evaporators for air conditioning and ventilation systems. The trusses consist of prefabricated wood with pressed gusset plates. The overall condition of the trusses is good. No separation of the joinery and/or splitting or separating of the chord members was noted.

A raised mechanical area above the Assembly Room dance floor provides an area for concealment of ductwork. Collar ties of conventional wood framing are provided in a north/south direction and provide lateral bracing of the upper third portion of the laminated arches for the main roof. The laminated arches are also laterally braced at the second floor level by the floor framing at the exterior wall.

Overall, the structural systems for the building are in good condition with no obvious signs of settlement, failure, or movement noted. An analysis of the second floor framing for the Assembly Room should be reviewed to determine the load carrying capacity and that this will meet code requirements for an assembly type occupancy. Limitations of the floor framing may limit the occupancy load for this portion of the building. The remaining foundation walls and concrete slabs-on-grade are in good condition with no settlement noted.

## 2.5 INTERIOR CONDITIONS:

### 2.5.1 INTERIOR WALLS & CEILINGS:

The first floor interior walls are made up of wood studs at 16" on center. The majority of these interior spaces are sheathed with v-joint redwood interior paneling in 6", 8" and 10" widths. The paneling is painted in the old dairy barn portion of the building, including the Ladies' Lounge, Offices and Hallways. The painted paneling is chipping in some locations and separation of the joints is apparent. The wood paneling is stained in the Men's Lounge/ Locker Room and egress stair vestibule. The stained paneling appears to be in good condition throughout. The majority of the ceilings thought out the first floor are 12"x12" z-spline adhered ceiling tiles. The tiles are in fair condition. There are some that are coming lose and overall the tiles are discolored due to age. It is recommended that the ceilings be replaced to improve the interior aesthetics.

The second floor level interior walls are also wood studs. In the Assembly Room the walls run vertically to a point about 7'-6" above the finished floor. These walls are covered with a painted wood raised paneling. The condition of the wall paneling and gypsum is good. Above the paneling the ceiling follows the underside of the gambrel roof trusses and is sheathed in painted gypsum. The ceiling flattens out at two different levels in the Assembly Room. The higher ceiling is located at the west end of the room is about 15' above the floor and drops down to a lower ceiling at the east end that is about 10' above the floor. These ceilings are made up of a +/-8'x8' grid separated by 4"X8" heavy wood timbers with 12"x12" adhered ceiling tiles between. The second floor level above the Men's Locker Room have a combination of stained wood paneling at the dormers and a vinyl wall covering along the secondary corridor and the spaces off of the corridor. The vinyl wall covering also continues under the ceiling. The condition of the wall covering is poor and should be replaced. Some of the paneling in the dormers are damaged and should be repaired.

The kitchen, toilet and shower rooms are all provided with ceramic wall tile. The tile wainscoting in the kitchen is in good condition with only some chipped tiles. The ceiling in the Kitchen is 12"x12" adhered tiles that are discolored and provisions for replacement should be considered. The ceilings in the toilet rooms are tiled with the same tile as the walls. The tiled wall and ceiling finishes in the toilet and shower rooms have been recently replaced and are in excellent condition.

Overall repainting and re-staining of the entire interior wall finishes is recommended to improve the interior aesthetics. It is likely that the paint may be lead based and testing should be performed. If the paint is positive for lead, lead abatement procedures will need to be followed.

### 2.5.2 FLOORING:

The majority of the flooring in the common areas of the first floor consists of carpeting. There are three (3) different types of carpeting but most are of the indoor/outdoor type and are in overall fair condition. The south entry vestibule is a slate tile floor and the foyer is hardwood that continues up the main stair. The egress stair is provided with rubber stair treads with a linoleum type tile at the landings. The bottom landing at the main floor is 6"x6" quarry or porcelain tile. The rubber treads and linoleum landings are poor and should be replaced. The Snack Bar Kitchen floor consists of a sheet vinyl installed over the concrete floor. Provisions for replacement of this flooring should be considered.

The second floor Assembly Room is carpeted, the carpet is worn and could be replaced for better aesthetics, however it is in usable condition. The floor finish in the Kitchen is a 6"x6" quarry tile that is in good condition. The secondary corridor, storage rooms, Staff Lounge and a small section of flooring around the bar, are all provided with 9"x9" asbestos tile that should be replaced.

The flooring finishes in the toilet and shower rooms consist of original ceramic mosaic tile. The condition of the tile is fair as the grout is deteriorated and there are some missing and chipped tiles that were most likely caused by spiked golf shoes. The tile flooring in the toilet and shower rooms should be replaced.

### 2.5.3 INTERIOR DOORS:

The interior doors thought the building are painted or stained six (6) panel raised panel wood doors. The doors are provided with knob type hardware that is not ADA accessible. Not all doors are provided with self closing or latching hardware. The overall condition of the doors is good but they require hardware replacement. The door from the egress stair vestibule to the basement boiler room should be replaced with a self closing fire rated door and frame.

### 2.5.4 BASEMENT:

The basement is accessed off of the employee's service entrance on the east side of the building. A concrete stair is provided down to the full basement that runs beneath the Men's Locker Room. The exterior foundation walls are CMU block that are in overall good conditions with the exception of some water infiltrations on the north basement wall. A walk-in freezer, that is no longer functioning, is provided in the southwest corner of the basement adjacent to the stairs.

There are wood framed and wire mesh partition walls provided in the basement with doors used for storage. Mechanical and electrical equipment is located in the basement as well as the fire alarm control panel and a washer and dryer. Additional information regarding the building systems provided in the basement can be found in section 2.6 of this report.

## 2.6 BUILDING SYSTEMS:

### 2.6.1 MECHANICAL:

The mechanical systems for the building consist of a heating hot-water system installed when the original building was constructed in 1964 ±. There is also an air conditioning system servicing selected areas in the building which was added

after the original construction.

The original mechanical drawings prepared by Derick Kipp, Architect, Montclair, New Jersey, dated January 21, 1964 were provided to LAN for review. These drawings indicate that a central boiler plant located in the basement of the building provided heating hot water to various terminal heating units including baseboard and cabinet heaters. The original system consisted of a single boiler which had a simple supply and return hot-water heating loop to provide heat to the various spaces of the building. Ceiling-mounted cabinet heaters were identified in the manager's office and women's bathroom on the first-floor level, and the men's toilet and shower area on the first-floor level. Recessed wall cabinet heaters were identified for the ladies' shower area, the lobby and foyer areas, the ladies' locker room, second-floor Assembly area, and the old women's/men's locker area on the second floor behind the kitchen. The original plans also identified baseboard heating in what are now the snack bar area on the first floor and the Assembly Room on the second-floor level. These original drawings also identify exhaust and makeup air systems for both the first and second floors. These systems consisted of a ducted exhaust for the locker rooms and toilet area, manager's office and men's lounge which is now the snack bar area. On the second floor a similar ducted exhaust existed in the attic space servicing the Assembly Room.

The original drawings identify a makeup air system supplying fresh air from the outside soffits through an electric duct heating coil to the manager's office, women's locker room, men's locker room, snack bar area on the first floor, and the Assembly Room on the second floor. This system is either non-existent or essentially removed from the building. There were remnants of this ductwork found in the attic area which has all been altered and changed over the years. Evidence of the makeup air system for the locker rooms on the first floor generally could not be found. There was some indication that an abandoned ductwork system exists behind the kitchen of the snack bar area and heads out towards the men's locker room on the first-floor level. This has been blanked off inside the building, but appears to have open louvers on the outside of the building, and cold drafts exist during the winter months.

At some point in the past, modifications were made to the hot-water heating system. This was identified to us in the past by Mr. Bob Melick, the person in charge of maintenance at Hominy Hill Golf Course, that radiant heating exists below the floor slab on the first-floor level for the manager's office, women's toilet room, women's shower area, and men's locker room. It was indicated that the ladies' shower area is problematic and does not get hot enough. The boiler runs quite frequently to satisfy this zone. Our observations in the field indicate that the cabinet heaters in these areas shown in the ceiling spaces on the original drawings do not exist, and the radiant heat has taken the place of the originally designed cabinet heaters.

The ventilation for the Assembly Room is significantly different from that shown on the original drawings. At some time since the drawings were originally developed, ductwork has been added in the attic space above the Assembly Room. Four (4) air-handlers exist in the attic space to service the lower ceiling portion and upper ceiling portion of the Assembly Room. For purposes of this report, the older air-handler units will be identified at AHU-1 and AHU-2. The newer units will be identified as AHU-3 and AHU-4.

The old fresh air inlet on the east side, gable end of the original portion of the building is directly above the commercial kitchen on the second-floor level. This

fresh air inlet duct provides fresh air to AHU-1 through AHU-4. Two (2) older York air-handling units provide ventilation and air conditioning to the entire Assembly Room area, including the lower ceiling and upper ceiling areas. There are two (2) additional air-handlers identified as AHU-3 and AHU-4 which were recently installed, but not commissioned. These are on a separate supply ductwork system that services the higher ceiling portion of the Assembly Room only. Makeup air to these units is via a common makeup air duct system that services all four air-handling units in the attic space.

Return ductwork for all the units is common. This originates at a set of return-air registers located at the east finished gable wall of the high-ceiling section of the Assembly Room.

The supply-air ductwork for AHU-1 and AHU-2 contains a motorized damper in the main supply air trunk which provides separation for the lower ceiling portion of the Assembly Room from the upper ceiling portion of the Assembly Room. It appears there is a control mechanism to activate these motorized dampers which reduce or eliminate airflow to the higher ceiling portion of the Assembly Room and concentrate the airflow to the lower ceiling section. This may have been installed when the original AHU-3 and AHU-4 were installed as a parallel system. It appears that at one time additional ductwork was added to the supply air trunk for AHU-1 and AHU-2 to provide additional cooling to the lower ceiling section of the Assembly Room. This was accomplished with flexible duct connections off the main supply duct.

We could not verify operation of most of these air-handling units in the attic space for the following reasons:

- AHU-3 and AHU-4 had not been fully installed and commissioned. These were new units installed last year.

- AHU-2 is non-operational at this time. The unit is quite old and replacement is in order.

Exhaust for the Assembly Room is via an independent propeller fan mounted at the west gable end in the attic space above the high-ceiling section of the Assembly Room. The fan was turned on and is operational. It appears that this fan operation is independent of the air-handler system. In fact, based on the design of the system, if the exhaust fan is turned on while the air-handlers are turned on, there could be a short-circuiting condition where the cold air conditioned supply air to the high ceiling portion of the Assembly Room could return to the attic space and exit out of the building before reaching the occupants below. There is a continuous opening along the north and south sides of the ceiling at the upper ceiling portion of the Assembly Room to allow air from the conditioned space to migrate into the attic space. With the attic fan turned on, and the supply-air diffusers in close proximity to the ceiling openings, a short-circuiting condition exists and will impede performance of the air conditioning system.

There is an abandoned electric duct heater in the makeup air duct leading to the four (4) air-handlers in the attic above the kitchen. This section of ductwork appears to match the original design drawings prepared by Derick Kipp, Architect. The ductwork beyond this initial 4’ to 6’ of ductwork appears to be a change from the original design drawings and was added after the building was built.

We observed that the new two (2) Carrier air-handler units (AHU-3 and AHU-4) have not been put into operation. With the cooling season rapidly approaching, these units must be activated. We noted items still required to be completed on the Carrier units include the following:

- Refrigerant suction lines were uninsulated.
- Filters are missing from the unit.
- Condensate line connections to the unit and the drip pan below have not been completed on AHU-4.
- There are materials and tools still in the attic space indicating that work was ongoing on these units.

These Carrier units are identified as Model #YF4ANBO60. These are air conditioning only units and have no capability of heating. This is the only system that exists in the building to provide fresh air to the Assembly Room space. Therefore, during the winter months heating of the Assembly Room is only through the baseboard and cabinet heaters. There is no introduction of fresh air into the Assembly Room during the winter months. It is recommended that the current makeup air system for the air conditioning be modified to provide heating. This could be accomplished by a duct furnace being installed in the ductwork or electric heater. The installation of an electric duct heater would have high utility costs as opposed to hot-water heating or a duct furnace. Another option would be to install a hot-water heating coil in the duct system. This could be tied into the boiler system. Provisions for ensuring that the coil and piping does not freeze up in the attic should be provided either by freeze-pump protection or other means. The air-handlers would have to be reviewed to determine if there is sufficient fan capacity to overcome the additional static pressure by installing a heating coil in the ductwork.

AHU-1 and AHU-2 are extremely old. AHU-2 is no longer in operation. These are York units with no nameplate data. Based on the age of these units, it is recommended that they be replaced.

As previously mentioned, the return ducts are common to the four (4) attic air-handler units. There are two (2) return grilles and two (2) common return ducts. Two air-handler units share one return duct and the other two share the other return duct.

There is a makeup air unit that services the kitchen area. We were informed that this unit is not operating. A cooling coil was cut into the ductwork of this system. The ductwork has been cut open a number of times to access either the electrical duct heater or dampers. The ductwork has not been properly patched where these cuts were made and there are many compromises to it. A complete revamping of the makeup air system to the kitchen area is in order. There is an electric heating coil in the makeup air ductwork to the kitchen. This is no longer operational. The makeup air for this unit comes in at the east gable end of the Assembly Room attic directly above the kitchen area. The cooling coils cut into the makeup air ductwork to the kitchen tie into a condensing unit located on the ground outside the building.

There was a similar setup on the opposite side of the attic which supplies additional makeup air through an electric heating coil and York evaporator to the kitchen. This ductwork is similar to the ductwork to the north which was

previously identified with numerous cuts in the ductwork which have not been properly sealed. It appears that workmen have tried to access motorized dampers or the electric heating coil inside the ductwork by cutting open the duct and not properly sealing it after they were finished. The original design drawings show this ductwork on the southeast end servicing the kitchen as an exhaust system. This is currently supply, based on the installation of the electric heating coil and the DX cooling coil.

At the east end of the attic space, there was additional ductwork for the kitchen exhaust hood. There is a commercial kitchen hood over the cooking appliances in the second-floor kitchen. This hood ties into standard galvanized sheet metal ductwork which penetrates the ceiling into the attic space. The ductwork runs horizontally in the attic space to the east gable wall where it discharges out to the atmosphere. This exhaust hood appears to be within 10' of the makeup air to the four (4) air-handler units, and ideally should be situated 10' feet or farther away in order to comply with ventilation codes.

The kitchen hood ductwork in the attic space was covered at one time with a gypsum block. This block has been broken, removed, and essentially 50% of the block is no longer protecting the kitchen hood ductwork. In addition, this ductwork has been cut into and patched, which is a fire hazard. Ductwork is galvanized sheet metal which appears to be standard gauge. Ducts servicing grease-laden hoods (Type 1) shall be constructed of steel not less than 16 gauge thick or, if stainless steel is used, not less than 18 gauge in thickness.

In addition, the seams are standard ductwork connections. These should be made of continuous liquid-tight welded brazing made on the external surface of the duct system.

If the duct services a Type 2 exhaust system for food processing operations, the ductwork can be standard gauge in accordance with the mechanical code.

Other observations in the attic space included the following:

- Drip pan below the air-handler unit #1 has a drain line that does not connect to any piping system. If any condensate falls on this drip pan, it will drip onto the plywood sheathing laid in the attic space.

- AHU-1, the old York air-handler unit is not longer functioning. The belt is off the fan and pulley system.

- Better structural supporting of AHU-1 is in order since the unit is supported off spliced blocking off the existing attic structure.

The hood itself was recently upgraded with a new $CO_2$ system. The sticker on the $CO_2$ tank was dated October 2007. Approval for the Ansul fire-protection system for the hood was granted on July 13, 2007. The hood was recently cleaned on March 13, 2008. The next cleaning is due in March 2009. The fan, duct, filters, and hoods were all clean at this time. The kitchen equipment underneath the hood consists of an electric stove/griddle, oven, and broiler. Fire suppression lines have been run down and into the electric broiler.

The remainder of the second-floor space consists of areas to the east or behind the kitchen area. These are identified on the original drawings as men's and women's locker areas. There is a small locker area at the far east end, and the remaining rooms appear to be used for storage.

The spaces are generally heated via cabinet heaters recessed into the window dormer walls. These tie into the heating hot-water system for the building. Air conditioning generally does not exist in this section of the second floor with the exception of a through-the-window air conditioner at the far east end where the lockers are located.

The HVAC system for the first floor consists of the following:

1. **Hallways, Corridors, Entrance Foyer:**

These areas are generally not air conditioned. There are cabinet heaters at the exterior walls to provide heating of the main center hallway and foyer/front vestibule. The vestibule has two (2) recessed cabinet heaters, and there are an additional two (2) cabinet heaters recessed into the wall in the inside foyer area. Cabinet heaters are controlled by thermostats located either inside the vestibule or in the foyer/main hall area. There is an additional thermostat in the main hall which controls one (1) circulator pump control.

2. **Manager's Office:**

As previously stated, the manager's office is heated via a radiant heat loop system installed in the floor slab. Air conditioning for this space is via a through-the-wall air conditioning unit.

3. **Women's Interior Lounge Area:**

This area across the hall from the manager/women's bathroom area and to the south, contains a fan coil unit for heating. There is one (1) wall register off the corridor wall that services this room. This ties into a main exhaust system for the women's locker/toilet/shower area. The exhaust fan is concealed in a small closet at the far west end of the building. Access could not be gained to the exhaust fan because it was concealed above the ceiling. The fan was turned on and was extremely noisy. It was noted that the discharge point for the fan, which is in the exterior soffit, was covered with plywood. This is one of the reasons the fan is not operating properly. This exhaust fan ties into grilles situated in the women's shower area, women's toilet area, women's lounge, and women's locker room. It appears that this exhaust fan is not used very often.

4. **Women's Toilet Room – Behind (West of) Manager's Office:**

As previously stated, there is radiant heating in the floor slab below this space. There is one (1) louver at the exterior wall which originally was thought to tie into the old makeup air system, but it appears to tie into the exhaust system previously commented on.

There is one (1) thermostat in this space which controls the radiant heat for the area.

5. **Women's Lounge Area (Farther West than Previously Identified Lounge):**

Heating in this space is via a convector or cabinet heater. There is no air conditioning in this space. There is a thermostat in this space which ties into the cabinet heater.

There is one (1) grille at the ceiling which ties into the women's area exhaust system.

6. **Women's Shower Area:**

Heating in this space consists of in-slab radiant heating. There is a thermostat to control this radiant loop. There is no cabinet heater in this space.

There is an exhaust grille in this space which ties into the women's area exhaust system.

7. **Second Office:**

Across from the manager's office and to the north is an additional office. This has an electric heating unit recessed into the wall. There is no heating tied into the hot-water system. There is an exhaust grille in this space and a through-the-wall air conditioning unit for air conditioning.

8. **Snack Bar Area:**

The seating area of the snack bar has baseboard heating on the south and west walls. There are six (6) round supply-air diffusers at the ceiling which tie into a newer air conditioning unit mounted in a tight closet in the kitchen of the snack bar. This unit supplies air conditioning to the space and is a Carrier Model #FV4BNF003. There is a Building Department approval sticker dated September 15, 2006 which indicates that this unit was installed approximately one and a half years ago.

There are two (2) thermostats in the snack bar seating area. One thermostat controls the baseboard heating. The second thermostat controls the air conditioning unit.

In the kitchen area of the snack bar there is a small kitchen hood which has a newer fire-suppression system. Ductwork from the hood leads up to the attic area. We assume this is through the old dumbwaiter shaft. The ductwork does not appear to have the proper seals nor does it appear to be fireproofed. We could not gain access to the shaft location above to determine if the ductwork has any fireproofing material around it.

There is a general exhaust fan located above the ceiling space in the kitchen in the snack bar. This discharges out to the south soffit area. The fan is not operational. The fan controls could not be found. This appears to take general exhaust from kitchen area and the snack bar seating area.

There was no makeup air for this hood or the hood on the second-floor level. When the hood is in operation, air being exhausted through the hood is being removed from the adjacent spaces. In the case of the snack bar, when the hood is in operation, air that is conditioned by the Carrier air conditioning unit is removed through the hood exhaust system.

Return air to the Carrier air conditioning unit is via a louvered door. This means that supply air discharged out to the seating area of the snack bar returns through the kitchen to the louvered door where the Carrier air conditioning unit is located. Any odorous air in the kitchen would be drawn through the Carrier unit and then sent back out to the space both in the kitchen and the snack bar seating area.

Behind the snack bar kitchen is a small storage room which houses the ice maker. An exhaust fan was recently installed to exhaust hot air generated by the ice maker. The exhaust fan runs on a timer.

9. **Men's Toilet Room:**

On the east side of the main hallway vestibule area is the men's toilet facility. Heating consists of a radiant-floor heating system which is operated by a room thermostat. There are exhaust grilles located at the top and bottom of the toilet room area, and above the shower area. These tie into two (2) exhaust fans, one (1) on either side of the toilet facility. There is one exhaust fan located in a closet of the coat closet area by the stairs leading up to the Assembly Room. The second fan appears to be recessed in the ceiling cavity above the shower area. There is an access hatch in one of the shower stalls to access this fan. Discharge is via a ducted system to the soffit on the north end of the building. There is no air conditioning in this space.

10. **Secondary Stairs to Second-Floor Kitchen:**

There is a cabinet heater near the exterior door in this space. There is no air conditioning provided for this stair area or the connecting corridors on the first and/or second floors.

11. **Maintenance Room (Off Men's Locker Room):**

This space has one (1) cabinet heater. There is no air conditioning in this space. Due to the cleaning products stored in this space, there are noticeable odors in the area. There was no exhaust in the space, and a general exhaust fan should be provided.

12. **Men's Locker Room:**

Generally, the men's locker room heating system consists of cabinet heaters under the windows in the space. These are operated by a room thermostat.

Air conditioning was recently added to the men's locker room area and consists of two (2) split-system Mitsubishi-type unitary air conditioning units. These were installed on the north wall approximately two to three years ago. These Mitsubishi-type units are recirculating units and do not introduce fresh air to the space.

At the far west end of the men's locker room, there is an exhaust fan concealed above the foyer. This ties into exhaust grilles in the locker room spaces and is operated by a manual switch. We were informed that this fan normally does not run when the air conditioning is on.

We previously noted ductwork that ties into an outdoor louver behind the Carrier unit in the snack bar kitchen area. This ductwork eventually winds up at a register in the men's locker room. It appears from our observations that this ductwork is abandoned and could have been the old makeup air system to the space. It was reported that, in the winter months, this is quite drafty.

13. **Heating Plant:**

The heating plant consists of three (3) fuel-oil fired Weil-McLain Gold boilers, Model #AB-WGO-8, rated for 274,000 BTUs/hr. with burners identified as Model #QB-300. The burners have a firing range of 1.8 to 3.0 gal/hr. The three boilers are connected to new breaching which is connected to the original boiler flue and chimney at the east end of the building. There is an individual Taco pump off the supply line out of each individual Weil-McLain boiler. This ties into a main hot-water supply header. The return header comes back from the secondary pipe loop in the building and is close-coupled, less than 12" away from the supply out on the secondary piping. The piping arrangement for this boiler appears to be a primary/secondary pumping arrangement. The secondary loop has a number of Bell & Gossett pumps that service various distribution loops to the building. The copper supply header is approximately 1-1/4" to 1-1/2" in size and has been repaired. This should ultimately be cut out and replaced.

There was a series of pumps on the secondary side of the distribution loop identified as follows:

1. B&G pump installed January 11, 2005 to service the men's locker room.

2. B&G pump for service area, dated December 17, 1998

3. B&G pump for Pro Shop, dated April 7, 2004

4. B&G pump for Blue Room (Assembly Room), dated December 17, 1998

5. B&G pump for main downstairs hallway, dated January 11, 2005

6. B&G pump for bathrooms, dated November 30, 2004

Based on our observations, it would seem that the systems were always running to satisfy the women's shower area radiant heating loop. In order to determine the cause of this near continuous operation, we recommend a water meter be installed on the makeup water line to determine if significant makeup water is being introduced to the system. If so, there could be a failure in the radiant heating loop underground servicing the women's shower area. If makeup water is not an issue, there could be a controls operation issue either with the zone control valve or the pump.

There appears to be insufficient combustion makeup air to the boiler room. We noted a distinct odor/taste of combustion byproducts in the basement. There is a single widow well approximately 18" x 24" or 30" that supplies the only combustion air to the basement area for the boilers.

Most of the piping, to the boilers is uninsulated. Some of the pipe shows signs of leakage which may or may not have been repaired in the past.

We noted an abandoned fuel-oil piping system that should be removed. If still tied into the oil tank, it could, if ever broken, cause a spill condition. These abandoned oil lines should be properly terminated.

Controls for the heating system are Tekmar four-stage boiler controller, Model #254.

It was reported by Bob Melick that the boilers were installed in the late 1990s.

General observation of the building's heating, ventilating, and air conditioning system is as follows:

1. There is no fresh air being introduced to the facility during heating conditions. Heating is provided to the building via the hot-water heating system that supplies baseboard units and cabinet heaters.

2. Exhaust systems exist for certain sections of the building. These are operated manually and generally do not function when required either due to removal of conditioned air during the air conditioning mode, or due to improperly performing equipment which makes excessive noise. General exhaust is only provided to the Assembly Room, women's locker room area, and men's locker room area. There is an exhaust system for the snack bar area which is no longer operational. There is no general exhaust for the second-floor storage/locker room area above the men's locker room.

3. Air conditioning is provided to only selected areas in the building. There is an air conditioning system for the main Assembly Room. There is no air conditioning provided for the second-floor commercial kitchen and the connecting corridor behind that. There is a window air conditioner provided for the locker area on the second-floor level to the far east end of the building.

4. Air conditioning on the first floor consists of window air conditioners for the office areas, a small Carrier unit for the snack bar area, and two (2) split-system Mitsubishi units that service the men's locker room. The bathroom areas, shower areas, and women's locker room and lounge areas do not have air conditioning. The common area, main hallway and connecting corridors and entrance lobby do not have air conditioning.

5. Fresh air or makeup air is generally not introduced into the building during the summer months. The men's locker room has Mitsubishi recirculating-type units which do not introduce fresh outside air to the space. As identified earlier, the women's locker room has no air conditioning; therefore, no fresh air is being introduced to the space. The second-floor locker room and the offices on the first floor have through-the-wall air conditioning units, which again, do not introduce fresh outside air to the building. There is a fresh-air connection to the four (4) air-handler units that service the Assembly Room. However, as noted previously, during the heating mode, outside air is not introduced to the Assembly Room.

6. There have been operational issues with the radiant heating loop for the women's shower area.

7. Exhaust, especially at the locker rooms, and lounge and toilet areas is not utilized.

8. There is no makeup air provided to the kitchen exhaust hoods on the first and second-floor levels.

9. The heating for the pro-shop is provided by way of a separate underground zoned loop from the boilers in the clubhouse. A formal evaluation as to the condition of the heat for the Pro-shop was not

investigated as it was outside the scope of work for this report. It is recommended that further investigation into the heating for the Pro-Shop take place.

### 2.6.2 PLUMBING:

The main building's sanitary system consists of cast-iron and PVC piping. This is run exposed in the basement area of the facility. Piping collects along the west and north sides of the foundation wall, exits the building on the north side under the men's locker room, and towards the first tee. It appears that the sanitary line at one time exited this foundation wall farther to the west, but was subsequently sealed and replaced with a new PVC section and a new sanitary main to the subsurface sewage disposal system.

We noticed some water damage to an electric panel caused by an uncapped U-trap on the main copper sanitary line. This should be capped.

A sump pump is provided in the northeast corner of the basement and is discharged to an overhead PVC drain to the main sanitary line. A secondary sump pump is provided in the basement on the south wall and is connected by the same pipe with a backflow preventer. The south side of the basement appears to be relatively dry. The northeast corner appears to receive some ponding and standing water. Water appears to be entering the north foundation wall behind the main switchgear at the east wall.

Domestic water piping throughout the building is generally sweated copper. The main domestic water service enters the building underground at the southeast corner. There is a large abandoned storage tank which appears to have been for the storage of domestic hot water with an old pump. This takes up quite a bit of space in the basement area and should be cut out and removed.

A newer tap off of the old water loop was done at some time in the past. The old abandoned tank previously mentioned is still connected to this loop and appears to be valved off. This should be removed in its entirety, and the piping cleaned up.

A majority of the cold and hot-water lines in the basement are uninsulated. There appears to have been an asbestos abatement project done some time in the past, based on what appears to be encapsulate applied onto these pipes.

Piping in the basement should be insulated to reduce condensation that can occur, especially in the summer months.

There was a newer water-softener system that has been installed and is identified as an Aquamech water treatment system. Adjacent to this is an A.O. Smith electric water heater that has provided for the washing machine only. This has a 50-gallon capacity.

The remainder of the domestic hot water is stored in two (2) large BoilerMate™ Premier Series hot-water storage tanks as manufactures by Amtrol. These units provide hot water via a heat exchanger from the boiler loop. The hot-water tanks consist of two (2) 80-gallon tanks with Honeywell zone valve control.

We have observed one of the main domestic water lines traveling east to west in the basement level down the center of the basement as being unsupported for a

length greater than 20'. The existing supports are beginning to rust. This pipe could fail and additional supports are warranted immediately.

Generally, isolation valves were spot checked at various sinks and other plumbing connections throughout the facility. Many of these valves were hard to operate. Due to the age of these valves, replacement of these gate or globe valves with ball valves is recommended.

### 2.6.3 FIRE PROTECTION:

None exists in the facility. The only exception is the newly installed $CO_2$ system for the two kitchen hoods.

### 2.6.4 ELECTRICAL:

The main electrical service into the building is supplied via an electrical transformer outside identified as West #234955. There is no other information available on the transformer, but it was noted that the transformer does not contain any PCBs. This is located at the northeast corner of the building. This provides power supply to the building. The main electrical service is located in the basement in the northeast corner. This is a Federal Pacific switchgear. The main switchgear is provided with step-down transformers and is comprised of eight (3) disconnects. They are identified as follows:

- 100 amp first floor
- 100 amp second floor
- 100 heating/boiler/outside lighting
- 200 amp kitchen
- 100 amp unlabeled
- 100 amp pro shop
- 150 amp kitchen panel
- 200 amp car shop

Adjacent to this are two (2) Federal Pacific sub-panels which have single, double, and three-pole breakers. These panels have the Stab-Lok breakers which have had known operational problems. There is a significant amount of published data on the internet with regards to the Federal Pacific panels. These panels were manufactured in the mid-1950s until the early 1980s. The problems with these panels can be broken down into three (3) basic categories:

1. The fact that the equipment is old. In the case of the Hominy Hill Country Club, this equipment is approximately forty-four (44) years old. The equipment was manufactured to less stringent codes and standards than modern equipment. Electrical equipment is not something that improves with age or use.

2. There are unique problems to the Federal Pacific Stab-Lok breakers – problems that are not found in any other electrical equipment of this age.

3. There are issues with manufacturing defects and circuit-breaker failures.[1]

[1] *Douglas Hansen, Excerpt from Internet Document.*

It has generally been reported that the safety defect in the Federal Pacific Stab Lok equipment is that the Stab-Lok circuit breakers fail to trip under overload or short-circuit conditions at a failure rate much higher than comparable equipment made by other producers. When the overload or short circuit occurs in the electrical device, the circuit supplying electricity to the device is supposed to be interrupted, the electrical power cut off by either a fuse or circuit breaker. This interruption of electrical power is intended to minimize the resulting fire hazard of electrical overloads or short circuits. The potential for the Federal Pacific electric Stab-Lok breakers failing to trip under these conditions can result in fire, property damage, or personal injury. A circuit breaker that may not trip does not afford the protection that is intended and required. Replacement of these panels is warranted.

One of the Federal Pacific panels is identified as a heating, ventilating control panel and air conditioning panel.

Adjacent to this is a Square D QO load center which has single-pole, 15-amp breakers to service the alarm system, irrigation system, and thermostats on the first and second floor areas. This appears to be in good operating order.

Also in the basement is a series of motor starters for various pieces of equipment, some of which are obsolete. Many of the electric coils are abandoned in place or removed. There are two motor starters for Stage 1 coil and Stage 2 coil. Other motor starters control ladies' locker room Stage 2, men's locker room Stage 2, men's lounge Stage 2, ladies' locker Stage 2, men's lounge Stage 1, men's shower Stage 1. This all appears to be a tie-in to electric coils which either are removed or no longer in operation. There are additional controllers for the men's locker room Stage 1, upstairs kitchen Stage 1, Men's Locker Room Stage 2. A licensed electrician should review the circuits, and if the circuits are abandoned and/or no longer required, these electrical devices should be removed and the area cleaned up.

Electrical sub-panels were observed on various locations in the building. There was an electrical sub-panel on the second-floor level behind the kitchen at the top of the secondary stairs. This is a General Electric Model I electric panel which is an eighteen (18) circuit panel. This panel services various pieces of single-phase and three-phase kitchen equipment on the second-floor level, Carrier air conditioning unit, dumbwaiter and the older York air-handler units.

In the secondary stair tower behind the men's bathroom, there are two (2) recessed electric panels. These are General Electric, forty-two pole circuit panels. These service lights and receptacles at the entrance, ladies locker room, men's toilet, washroom, service room, patio entrance, ladies' room, ladies' shower, men's locker room, main hallway, main office, men's shower room, men's locker room cellar, and men's lounge. Essentially, all of the breakers in these panels are 20-amp single-pole breakers.

These panels service both lighting and receptacles for the above-noted areas. Generally, other than the comments made above, the power distribution in the building appears to be adequate for the current use. Should additional ventilation and/or further air conditioning be contemplated, an evaluation of the electrical service to the building would be necessary to ensure there is proper incoming power for future increases in electrical demand.

### 2.6.5 LIGHTING:

Lighting throughout the building generally consists of fluorescent and incandescent lighting. With the building having some historical significance, there are decorative incandescent fixtures, especially in the Assembly Room. Many of the areas, including the Assembly Room, second-floor rear hallway, first-floor vestibule, first-floor foyer, main hallway on the first floor, manager's office, women's lounge, women's bathroom, coat closet, women's shower area, second office area, and the snack bar area, contain recessed high hat-type incandescent light fixtures. In order to save energy, compact fluorescent "PL" lamps could be used to replace the incandescent lamps in these high hat fixtures. Dimmable compact fluorescent lamps exist for those light fixtures on a dimmer circuit.

In other areas of the building, there are surface-mounted fluorescent lighting consisting of 1x4 or 2x4 lighting fixtures. Generally, the lamps in these fixtures are T-12, 34-watt lamps. Additional energy savings could be realized if these fixtures were replaced with T-8 lamps with electronic ballast. The quantity of these fixtures is minimal and replacement of these fixtures with T-8 lamp fixtures may not make sense.

The fluorescent fixtures are located in the ceiling space of the upper high ceiling of the Assembly area, kitchen area, women's bathroom over the mirrors, women's corridor, women's lounge room, and the second office area and maintenance closet.

### 2.6.6 FIRE-ALARM SYSTEM:

The main fire-alarm control panel is located in the basement area near the main incoming electrical service. This is a Firelite Alarm, Inc. panel, Model #MS5012. It was reported that this panel has central monitoring and is monitored by the County Park central station.
Fire-alarm devices throughout the building consist of heat detectors and smoke detectors. There are areas in the building where fire-alarm coverage is missing and the system should be expanded to include these areas. In addition, upgrades to the system are to comply with the Americans with Disabilities Act and the current fire-alarm code requirements are necessary. This would include the installation of fire-alarm horn/strobes in selected areas throughout the building, especially in the toilet areas and main corridors. The fire-alarm pull station should be located at the exits at the proper ADA heights.

Areas where no fire-alarm detection devices could be found include the following:

- Manager's Office First Floor
- Women's Lounge
- First-Floor Main Coat Closet
- Women's Shower Area
- Maintenance Closet

Additional fire-alarm detection devices are required in some areas as follows:

1. High Ceiling Assembly Area – This area has one smoke detector on the gable wall. An additional smoke detector should be installed at the ceiling.

2. Attic Area Over High Ceiling Assembly Room – There are no devices in this portion of the attic. A heat detector should be installed.

3. Lower Ceiling Assembly Room Area – There was one (1) smoke detector in this space. There are coffer beams which drop down and partition off the ceiling. Additional smoke detectors should be installed in this space.

4. Women's Locker Room – There is one (1) smoke detector in the connecting corridor to the women's locker room. However, there is no smoke detection in the main locker area.

5. Office #2 – There is one (1) smoke detector on the drop beam in this room. Ideally, there should be two (2) smoke detectors in this space on the ceiling on either side of the drop beam.

6. Snack Bar Lounge – There was one (1) smoke detector on the side of the drop soffit. Additional smoke detectors are required in this space, ideally on the flat ceiling.

7. Men's Bathroom – No smoke detection exists.

8. Men's Locker Room – There is one (1) smoke detector for the entire area. Additional smoke detection devices are required in this space.

In summary, a new fire-alarm device should be installed where coverage is missing or sparse, at the above noted areas.

### 2.6.7 INTERCOM SYSTEM:

There is a small intercom system located in the Manager's Office. This ties into speakers located in the Assembly Room and snack bar area. This system was reported to be operating satisfactorily.

### 2.6.8 CLOCKS:

There is no central clock system. Any clocks within the building are local and either plug-in or battery-operated type.

### 2.6.9 EMERGENCY LIGHTING AND EXIT SIGNS:

There is emergency lighting and exit signs spaced throughout the facility. Many of these devices tie into central battery packs located in the attic space. There is a Dual- Lite, battery-pack remote system located in the attic. This needs to be maintained by filling water in the batteries on occasion. The unit is very old and appears to be original to the building. Consideration for upgrade is recommended.

We also noted a second sealed-battery, remote battery pack manufactured by Dynaray in the attic. It appears this does not work properly as the battery does not have a charge. This should be replaced. Consideration for battery-type emergency lighting units is recommended.

Exit signs throughout the building appear to be self-contained with battery packs. It was reported that these were recently tested by the fire department and found to be operational. Those that were not operating were repaired. There is one (1) exit sign still requiring repair which will be completed shortly.

### 2.6.10 EMERGENCY GENERATOR:

There is no emergency generator on site. Emergency loads in the building are generally limited to battery-operated exit and emergency lighting; therefore, an emergency generator is not warranted.

## 3.0 BUILDING CODE REVIEW:

### 3.1 INTRODUCTION:

The existing building as well as any required renovation work for an existing facility must be reviewed in accordance with the Rehabilitation Subcode N.J.A.C. 5:23-6. This code applies to all new work installed in existing buildings. The Rehabilitation Subcode also references the International Building Code- 2006 New Jersey Edition and the ICC/ ANSI A117.01-2003.

The existing building is considered **Type VB construction** which is categorized by the type of construction in which the structural elements, exterior walls, and interior walls are of any material permitted by the code. The differences between Type VA: Protected construction and Type VB: Unprotected construction is that Type VB permits structural elements to be unprotected against the effects of fire. The existing building is considered a two (2) story building with concrete slab on grade first floor with a partial basement. The existing square footage of the basement is +/-1,628 SF, the first floor is +/-5,881 SF, and the second floor is +/- 4,985 SF.

The existing occupancy classification in accordance with the IBC-2006 is **A-2 Assembly** which is categorized as an assembly space intended for food and beverage consumption. The allowable height and building area for this type VB construction building in accordance to Table 503 is one **(1) story**/ **6,000 SF per floor**. The existing height of the building is two (2) stories which is a pre-existing, non-conforming condition and the square footage per floor is slightly under the threshold at 5,881 SF per floor. If the building was to be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 of the building code, the height allowed per Table 503 could be increased by twenty (20) feet or a maximum of one (1) story. The building area could be increased by 200% for a final allowable height and area of **(2) story**/ **12,000 SF per floor**.

### 3.2 REHABILITATION SUBCODE REQUIREMENTS:

#### 3.2.1 GENERAL REQUIREMENTS:

The International Building Code- 2006 New Jersey Edition dictates the requirements that are applicable to new buildings, additions, change of uses for existing buildings and the rehabilitation of any existing building costing more than 50% of the replacement cost of the building. The Rehabilitation Subcode (N.J.A.C. 5:23-6) governs the requirements that apply to a project based upon the type of work being done rather than the extent of the work. In the Rehabilitation Subcode, work is classified into six (6) categories: Repair, Renovation, Alteration, Reconstruction, Change of Use, and Additions. The clubhouse at the Hominy Hill Golf Course falls into the category of an **Alteration**. An alteration is defined as “the rearrangement of any space by the construction of walls or partitions or by a change in ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any additional equipment or fixtures and any work which reduces the load bearing capacity of or which imposes additional loads on a primary structural component”.

The review of the existing A-2 occupancy building receiving an alteration was reviewed using the following sections of the Rehabilitation Subcode:

1. Section 5:23-6.6- Alterations
2. Section 5:23-6.8- Materials and Methods
3. Section 5:23-6.9- New Building Elements
4. Section 5:23-6.11- Basic Requirements in all groups
5. Section 5:23-6.14- Basic Requirements- Group A-2
6. Section 5:23-6.33- Historical Buildings
7. Barrier Free Subchapter 7

### 3.2.2 SECTION 5:23-6.6- ALTERATIONS:

This section of the code contains short lists of materials that may not be used and materials or practices which must be used when alteration work is undertaken. All alterations to an existing building defined by the Rehabilitation Subcode are required to comply with this section. Requirements listed under this section that apply to this building include but are not limited to the following:

1. The new work shall not make a building any less conforming with the requirements of the Rehabilitation Subcode than it was prior to the start of work.

2. The rehabilitation work shall not reduce the structural strength, system capacity or mechanical ventilation that exists at the time of commencement of the project.

3. Any existing fire alarm, automatic sprinkler, standpipe, smoke control and emergency power systems shall not be removed without replacement and shall be maintained in operating condition.

4. When a water closet is replaced, the replacement water closet shall require not more than 1.6 gallons of water per flush.

5. When toilet rooms are altered they must follow the requirements below to provide accessibility.

    a. When toilet partitions are moved or installed but existing fixtures are not being moved an accessible stall complying with ICC/ANSI A117.1-2003 shall be created.

    b. When toilet room fixtures or hardware are replaced, the replacement fixtures or hardware shall comply with ICC/ANSI A117.1-2003.

6. In a building required by the Barrier Free Subcode to be accessible, any replacement doors shall comply with ICC/ANSI A117.1-2003.

7. When providing vertical access is part of the required scope of work per the Barrier Free Subcode, a limited use/ limited application elevator may be installed.

8. Replacement glass shall comply with “safety glazing” requirements.
9. When new refrigerant is introduced, the requirements of the Mechanical Subcode shall be met.

10. When new work exposes wood framing in walls, floors, ceilings or roof assembly, fireblocking and thermal insulation shall be provided as required per the building subcode.

11. When window assemblies are replaced, the U-factor shall not exceed 0.5 or the U-factor of the window assembly replaced, whichever is lower.

**3.2.3 SECTION 5:23-6.8- MATERIALS AND METHODS:**

Requirements for the materials and installation methods for all items that are part of the rehabilitation project are outlined in this section of the Rehabilitation Subcode and refer to Sections in the IBC-2006. The requirements outlined include but are not limited to the following:

1. Provisions of certain sections of Chapter 7 entitled "Fire-Resistance-Rated Construction" are required to be followed. They include required fire protection of new openings, penetrations, joints and ducts that pass through any exterior walls, fire walls, fire barriers, shaft enclosures, fire partitions, smoke barriers or horizontal assemblies.

2. New fire doors and glazing must comply with the provisions of Chapter 7.

3. New interior finishes must follow the provisions of Chapter 8 entitled "Interior Finishes".

4. In accordance to Chapter 9 "Fire Protection Systems", a group "A" occupancy is required to have a manual fire detection system for an occupancy of greater than 300 persons except when the building is provided with a sprinkler system.

5. Means of egress requirements outlined in Chapter 10 provide requirements for new exit signage, guard heights, handrail heights and locations.

6. Requirements of any new plumbing systems and fixtures are outlined in the plumbing subcode (N.J.A.C. 5:23-3.15).

7. Requirements of any new mechanical systems or components are outlined in the mechanical subcode (N.J.A.C. 5:23-3.20).

**3.2.4 SECTION 5:23-6.9- NEW BUILDING ELEMENTS:** Any new building element shall comply with this section of the Rehabilitation subcode and any related sections of the IBC-2006.

**3.2.5 SECTION 5:23-6.11- BASIC REQUIREMENTS IN ALL GROUPS:**

The capacity of means of egress in area is determined by a unit of 22". The maximum permitted occupant load of a space shall be determined by the capacity of the means of egress serving the space.

The maximum occupancy for the Assembly Room is determined by the existing width of the stairway. The stair is 3'-10" wide.

3'-10"/22"= 2 x 113 (per 5:23-6.11 Table 1) = 226 occupants

### 3.2.6 SECTION 5:23-6.14- BASIC REQUIREMENTS- GROUP A-2:

This section dictates basic and supplemental requirements for rehabilitation of A-2 Assembly occupancy types. Requirements for rehabilitation of existing buildings with A-2 Assembly use groups include but are not limited to the following:

1. A minimum of two (2) egress doorways are required for all rooms and spaces with an occupancy load greater than 50 or in which the travel distance exceeds 75'. All egress doors serving an occupant load of 50 or more shall have doors that swing in the direction of egress travel. This requires the Assembly Room to be provided with two means of egress.

2. All exit doors serving more than an occupancy of 100 should be provided with self latching hardware and panic hardware.

3. Existing dead end corridors shall not exceed 35' however dead end corridors may be up to 70 feet in length in a building with an automatic sprinkler system.

4. Means of egress lighting and illuminated exit signs shall be provided in accordance with this section and NFPA 70.

5. Handrails shall be provided at all stairways having three or more risers. Guards shall be provided at all landings that are more than 30" above the floor or grade.

6. Vertical Opening Protection: For buildings less than three stories, a minimum 30-minute UFC fire barrier shall be required except when all of the criteria of Section 5:23-6.14, j (3) are met. This building meets this criterion; therefore the main staircase is not required to be enclosed. The secondary means of egress stair is currently enclosed however the doors at the second floor level and the door leading into the Men's Locker Room at the first floor level should be replaced with fire rated doors and frames.

7. The number of required plumbing fixtures required shall be in accordance with Table 7.21.1 of the National Standard Plumbing Code and would be as follows for an occupancy of 300 persons (4) male water closets, (6) female water closets, (4) male lavatories, (5) female lavatories, (1) drinking fountain, and (1) utility sink.

8. All spaces intended for occupancy shall be provided with either natural or mechanical ventilation. Spaces to be ventilated naturally shall be provided with operable doors, windows, louvers, and other openings to the outdoors. The minimal operable area to the outdoors shall be 4% of the floor area being ventilated.

9. An automatic fire sprinkler system is required to be installed throughout all floors when work is being completed on any floor other than the level of exit discharge (first floor) or when the occupancy of the building is greater than 300 persons.

### 3.2.7 SECTION 5:23-6.33- HISTORICAL BUILDINGS:

This section contains special requirements and exceptions that can be made for historical buildings that are listed or eligible to be listed with the National Register of Historic Places, some exceptions include the following:

1. Stairway enclosures may be omitted in historical buildings for that portion of the stair serving the first and second floors.

2. Existing stair risers, treads, railings and guards may be repaired or replaced like in kind.

3. Building floor area for historic buildings may exceed the allowable areas by 50%.

### 3.2.8 BARRIER FREE SUBCHAPTER (N.J.A.C. 5:23-7):

This chapter contains requirements and Improvements to the accessibility of existing buildings that may be required when alteration work is undertaken. Minimum requirements are listed below and further elaborated on in Section 4.0 of this report:

1. All non-residential buildings less than 10,000 SF are required to have at least one (1) accessible entrance.

2. Any public owned building of two (2) or more stories is required to have an elevator regardless of the square footage of the building.

3. Any building that is required to be accessible needs to have the following: Accessible parking, exterior access, building entrances, interior accessible routes, at least one (1) toilet room, signage, and access to goods and services provided.

### 3.2.9 ADDITIONAL CODE RELATED RECOMMENDATIONS:

Since this is an existing building, it is not required to follow all of the requirements of the current building code. The following list contains items that LAN recommends to be considered for the renovation work. These items are not mandated by the existing building code but would increase the life safety and welfare of the building occupants and should be considered.

1. The Assembly Room on the second floor level currently has three (3) marked means of egress; one (1) down the open staircase, and two (2) through the kitchen. Under the current code, it is not permitted to have a required means of egress pass through a kitchen or any space that could be locked. Based on the Assembly Room maximum occupancy of 226 persons determined above, at least two (2) means of egress must be provided that are remote from one another. It is LAN's opinion that to egress through the Kitchen is a safety hazard and should be avoided. It is recommended that one of two solutions be considered:

a. An egress corridor at least 44” wide through the southern side of the Kitchen leading directly to the secondary egress stair. This will require the redesign of a portion or the entire existing Kitchen. LAN was informed that the Kitchen is not used at this time however if the Assembly Room becomes ADA accessible, the county may wish to use it in the future.
b. If the Kitchen will remain unused, then it is recommended that it be removed completely and a new partition could be installed for it to have an alternate use.

2. Currently the Kitchen on the second floor is not fire separated from the rest of the building. It is recommended that fire rated doors be installed at the least to create a fire separation at the Kitchen.

3. The International Fire Code requires portable fire extinguishers to be installed within 30’ of commercial cooking equipment and where flammable or combustible liquids are stored.

## 4.0 ADA ACCESSIBILITY:

### 4.1 INTRODUCTION:

The Americans with Disabilities Act (ADA) requires public buildings and accommodations to provide goods and services to people with disabilities on the same level as the rest of the general public. This is to allow every individual the opportunity to benefit from public businesses and services. The governing regulations require that all new buildings serving the public be barrier free and that architectural barriers be removed in public areas of existing facilities when their removal is readily achievable. The governing regulation for accessibility in New Jersey is the Barrier Free Subcode NJAC 5:23-7.0 and ANSI A117.1-2003.

The ADA accessibility of this building was reviewed based on three (3) categories for planning readily achievable barrier removal projects, they are as follows:

1. Accessible approach and entrance
2. Access to primary function spaces
3. Access to toilet rooms

### 4.2 PARKING & ACCESSIBLE APPROACH:

Handicap parking is provided at the extreme northwest corner of the parking lot. One (1) handicap space is provided and is appropriately marked and provided with signage and an access isle. This reserved space is the closest parking space to the Clubhouse. In addition to the one (1) reserved parking space at the main parking lot, there are also two (2) additional spaces provided to the east of the Golf Pro Shop. The number of handicap parking spaces should be increased to meet minimum code requirements for accessibility. The required number of reserved spaces is outlined in the Barrier Free Subcode (N.J.A.C. 5:23-7). For the approximate 146 existing parking spaces, a minimum of five (5) reserved parking places should be provided. The first required reserved parking space should be sized as van accessible. It is recommended that two (2) to three (3) reserved parking spaces with signage be added to the parking lots.

The accessible approach to the Clubhouse begins at the reserved parking space. The route of travel includes crossing and traveling along the macadam entry drive and is essentially level. A ramp entry is not required. The macadam is stable and firm and has only a few large cracks. There are no curbs between the parking lot and the sidewalks eliminating the need for curb cuts. From the macadam drive, concrete sidewalks are provided leading to the building entrances located on the east, north and west sides of the building. A drop off loop is provided at the south entry.

The main entrance, located on the south side of the building, is provided with a sloped concrete ramp to overcome the +/- 4" elevation difference between the macadam and the entrance door level. The slab levels off to a small landing at the door. There is a 2" concrete protective topping over the slab that is cracked. An accessible ramp at this main entrance should have a 5'-0" landing at the door approach and the slope should be 1:12. A handrail is not required as long as the elevation difference is less than 6".

### 4.3 BUILDING ENTRANCE:

The six (6) building entrances are made up of two (2) main entrances at the south and north vestibule, two (2) secondary entrances directly into the Men's and Ladies' Locker Rooms, and two service entrances. Of these entrances only the Men's locker room door is barrier free to the main level of the building. It is a requirement of ADA that the

accessible door provided for a public building to be a main door and not require a patron to enter through a secondary door. The main doors of the building are both 36" wide however they are not provided with ADA accessible hardware. The South Vestibule at the main entrance is 5'-0" wide between the doors. The exterior doors swing outwards to the exterior while the interior doors swing into the building. The building code requires that both sets of these egress doors swing in the direction of egress travel (outward). This would require the distance between the doors to be at least 7'-0" in accordance to ADA. The interior vestibule wall will need to be relocated or removed completely to meet this code requirement.

It is a requirement of ADA that signage be provided directing patrons to the nearest accessible entrance of the building.

## 4.4 ACCESS TO PRIMARY FUNCTION SPACES:

### 4.4.1 HORIZONTAL CIRCULATION:

The horizontal circulation of the first floor level requires the navigation of stairs. There are two (2) floor levels of the Clubhouse. The main floor elevation is 12" lower than the entry levels at the south, west, and north elevations. With the exception of the Men's Locker Room entrance, all entrances are between 6" and 12" higher than the main floor level and are provided with one (1) or two (2) steps. In order to overcome the +/-12" elevation difference, a ramp or lift would need to be introduced at the South and/or North Foyers. The ramp would need a slope of at least 1:12 making it approximately 12'-0" long.

Once on the main floor level, all of the goods and services provided on this level would be accessible. The hallways leading to the Men's and Ladies' Locker Rooms are approximately 4'-0" wide which is greater than the 3'-0" required per ADA. There are 5'-0" diameter circles or t-shaped spaces for a person in a wheelchair to reverse direction in the existing central hallway as well as within the Men's Locker Room.

### 4.4.2 VERTICAL CIRCULATION:

The Clubhouse is a two (2) story building with approximately 10'-0" between floors. The only way to reach the second floor level is by a main stair located off of the South Foyer and a secondary egress stair located off of the employee entrance adjacent to the Men's Locker Room. Spaces provided on the second floor are a large public assembly room, kitchen, staff lunch room/ locker room, and storage. Of these spaces the only two that require accessible access are the Assembly Room and Kitchen. If a staff member is in a wheelchair they could use eating and restroom facilities provided on the main floor level.

In order for the Assembly Room on the second floor level to be accessible a lift or elevator would need to be installed in the building. The logical choice in this existing building would be a Limited Use/ Limited Application (LU/LA) elevator. These units are between a commercial passenger elevator and a vertical platform lift. A LU/LA has the look and feel of a commercial passenger elevator, but on a smaller scale and provides a good solution to an existing building that needs to address vertical accessibility but is confined by a small space and a short distance.

The existing main staircase is provided with a carpet runner along the center of the treads. This is not considered a non-slip surface and the carpeting should be removed. The egress staircase is provided with rubber treads however some

treads are missing posing a tripping hazard and should be replaced. Both of the staircases are provided with handrails only on one side of the stairs and they are not in compliance with ADA due to the handrail cross section and the lack of top and bottom extensions. New railings should be provided at both stairways in the building.

### 4.4.3 DOORS AND DOOR APPROACH:

All interior doors to primary function spaces are required to be 32" clear which is a minimum of a 36" wide door. It was observed that not all doors are 36" wide including the doors into the Men's and Ladies' Toilet Rooms. In addition, all doors throughout the building are provided with non-ADA knob type hardware. All doors to goods and services should be replaced with 36" wide doors with accessible hardware.

Door approach clearances are outlined in ICC/ANSI A117.1-2003 to allow for persons in wheelchairs or crutches to open a door. About 50% of the interior doors have acceptable approaches. The doors along the passage hallways to the Men's and Ladies' Locker Rooms as well as the doors within the Ladies' Locker Room area are not provided with the required door approach clearances. In order to provide the proper door approach clearances, partitions would need to be reconfigured.

### 4.4.4 FIRE NOTIFICATION DEVICES:

The building is not provided with any audio/visual horn strobe fire notification devices. ADA requires that fire notification devices be provided with both flashing lights and audible signals for persons with visual or hearing disabilities.

### 4.4.5 INTERIOR SIGNAGE:

The only interior signage provided within the building is located above the doors to the Men's and Ladies' Lounge/ Locker Room areas. These signs do not comply with ADA requirements. Interior signage should be provided throughout the building designating rooms and spaces where goods and services are provided. These signs should be posted per ICC/ANSI A117.1-2003 guidelines at appropriate heights and must be provided with brailled text containing the same information as the written characters.

### 4.4.6 BUILT IN FURNITURE/ CASEWORK:

There are two (2) built in counters/ bars in the Clubhouse. A pass through counter is located in the Snack Bar for ordering food. A drink bar is located in the Assembly Room. Both of the counters are not provided with a lower 34"-36" high transaction area for a person in a wheelchair however, both have a space directly adjacent to the counters where items can be passed for customers who have difficulty reaching over the high counter. The bar and counter could be retrofitted however it is not required.

The Men's and Ladies' Locker Rooms are provided with full height metal lockers. The 126 lockers in the Men's Room are provided in a total of eight (8) double loaded locker bays with center benches. It was noted that there is not an accessible locker area provided with a wider aisle clearance for a handicapped locker. The layout of the entry and the lockers in the Ladies' Room does not lend itself to use of the room by a person in a wheelchair.

## 4.5 TOILET ROOM ACCESSIBILITY:

There are three (3) toilet rooms provided in the Clubhouse; one in the Men's Locker Room, one in the Ladies' Locker Room and one at the second story in the Staff Lounge area. Of the three (3), two (2) are public toilet rooms and should be accessible. The Men's Toilet Room is provided with three (3) wall mounted vitreous china water closets and (3) wall mounted vitreous china urinals. The four (4) lavatories are drop cast iron bolted to the underside of a marble countertop. The Ladies' Toilet Room is provided with four (4) water closets and four (4) lavatories identical to the Men's Toilet Room.

In their current configuration, the Men's and Ladies' Toilet Rooms are not accessible. The doors into these rooms are less than 32" clear. In addition there are no accessible water closet stalls, lavatories or urinals provided. Provisions for replacement and reconfiguration of these toilet rooms should be considered to provide accessibility and upgrade the condition of the toilet rooms.

The shower stalls in the Men's and Ladies' toilet rooms are all single stall units with curbs at the floor level. An ADA shower stall should be provided in both Shower Rooms with appropriate grab bars and controls.

## 5.0 EXECUTIVE SUMMARY:

The Clubhouse at Hominy Hill Golf Course exhibits general wear and tear commensurate with its age and use however, the facility is in overall good condition. The interior finishes are dated and reflect that the building has not been updated since its renovation/ addition in the 1960's. The work items listed above reflect the work that LAN believes needs to take place to both bring the building to a higher level of code compliance and also to help prolong the overall integrity of the building.

LAN believes that amongst other points outlined in the report and executive summary, that the following items give a broad overview of the condition of the building:

- Fire protection by way of an automatic sprinkler system is required to bring the building up to code.

- Fire separation of the secondary egress and basement stairs as well as the kitchen should be provided.

- Fire detection systems are inadequate and should be replaced to include ADA compliant audio-visual devices.

- There are areas of visible asbestos in the tile flooring. There is a potential of the presence of additional asbestos and lead paint that should be investigated as it was not a part of this report.

- Investigation into the underground stormwater drainage should be conducted due to some visible ponding and water damage.

- The mechanical systems are not efficient and do not comply with the current code requirements. In some cases the existing systems are working against one another wasting energy. Mechanical systems should be replaced or repaired and additional fresh air and air conditioning should be provided. Miscellaneous abandoned equipment should be removed throughout the building.

- The existing second floor Assembly Room is underutilized due to there being no ADA access. The room could accommodate up to 226 people if it was provided with a lift and a second means of egress. This could allow for the room to be used for assembly use and could be an additional source of revenue for the county during the off-season. The second floor Kitchen would need to be renovated to allow for a second means of egress from the Assembly Room.

- The entire building is not ADA accessible with the exception of the Men's Locker Room entrance. A person with physical disabilities could not enter the building or have access to services or toilet facilities. The large second floor Assembly Room is not accessible. Ramps and a Limited Use/ Limited Access (LU/LA) lift should be installed as well as Toilet Rooms renovated and door hardware replaced.

- The site and grounds directly surrounding the clubhouse are in overall good condition. Repairs to the parking lots and sidewalks are required, as well as, additional ADA parking and exterior lighting.

- The building envelope is not energy efficient in its current condition. Exterior doors and older windows should be replaced. This could lead to a significant savings in energy costs.

- The building appears to be in good condition structurally with no major visible deterioration of the wood framing or masonry foundations.

- The exterior and interior finishes of the building are dated and could use updating to improve the aesthetics of the building and help to prolong the life of the building.

## 5.1 PRIORITY RATING SYSTEM:

The proposed work under the preservation plan is prioritized into four (4) categories to help aide the Monmouth County Park System in their future renovations. The Estimate of Probable Costs, that is made Attachment No. 7 to this report, corresponds to the prioritization listed below:

**Priority One**: Items affecting the public health, safety and welfare; items that would not conform to the present building code.

**Priority Two:** Items required to be altered to make the public aspects of the building accessible in accordance with the Americans with Disabilities Act (ADA).

**Priority Three:** Items that preserve the integrity and longevity of the building and grounds.

**Priority Four:** Cosmetic, aesthetic, and program improvements.

## 5.2 PRESERVATION PLAN ITEMS:

The items listed below should be considered as part of future renovations projects. The items are numbered and some are illustrated in photos or on the floor plans made Attachment No. 5 to this report.

### 5.2.1 PRIORITY ONE- HEALTH, SAFETY AND WELFARE:

**Item 1-1:** Remove ½" protective matting over concrete sidewalks that have separated and are creating a tripping hazard. (See Plan)

**Item 1-2:** Installation of additional site lighting fixtures with photocell and or time clock switching.

**Item 1-3:** Repair underground stormwater drainage piping at the northeast and south east corners of the building. (See Plan)

**Item 1-4:** Abatement of asbestos floor tile around the bar in the Assembly Room, 2nd floor Service Corridor, Staff Lounge and Storage Rooms. Replace with vinyl composition tile (VCT). (See Plan)

**Item 1-5:** Replace door to basement with new fire rated door and frame. Existing door is not fire rated and has louvers. (See Plan)

**Item 1-6:** Provide two (2) fire rated doors and frames with self closing hardware at the first and second floor levels of the secondary egress stair to create a smoke enclosure. (See Plan)

**Item 1-7:** Provide a new automatic fire sprinkler system for all floors of the building.

**Item 1-8:** Provide a second means of egress from the Assembly Room by way of creating a small egress corridor through the Kitchen. Existing second means of egress is directly through the Kitchen and is not code compliant. (See Plan)


**Item 1-9:** Kitchen re-design due to new egress corridor. (See Plan)

**Item 1-10:** Install three (3) fire rated doors at the newly designed second floor Kitchen. (See Plan)

**Item 1-11:** Provide fire extinguishers in the Kitchen, Snack Bar Kitchen, and Basement.

**Item 1-12:** Insulate underside of men's locker room floor at basement.

**Item 1-13:** Seal dryer vent at flue penetration and repair boiler flue cleanout door so that it closes and seals properly. (See Plan)

**Item 1-14:** Removal/ disconnection of old domestic water pressure tank and pump from the current domestic water system. (See Plan)

**Item 1-15:** Removal of suspect Transite panels above boilers in the basement. Provide new fire rated gypsum wallboard at underside of locker room floor above boiler. (See Plan)

**Item 1-16:** Provide ducted exhaust system for Assembly Room.

**Item 1-17:** Replace AHU-1&2 which service the lower ceiling portion of the Assembly Room.

**Item 1-18:** Consider providing outside air (fresh air) to the Assembly Room during the heating season by modifying AHU-3&4 and replacing AHU-1&2.

**Item 1-19:** Provide makeup air to second-floor kitchen area. (Replace existing ductwork, cooling coil and related air-cooled condensing unit.)

**Item 1-20:** Replace second-floor kitchen hood ductwork with shaft enclosure in attic. Relocate exterior discharge away from makeup air inlets.

**Item 1-21:** Provide makeup air to the locker rooms and lounges on the first-floor level.

**Item 1-22:** Replace exhaust system to women's locker room/toilet area/lounge areas and men's locker room.

**Item 1-23:** Provide small exhaust system for the maintenance room off the men's locker room. (See Plan)

**Item 1-24:** Remove abandoned ductwork traveling from the snack bar area to the men's locker room. (See Plan)

**Item 1-25:** Replace deteriorated section of hot-water return header piping at the boilers in the basement.

**Item 1-26**: Provide additional combustion makeup air to boilers.

**Item 1-27:** Repair radiant heating loop to women's shower area. (See Plan)

**Item 1-28**: Remove abandoned oil lines in basement. Properly terminate lines.

**Item 1-29:** Cap abandoned U-trap on main copper sanitary line by electric panel in basement.

**Item 1-30:** Provide proper piping supports for main domestic water line in basement which is currently unsupported for more than 20'.

**Item 1-31:** Replace Federal Pacific electrical sub panels. (See Plan)

**Item 1-32:** Expand and modify the existing fire-alarm system to provide adequate coverage and comply with ADA requirements.

**Item 1-33:** Replace emergency lighting units.

**Item 1-34:** Provide makeup air for the kitchen hood at the snack bar on the first floor. Additionally, fresh air should be provided to the snack bar area via the Carrier air conditioning unit. This unit, which was recently replaced, may not have the capacity to handle the added cooling load from the introduction of fresh air. (See Plan)

### 5.2.2 PRIORITY TWO- ADA ACCESSIBILITY:

**Item 2-1:** Remove second set of doors at the South Vestibule or provide a new door/ window assembly wall with at least 7'-0" clear between the doors to provide proper ADA door clearances. (See Plan)

**Item 2-2:** Provide new ADA accessible hardware for all interior doors.

**Item 2-3:** Provide new 36" wide doors to the Men's and Ladies' Toilet and shower Rooms with proper approach clearances. (See Plan)

**Item 2-4:** Provide two (2) to three (3) additional reserved handicapped parking spaces with signage in the parking lots.

**Item 2-5:** Install a new +/- 12' long ramp at the South Entry. (See Plan)

**Item 2-6:** Install new Limited Use/ Limited Access (LU/LA) lift elevator for access to the second floor Assembly Room. (See Plan)

**Item 2-7:** Provide new railings at two (2) sets of stairs from the second floor.

**Item 2-8:** Provide interior and exterior ADA signage.

**Item 2-9:** Renovate Men's and Ladies' Toilet Rooms to be completely ADA compliant including finishes, fixtures and accessories. (See Plan)

**Item 2-10:** Renovate Men's and Ladies' Shower Rooms to provide at least one (1) accessible shower stall. (See Plan)

### 5.2.3 PRIORITY THREE- BUILDING/ SITE PRESERVATION:

**Item 3-1:** Repair macadam and re-stripe existing parking lots.

**Item 3-2:** Parking lot drainage improvements at the south side of the main parking lot.

**Item 3-3:** Repair cement parging at north vestibule entry and along the south foundation wall due to water infiltration. Infill and seal all building system wall penetrations. (See Plan)

**Item 3-4:** Replace exterior aluminum vertical hem seamed panel siding. Wrap exterior wood trim elements with aluminum or vinyl. Install vinyl or aluminum soffits at the east and west dormer walls of the clubhouse. Replace all window shutters. (See Elevations)

**Item 3-5:** Repair/ replacement of missing asphalt shingles at the southwest side of the clubhouse. (See Elevations)

**Item 3-6:** Provide ridge vent along the east end of the roof over the locker room area. (See Elevations)

**Item 3-7:** Replacement of four (4) balcony roofs. East/ West roof are metal and north/ south are built up. (See Plan & Elevations)

**Item 3-8:** Roof gutter and downspout replacement for the entire building including dormers. Install gutters with guards to eliminate organic matter from clogging the gutters.

**Item 3-9:** Replace all original windows at the first level of the clubhouse. (See Plan & Elevations)


**Item 3-10:** Replace window frame and glazing at North and South Vestibule Entries. (See Plan & Elevations)


**Item 3-11:** Replace existing six (6) exterior doors with commercial-grade insulated doors with durable finishes, heavy-duty hardware, weather-stripping, and thresholds. (See Plan & Elevation)

**Item 3-12:** Replace gypsum board at the north wall of the attic due to water infiltration.

**Item 3-13** Removal of the abandoned freezer and heating equipment in the basement. (See Plan)

**Item 3-14:** Provide air conditioning to the women's lounge and locker room.

**Item 3-15:** Insulate the heating hot-water pipes in basement.

**Item 3-16:** Insulate the domestic water piping in basement.

**Item 3-17:** Replace plumbing isolation valves throughout the building.

**Item 3-18:** Remove abandoned electrical motor starters/contactors in basement.

**Item 3-19:** Consider replacing incandescent lamps with compact fluorescent lamps.

**Item 3-20:** Replace fluorescent fixtures using T-12 lamps with new fixtures using T-8 or T-5 lamps with electronic ballast.

### 5.2.4 PRIORITY FOUR- BUILDING AESTHETICS:

**Item 4-1:** Prune large trees adjacent to the building where the limbs are touching the roof/ building.

**Item 4-2:** Scrape and repaint or stain existing interior wood paneling at main clubhouse building. Repaint all interior rooms. Replace existing vinyl wall and ceiling covering in the second floor service corridor, staff lounge, and storage rooms.


**Item 4-3:** Replace existing 12”x12” z-spline adhered ceiling tiles with new ceiling tiles.


**Item 4-4:** Replace all carpeting.

**Item 4-5:** Renovate Snack Bar Kitchen including the replacement of the existing sheet vinyl flooring with VCT. Installation of new sanitary wall finishes including FRP panels. Reconfiguration and installation of new sanitary stainless steel preparation counters. Installation of a hand sink. The majority of the kitchen equipment could be re-used. (See Plan)

## 5.3 PROJECT PHASING:

It is LAN's professional opinion that the most cost effective means of construction for this project would be to perform all work concurrently. Providing full access to the entire building during construction would allow the contractors to minimize mobilization and would speed up the construction schedule for an earlier completion date. It is anticipated that if this project was to be performed in one (1) phase that it would require approximately twelve (12) months to complete.

Separating this project into phases and allowing the building to be partially occupied during construction would present a number of obstacles in terms of life safety and fire safety and would prolong the construction period. It is LAN's opinion that phasing the project would be impractical. Since a major portion of the building's mechanical systems would be replaced, there would be time periods with no mechanical systems in the building which would not allow for occupancy. In addition the building would need to be on a fire watch if there were any times when the building's fire alarm system was out of service.

It is recommended that this project take place in one (1) phase and that the construction commence at the end of the golf season in November and run through the next year. During the golf season when the building is under construction, the golf activities such as the starter and administrative services would need to take place in an alternate location. This location could be the Pro-Shop or in a temporary trailer. The club would also be without locker rooms for one (1) golf season unless they were located in a temporary location as well.

## 5.4 CONCLUSIONS:

Items excluded from this report include investigation into asbestos-containing building materials (ACBM) other than floor tile such as insulation, mastic, plaster, etc. Lead based paint was also not investigated but testing and abatement of asbestos and lead may be required due to the age and era of the building. Other items not included as part of the report is the well, LAN was informed that this well was about 700' deep and there has been no service on the well pump in over six (6) years. The subsurface sanitary disposal system (SSDS) was also not investigated.

An itemized estimate of probable costs has been provided as Attachment No. 7 to this report. This cost estimate equals approximately $1,711,825. Adding a 20% construction contingency to this estimate would result in a construction total of $2,054,190. Based on the current economic conditions such as inflation, fuel prices and material shortages, it is difficult to accurately estimate construction costs. LAN has no control over the cost of labor, materials, equipment, or services furnished by others. It is anticipated that the annual escalation in construction costs increase would be ten percent (10%) per year.

Enclosed is a cost estimate in support of this study that will help the Monmouth County Park System prioritize the work items need to make this building a safer, more user friendly public building to provide many years of additional service to the citizens of Monmouth County.

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LAN ASSOCIATES

# ATTACHMENT NO. 1

# HOMINY HILL HISTORICAL REPORT

**Hominy Hill Golf Course Clubhouse**
**92 Mercer Road, Colts Ceck, NJ**
**HIS 1309-49**

Prepared by Daniella Fischetti
January 2008

Converted in the mid 1960's, the Clubhouse of Hominy Hill Golf Course was originally a dairy barn built by Henry Mercer. While the original barn on the property probably dated to the 1870's, it was rebuilt in the early 1960's after a detrimental fire in 1960.

Spurred by racial tensions, Mercer decided to convert 180 acres of his 415 acre farm to a golf course in the 1960's. He commissioned golf architect Robert Trent Jones, Sr. to design the 18-hole golf course, which consistently ranks as one of the best courses in the state. Architect Derick B. Kipp designed the new clubhouse, converting the dairy barn to a facility housing locker rooms, a restaurant, and other golf amenities. The Monmouth County Park System acquired Hominy Hill Golf Course in 1977, and in 2005 it was determined eligible for the New Jersey and National Registers of Historic Places.

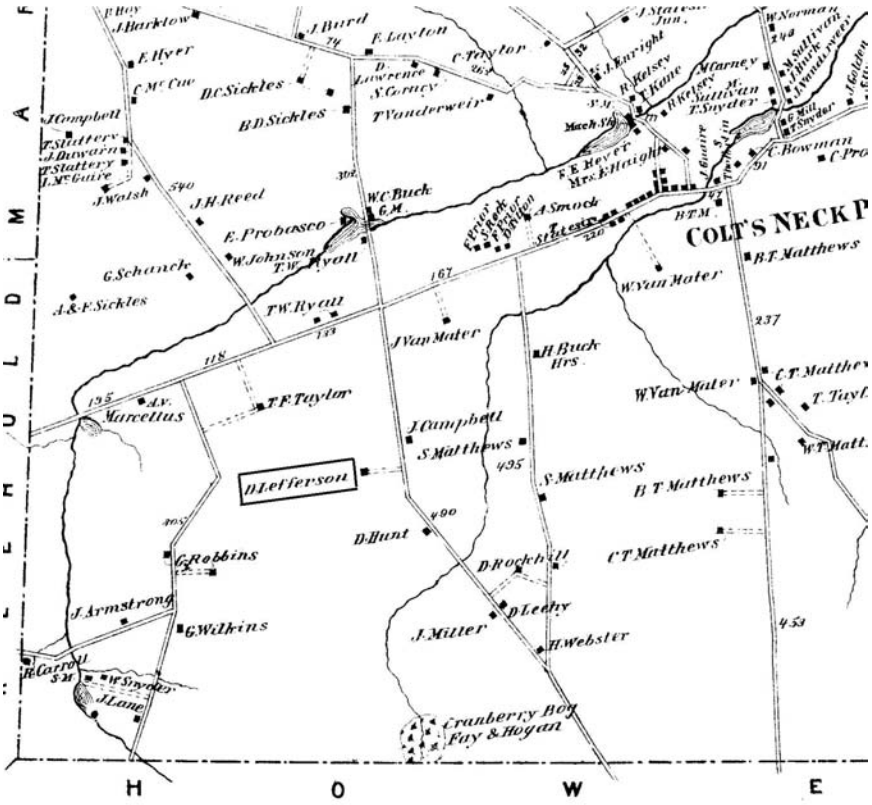
## *History of the Hominy Hill Farm*

The Mercers gradually acquired three parcels of farm land in the 1940's, each of which had been in use since the mid-19th century.[1]

### The Lefferson Farm

In the late 19th century, the site now known as the Hominy Hill Golf Course was the Lefferson Farm. David Lefferson bought 142 acres from Aaron Smock in 1869 and soon after built a farm house and barns on the land. Both the 1873 Beers Atlas and 1889 Wolverton Atlas show Lefferson with a house on the property, non-extant on the earlier 1860 Beers map. The land briefly passed to William Pullum, who lost his farm in 1932 due to foreclosure during the Great Depression. When Henry Mercer bought the property in 1940, it included two parcels of land, part of the original 142 acres and an adjoining 72 acres on the north. It contained a house, dairy barn, calf barn, and other structures. These were probably the original Lefferson improvements, built sometime between 1869 and 1873.[2]

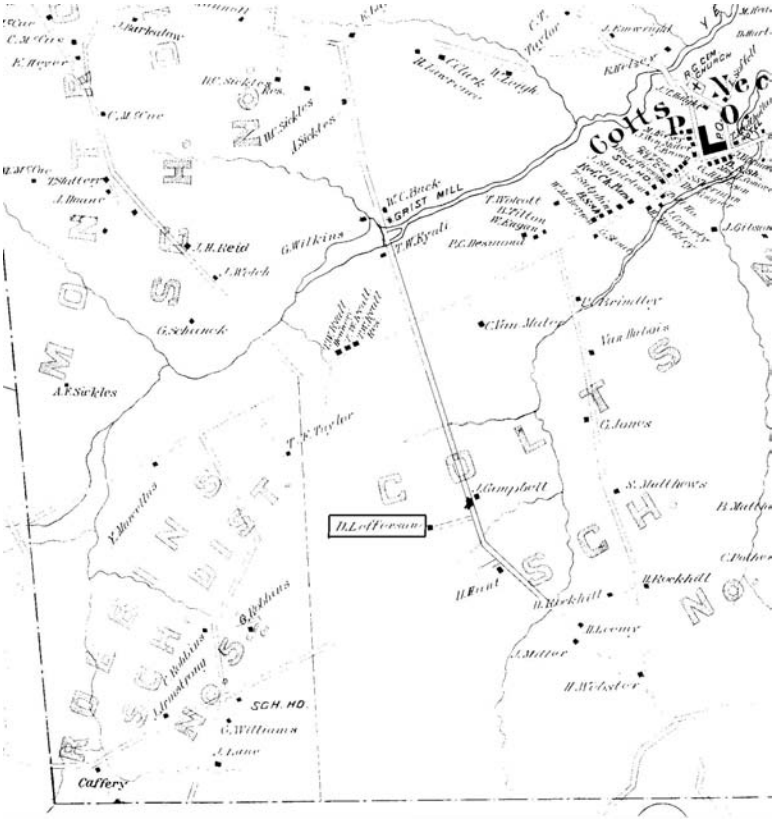
### 1873 Beers Atlas




[1] For complete Deed Transactions, see tables at end of report, pg. 8-10.

[2] According to an oral interview with Gene Mack, all structures on the property at the time of Mercer's purchase were original.

**1889 Wolverton Atlas**




*Note:* On a 1920s road atlas, the area in question is labeled "Hunt Farm." However, earlier deeds show the Hunt property south of Matthew Rd. and no subsequent deeds show the Hunts buying land north of Matthew Rd. This map appears incorrect and should be disregarded.

**Hunt Farm and Pullum Farm**

In addition to the Lefferson tracts on the west side of Mercer Rd., Henry Mercer bought two other substantial parcels of farm land in the area, the first in 1941 and the second in 1944.

The 168 acre Hunt Farm, located north and south of Matthews Rd., was purchased by Daniel Hunt in 1862 from Aaron Smock. D. Hunt is labeled with a house on the 1873 and 1889 maps. The land passed briefly to Frank Grossman, a New York shoe manufacturer, who then sold the 133 acres to Mercer in 1941. An article in the New York Times from January 9, 1940 states that Grossman planned to "remodel the fifteen-room dwelling and restock the farm."[3] This original Hunt Farm house still survives, located in the southern corner between Matthews and Mercer Rd. (see Historic Sites Inventory 1309-30.)

[3] "Big Jersey Estate Goes to Show Man."

Mercer acquired the Pullum Farm, located on the eastern side of Mercer Rd., in 1944. It was originally purchased by John Campbell in the 1860's. William Pullum bought it, in conjunction with the farm across the street, in 1928 and soon lost it due to financial instability during the Great Depression. In keeping with the trend of city residents buying foreclosed farm estates, Lawrence Herring, a real estate broker, bought the land as an investment in 1936. He sold 80 acres of it to Mercer in 1944.

### *The Transition from Cattle Farm to Golf Course*

In the early 1940's, Henry Mercer, a successful shipping tycoon, and his wife Catherine Schroeder Mercer renamed their adjacent farms in Colts Neck Hominy Hill. They also maintained a summer residence in Rumson, where they were members at the Rumson Country Club. The Mercers originally began buying this farm land to raise their prize-winning herds of Guernsey and Charolais cattle. They employed about 25 people who operated the cattle farm, primarily based out of the buildings on the Lefferson farm. The farmers lived in the original farm house and utilized all of the out buildings. Mercer used the barn on the Hunt Farm as the primary milking barn and the Lefferson barn for young calves. While Mercer kept the farm primarily for his own pleasure, he did sell the milk to a local processor.

An unexpected fire in about 1960 destroyed the Lefferson dairy barn, but it was promptly rebuilt to restore the farm operation. Soon after the rebuilding, Mercer decided to transform 180 acres of his 415 acre farm into a golf course, completed in 1964.

Hiring the prolific golf course architect Robert Trent Jones Sr., to "build the course and to spare no expense in making it a layout of unquestioned championship quality,"[4] he constructed an 18-hole championship course. Mercer's original intention was to construct a 36-hole course, which would have also encompassed the Hunt Farm tract of land. However, due to Mercer's illness, only 183 acres of the Lefferson tract were converted and they continued to use the Hunt tract for raising cattle. During the construction of the course, Mercer underwrote a course of agronomy study at Rutgers University for his former farm manager and cattle-breeding expert, Harvey Dreibelbis, to prepare him to take over management of the golf course.

In converting the farm to a golf course, Mercer hired the architect Derick B. Kipp to convert the rebuilt dairy barn to the clubhouse, accommodating a restaurant and dining room. They also relocated the calf barn, attaching it to the clubhouse to house locker rooms. The paint shop was converted to a Pro Shop.[5] The original house on the property was also used in the upkeep of the golf course.[6]

### A Private Course Made Public

The golf course was open by invitation only and used primarily to entertain Mercer's foreign clients. However, on occasional Fridays the course would open to charities.

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[4] "Luxurious Hominy Hill Awaits County Golfers."
[5] Gene Mack, Interview Jan 4, 1008.
[6] Additional research on this house may prove that it is the original Lefferson House, built c.1870.

After suffering a stroke, Henry's wife and sons oversaw the sale of the golf course to the Monmouth County Park System, maintaining verbal agreements and a trusting relationship.

There was much mystery surrounding the course, as it was closed to the public and never seemed to have a crowd playing at it. "The club has been a curious fascination for many, since it opened in September 1965, mainly because very few have been able to enter the grounds. There is even an aura of intrigue surrounding the construction of the course. One story is that Mr. Mercer was tolling around in his chauffeur-driven car, when he suddenly told the driver to stop, remarking that he had found the perfect spot to build a golf course. Another version relates that Mr. Mercer was so piqued at area golf clubs for not admitting his many Japanese friends, he built his own club. And still another take is that Mr. Mercer was angered by the Navesink Country Club, which failed to invite him to its opening, then later asked him for money."[7]

After much negotiation, the Monmouth County Park System purchased the golf course in 1977 for two million dollars. Hominy Hill Golf Course opened to the public April 26, 1977, converting one of the state's most exclusive private golf clubs into the Park System's third public golf course.

The classic Robert Trent Jones design, measuring 6,575 yards with a par 72, is often rated as New Jersey's #1 public golf course in numerous national and regional publications and the course has been the host of two USGA National Amateur Public Links championships and numerous regional championship tournaments.

[7] "Luxurious Hominy Hill Awaits County Golfers."

***Biography of Henry D. Mercer***

Henry Mercer *March 26, 1893- March 11, 1978*
m. Catherine Schroeder Mercer, *1897- 1984*
*Children:* Henry D. Mercer Jr.
Douglas M. Mercer
Mrs. Millicent Johnsen

Henry Mercer, born March 26, 1893, grew up in Lodi and Patterson, NJ. After attending public schools, he went on to McChesney's Business School in Paterson, and later secured a job working with the Great Northern Railroad. In nine years he rose to position of general agent and soon after accepted a position as president of an ocean shipping company. In 1931, eight years later, he founded the States Marine Corporation which would grow to become one of the United States largest and most profitable privately owned steamship companies. Based in New York City, he worked with many international clients, particularly those in Japan, importing high end electronics, televisions, and appliances. In the mid 1950's, the company was operating close to fifty freight ships around the world.

In addition to being a successful business man, Mr. Mercer also participated in a variety of activities. He was an avid yachtsman and one of the major patrons of the 12-meter sloop *Weatherly*, which defended American's Cup against the Australian *Gretel* in 1962. Following the victory, Mr. Mercer donated the sloop to the U.S. Coast Guard Academy.

Henry Mercer passed away in 1978 at the age of 84. After the death of his wife, Catherine Mercer in 1984, her sons sold the remaining parcels of land, including a strip of land adjacent to Rt. 537, to William Eyres.

*1932 Aerial of Monmouth County*
**Arrow points to Lefferson house and dairy barn:**
**Now the site of the Hominy Hill Golf Course Clubhouse**

**Deed Transactions (see accompanying map pg. 10)**

**(A) First Track bought by Mercer (Lefferson Farm, site of Hominy Hill Golf Course):**

| Date | Deed | Owned By | Conveyed To | Description |
|---|---|---|---|---|
| March 1, 1869 | 213 p217 | Aaron Smock | David H. Lefferson | 142 acres |
| Sept 28, 1900 | 664 p142 | David H. Lefferson | Jacob and Joseph M. Wyckoff | 142 acres |
| March 10, 1910 | 873 p69 | Estate of Joseph M. Wyckoff | Joseph H. Lefferson (son of David Lefferson) | 142 acres |
| Dec 10, 1928 | 1465 p206 | Joseph Lefferson | William G. Pullum | 142 acres |
| April 7, 1932 | 1597 p443 | William Pullum | (foreclosure) | |
| 1932 | 1597 p433 | William O'Brien, Sheriff | Asbury Park & Ocean Grove Bank | |
| 1932 | 1597 p451 | Commissioner William H. Kelly | David J. Holland | |
| 1934 | 1704 p54 | David Holland | Clarence E. Knauer | |
| 1934 | 1669 p127 | Clarence E. Knauer, Trustee | William Duer | |
| April 11, 1936 | 1704 p230 | William W. Duer of Philadelphia | Lacey L. Bogart of W 33rd St., NYC | Buys two tracts of Land<br>1- beg at heap of stones (Lefferson tract)<br>2- 72 acres adjoining Tract 1 on the north |
| **Dec. 16, 1940** | | **Marie C. Bogart, widow of William** | **Henry C. Mercer, NYC** [8] | **Buys the two tracts of land** |
| Nov. 8, 1963 | 3287 p20 | Henry D. Mercer | Global Bulk Transport, Inc. | 2 tracts |
| 1977 | 4021 p425 | States Marine Corp (formerly Global Bulk Transport) | County of Monmouth | 183 acres beginning in the westerly line of Mercer Rd. |

**(B) Second Tract bought by Mercer (Hunt Farm, south of Matthew Rd.):**

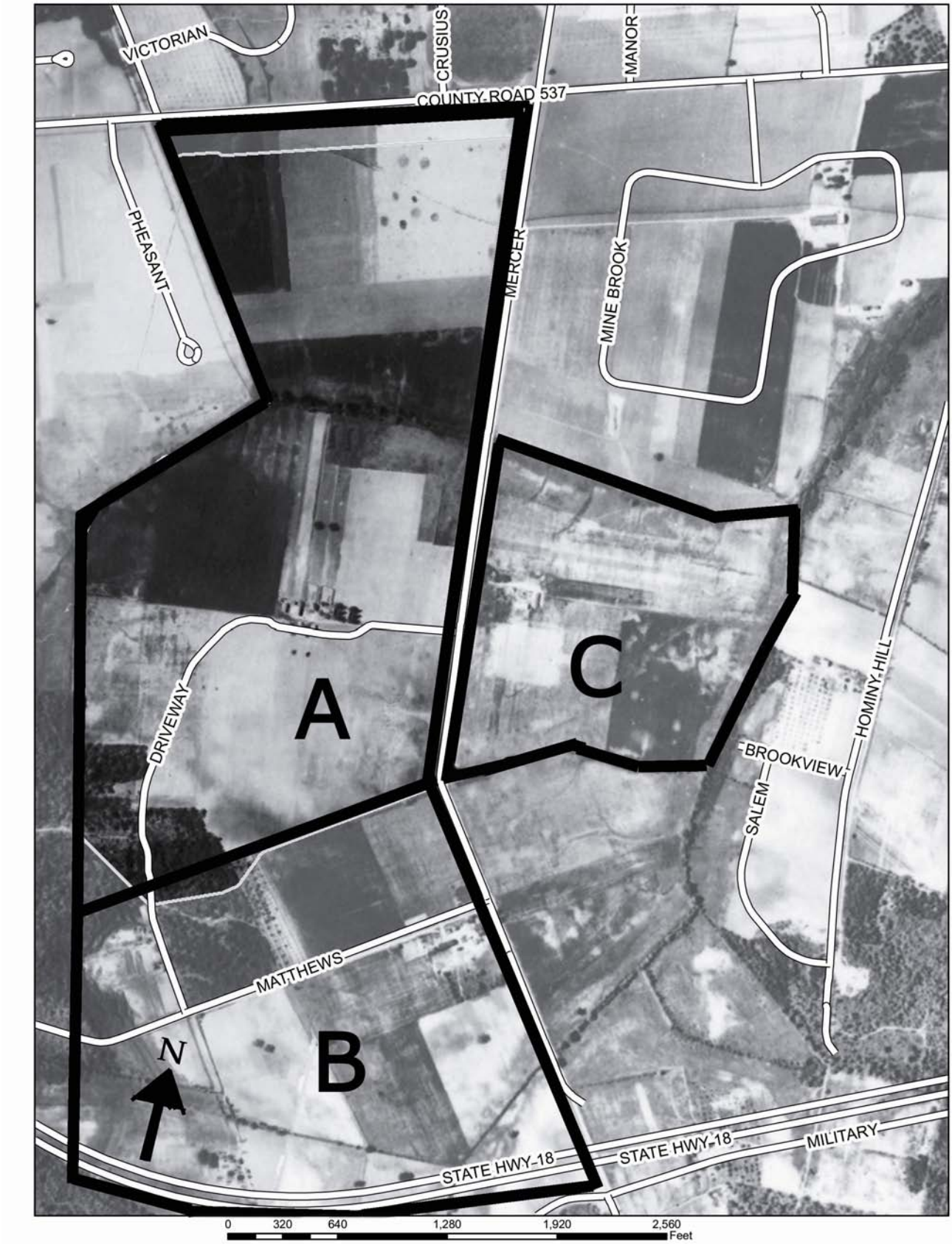
| | | | | |
|---|---|---|---|---|
| April 1, 1862 | 164 p216 | Aaron L. Smock | Daniel D. Hunt | 168 acres |
| Dec 27, 1939 | 1812 p392 | George S.P. Hunt (heir of Daniel D. Hunt) | Frank Grossman and wife | 168 acres excepting 35 acres |
| **1941** | **1848 p190** | **Frank Grossman and wife** | **Henry D. Mercer** | **168 acres excepting 35** |

[8] A subsequent deed notes the mistake in Henry Mercer's middle name initial in this deed. He is actually Henry D. Mercer.

**(C) Third Tract bought by Mercer (part of Pullen farm, east of Mercer Rd.):**

| | | | | |
|---|---|---|---|---|
| 1860's | | Smock and Vanderveer | John T. Campbell (patriarch of Campbell estates) | East part of 412 acre tract |
| 1928 | 1465 p203 | Jennie Campbell (heir of John Campbell) | William Pullum | East part of the 412 acre tract |
| April 7, 1932 | 1597 p443 | William Pullum | (foreclosure) | |
| October 4, 1932 | 1606 p126 | William O'Brien, Sheriff | Jennie V. Campbell, executrix of Charles Campbell's estate | 177 acres (first time description of tract changes and grows to include 177 acres.) |
| April 1, 1933 | 1621 p293 | Jennie V. Campbell | Harry Burkard and John Ulmer, now residing at Buck's Mills/Squankum Rd. | 177 acres. (same description as previous deed) |
| Aug. 21, 1936 | 1715 p310 | Harry Burkhard and John Ulmer | H. Lawrence Herring | 177 acres, excepting 20 acres (on the east side of Mercer Rd.) |
| **1944** | **1956 p325** | **H. Lawrence Herring** | **Henry Mercer** | **100 acres excepting 20 acres (80 total)** |
| 1966 | 3505 p360 | Henry Mercer | Global Bulk Transport, Inc. | 1.6 acres |
| 1966 | 3505 p356 | Global Bulk Transport | Henry D. Mercer | 2 tracts- 15 acres and 23 acres |

After the death of Catherine Mercer in 1984, her sons sold off the remaining farm land to William Eyres (DB 4513 p840). This land included the Hunt Farm (B), Pullum/Herring Farm (C), and 231 ft. strip of land adjacent to Rt. 537.


VICTORIAN
CRUSIUS
MANOR
COUNTY ROAD 537
PHEASANT
MERCER
MINE BROOK
A
C
DRIVEWAY
BROOKVIEW
SALEM
HOMINY HILL
MATTHEWS
B
N
STATE HWY-18
STATE HWY-18
MILITARY
0
320
640
1,280
1,920
2,560
Feet

**Sources**

"Big Jersey Estate Goes to Shoe Man." The New York Times. 9 January 1940.

"Catherine S. Mercer; Developed golf links." Red Bank Register. 22 April 1984.

Cohn, Bob. "Luxurious Hominy Hill Awaits County Golfers." Red Bank Register. 27 March 1977.

"There's Quite a Story at Hominy Hill." The Star Ledger. [Newark, NJ] 3 June 1990.

Treaster, Joseph B. "Henry D. Mercer is Dead at 84; Founder of Steamship Company." The New York Times. 12 March 1978.

Interview with Gene Mack (former Mercer employee and Park System employee), December 20, 2007 and January 4, 2008.

*Additional research provided by Maryann Kiernan at the Monmouth County Archives*

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
HISTORIC PRESERVATION OFFICE
INDIVIDUAL STRUCTURE SURVEY FORM HISTORIC SITES INVENTORY NO. 1309-49

| | | | |
|---|---|---|---|
| HISTORIC NAME: | Mercer Farm | COMMON NAME: | Hominy Hill Golf Course Clubhouse |
| LOCATION: | 92 Mercer Road | BLOCK/LOT: | |
| | | COUNTY: | Monmouth |
| MUNICIPALITY: | Colts Neck | OWNER/ ADDRESS: | County of Monmouth |
| USGS QUAD: | Marlboro | | |

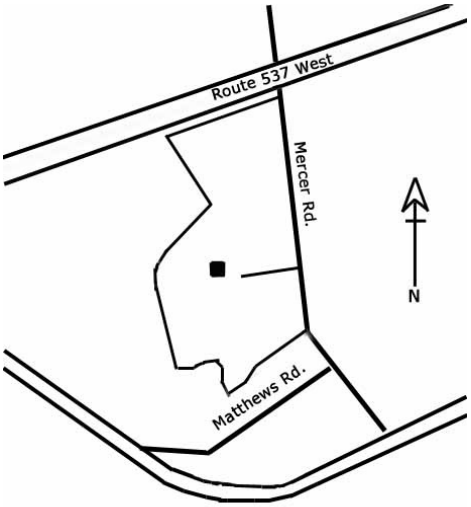
DESCRIPTION

| | | | |
|---|---|---|---|
| Construction Date: | 1964-1965 | Source of Date: | Ref. 1 - 4 |
| Style: | 20 c Dairy Barn | Architect: | Derick B. Kipp, Montclair, NJ |
| Number of Stories: | 2 | Builder: | |
| Foundation: | Concrete | Form/Plan Type: | |
| Exterior Wall Fabric: | Vertical board and batten wood siding (redwood) | | |
| Fenestration: | | | |
| Roof/Chimneys: | Round roof | | |

Additional Architectural Description:
This 12,000 SF clubhouse was originally a dairy barn, rebuilt to replace an earlier barn in its location that burned in 1960. In the early 1960's, Henry Mercer hired architect Derick B. Kipp to convert the barn into a golf clubhouse to accompany the Robert Trent Jones golf course being built on the site of the 183 acre farm. Original architectural plans on file at the Acquisition & Design Dept., Monmouth County Park System.

PHOTO Negative File No.

MAP (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Located on the Hominy Hill Golf Course, the structure is adjoined by a pro shop and golf cart storage, a converted calf barn.

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SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☐ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☐ Agricultural ☐ Village ☐
Industrial ☐ Commercial ☐ Highway Commercial ☐ Other ☐

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SIGNIFICANCE EVALUATION:

Henry Mercer, founder of the States Marine Corporation, and his wife Catherine Schroeder Mercer, bought two adjacent farms in Colts Neck in the early 1940's. They renamed this property Hominy Hill, and began to raise prize-winning Guernsey and Charolais cattle on the farm. In addition to owning this property, they also maintained a summer residence in Rumson.

Mr. Mercer decided to transform 180 acres of his 415 acre farm into an 18-hole championship golf course, and hired the prolific golf course architect Robert Trent Jones Sr. to "Build the course and to spare no expense in making it a layout of unquestioned championship quality." (Ref. 1) The course was was completed in 1965. While private clubs in the area would not allow Mr. Mercer to entertain his foreign, mainly Japanese, clients at their facilities, Hominy Hill provided a world-renowned golf course solely for the use of Mr. Mercer and his guests. He hired New Jersey architect Derick B. Kipp to design the conversion of this dairy barn to the main clubhouse and the adjoining calf barn into the pro shop.

The Monmouth County Park System purchased the golf course in 1976 and the course opened to the public on April 26, 1977. The Golf Course is often rated among New Jersey's top golf courses and has been the host of two USGA National Amateur Public Links championships and numerous regional championship tournaments.

The Golf Course was deemed eligible for the New Jersey and National Registers of Historic Places in 2005 due to its design by the master golf course architect Robert Trent Jones Sr.

See "Hominy Hill Golf Course" Report (attached) for more information.

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ORIGINAL USE: Dairy Barn PRESENT USE: Golf Clubhouse

PHYSICAL CONDITION: Excellent [x] Good ☐ Fair ☐ Poor ☐
REGISTER ELIGIBILITY: Yes [x] Possible ☐ No ☐ Part of District ☐
THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐
No Threat [x] Other ☐

COMMENTS:

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REFERENCES:

1. *Red Bank Register*: Luxurious Hominy Hill Awaits County Golfers; March 27, 1977.
2. *The New York Times*: Henry D. Mercer is Dead at 84; Founder of Steamship Company; Mar 12, 1978.
3. Interview with Gene Mack, Former employee of Henry Mercer and Monmouth County Park System, December 20, 2007.
4. Architectural Plans for conversion of Mercer Barn. Derick B. Kipp, Montclair, NJ., 1963-64. Collection of the Monmouth County Park System.

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RECORDED BY: Daniella Fischetti DATE: November 2007
SURVEY: Monmouth County Historic Sites Inventory
ORGANIZATION: Monmouth County Park System

******Excerpted Material******

# MONMOUTH COUNTY
# HISTORIC SITES INVENTORY

Original survey prepared by Gail L. Hunton and James C. McCabe, 1980 – 1984
Funded by the Monmouth County Park System and a Historic Preservation Survey and Planning Grant
from the National Park Service administered through the New Jersey Historic Preservation Office
with additional assistance from the Monmouth County Historical Association and
the Monmouth County Planning Board

***The Monmouth County Historic Sites Inventory*** is maintained and updated by the
Monmouth County Park System, 805 Newman Springs Road, Lincroft, NJ 07738
Contact: Gail L. Hunton, Supervising Historic Preservation Specialist
(732) 842-4000 ext 4259
ghunton@monmouthcountyparks.com

Public copies of the ***Monmouth County Historic Sites Inventory*** are on file at the
New Jersey Historic Preservation Office, NJDEP in Trenton (609) 292-2023
and the
Monmouth County Historical Association Headquarters in Freehold (732) 462-1466

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# INTRODUCTION TO THE MONMOUTH COUNTY HISTORIC SITES INVENTORY

## BACKGROUND

Once described as "a garden by the sea," Monmouth County has a rich historical legacy shaped by its bountiful farmland, scenic coastline and proximity to two major metropolitan areas. But exactly what are Monmouth County's historical qualities? More precisely, what buildings, structures, and places signify the county's historical identity? As the county changes and grows, what historic features are worth preserving, and why?

The Monmouth County Historic Sites Inventory, the first comprehensive survey of the County's architectural and historic resources, is an important first step in answering these questions. In accordance with the criteria established by the Department of Interior under the authority of the National Historic Preservation Act of 1966*, the purpose of the project was to identify and to document buildings and structures which are significant to and/or representative of the County's history, culture, and architecture. The study was limited to extant above-ground structures. Archeological resources, a highly significant component of the historical landscape, were not within the scope of this project.

The project was initiated in 1980 by Joseph Hammond, then Director of the Monmouth County Historical Association, who worked with James J. Truncer of the Monmouth County Park System in applying for a federal Historic Preservation Survey and Planning Grant administered through the New Jersey Historic Preservation Office. The State administers survey and planning grants with federal funds from the National Park Service, Department of the Interior. The Monmouth County Park System matched the grant with county funds, in-kind services, and facilities. The Monmouth County Historical Association contributed administrative, clerical, and library assistance. Municipal base maps and aerial photographs were supplied by the Monmouth County Planning Board. The Park System applied for and received subsequent state matching grants in 1982, 1983, and 1984 in order to expand and to complete the survey.

## METHODOLOGY

The survey was conducted by two architectural historians, Gail Hunton and James McCabe, who completed the field work, photography, mapping, research, and writing for the project. Following federal guidelines for historic sites surveys, the consultants systematically covered all roads in the County's 472 square miles and fifty-three municipalities during the course of the field work. On-site analysis, historical maps, written source materials, oral histories, US Geological Survey maps, and aerial photographs were used to identify potential sites. Site selection was based on age, structural type, architectural style, and/or association with persons, events, and cultural patterns in local, state, and national history. In general, a site had to be at least fifty years old, although there area a few notable

*The National Historic Preservation Act of 1966 established a State/Federal partnership in historic preservation. A historic preservation fund was authorized for the identification, recognition, and preservation of historic properties. State responsibilities were placed under the aegis of the State Historic Preservation Officer (SHPO). In New Jersey, the SHPO is the Commissioner of the Department of Environmental Protection. The Office of New Jersey Heritage serves as the professional staff of the SHPO.

exceptions (such as Bell Laboratories in Holmdel, 1318-3). The physical condition and integrity of structures were also factors in site selection. Radically altered structures, with little or none of their original fabric remaining, were generally excluded. The survey attempted to incorporate a representative cross-section of building history and cultural development in each municipality. The survey user should understand, however, that it was not feasible to include every building of historical value or architectural interest. The selected sites should be viewed therefore as the principal, but not the sole, components of Monmouth County's historic built environment.

Approximately 2000 structures were documented individually. In all, the survey totals nearly 4000 sites, counting those structures that are part of surveyed districts and streetscapes. Surveyed sites are photographed, mapped, and recorded on forms which include physical description, historical background, statement of significance, and National Register eligibility. Five types of survey forms were used: (1) individual structure forms; (2) abbreviated "listed site" forms for selected sites; (3) streetscape forms; (4) district forms; and (5) building complex forms for farmsteads and industrial complexes.

The survey consultants designed the building complex form specifically for the project in order to improve documentation of farmsteads, which are among Monmouth County's most significant historic resources. The form provides information on major farmstead structures (barns, houses, wagon sheds, corn cribs, smokehouses, windmills, etc.), landscape features, as well as an overall site plan showing the layout of the farmstead and the relationship of farmstead structures to one another.

The degree of any surveyed site's documentation depends in part on its relative significance, in part on available source materials on the property, and in part on the time constraints of the project. While primary sources such as wills, tax records, family papers, and survey maps were routinely consulted, the scope of the project did not allow for exhaustive research and complete property histories for each site. The survey relied heavily on historical maps, atlases, views, newspapers, county and local histories, and oral histories.

National Register work was an additional component of the project. Except for the Allentown, Ocean Grove, and Sandy Hook historic districts, all properties listed on the National Register of Historic Places were reviewed, re-mapped, and photo-updated, including the historic districts in Middletown Village (Kings Highway), Navesink, Shrewsbury, and Tinton Falls. In addition, Gail Hunton prepared a National Register nomination for the Jersey Homesteads Historic District, which comprises the entire Borough of Roosevelt (listed on the National Register in 1983).

A 367-page Summary Report of the Monmouth County Historic Sites Inventory was written by the consultants and published by the Monmouth County Park System in 1986. The purpose of the report is twofold – to review the survey results by geographical areas and structural types, and to present an historical and architectural context for using and interpreting the survey data. The significance of individual historic sites and structures can be only understood within the context of the natural landscape, patterns of settlement, population characteristics, and the various cultural factors that have shaped Monmouth County's built environment over time. Accordingly, the report narrative provides an overview of the county's natural features and the major aspects of its historical development, which is followed by more detailed accounts of specific regions within the county. Subsequent chapters summarize specific topics that bear on the historic built environment, including residential building

traditions and design, farming, religion, civic life and institutions, manufacturing and milling, transportation, communications, commerce, entertainment and recreation. In addition to the background narratives, the report also contains a list of all surveyed sites as well as sites location maps for each municipality. A complete project bibliography is included at the end of the report.

The complete Monmouth County Historic Sites Inventory (survey forms, photographs, maps, and research documents) is maintained and updated in the form of an unpublished archive by the Monmouth County Park System, 805 Newman Springs Road, Lincroft, NJ 07738. For information, contact Gail L. Hunton, Principal Historic Preservation Specialist, at (7320 842-4000 ext 4259 or ghunton@monmouthcountyparks.com

Public copies of the Monmouth County Historic Sites Inventory are on file at two locations: the New Jersey Historic Preservation Office in Trenton (609) 292-2023 and the Monmouth County Historical Association in Freehold (732) 462-1466. Survey sites are filed by municipality and then alphabetically by street address. Each site has a designated inventory number which is preceded by a four-digit municipal code.

## USES OF PROJECT

The Monmouth County Historic Sites Inventory is part of the statewide New Jersey Historic Sites Inventory which is used as a basis for environmental reviews, determining eligibility for the New Jersey and National Registers of Historic Places, state planning, and scholarly research. At the local level, the inventory is an available database for municipal and countywide planning and historic preservation projects. The material also serves as a useful source of information for those individuals and groups pursuing research on local and county history. It is hoped, above all, that dissemination of the inventory's results will stimulate public awareness, conservation, and beneficial future use of Monmouth County's outstanding historic and architectural resources.

## UPDATE

In the two decades since the initial publication of the Monmouth County Historic Sites Inventory Summary Report, the County has witnessed accelerated growth and development with enormous consequences for the historic landscape. Almost every municipality, rural and urban alike, has lost places and buildings of historic value. Many other historic structures, although still standing, have lost their settings and are now engulfed by new development. ***Approximately twenty percent of the sites included in the original 1980-1984 inventory are now gone.***

At the same time, historic preservation is evident in both the public and private sectors in Monmouth County, perhaps as a result of experiencing rapid change in our communities and a growing awareness of the significance and vulnerability of our architectural and scenic heritage. Scores of older homes have been restored or rehabilitated by their owners. Other historic buildings such as stores, schools and carriage houses have been rescued from disrepair and creatively adapted to new uses. Private organizations and local governments are undertaking historic preservation projects, and are playing leading roles in working for the preservation of historic resources in their communities.

The Monmouth County Park System continues to maintain and update the Monmouth County Historic Sites Inventory. The inventory is continuously revised to reflect new research, demolitions, changes in site conditions, and National Register eligibility. Large portions of the original inventory have been re-photographed, field checked, and entered into a computerized database, and research on individual sites continues to be incorporated.

**ATTACHMENT NO. 2**

**PHYSICAL CONDITION SURVEY RECORD**

**Physical Condition Survey Record:**

**Survey Information:**

| Participant/Team | Contact Information |
|---|---|
| Mr. Stephen J. Secora, PP, PE | LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) |
| Mr. Michael J. McGovern, RA | LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) |
| Ms. Danielle L. Farrell, IA | LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) |

**Dates of Survey:**

Friday, April 4, 2008 – Architectural Survey
Friday, April 4, 2008 – MEP Systems Survey

**Contact Information:**

Monmouth County Park System
Headquarters Building
805 Newman Springs Road
Lincroft, NJ 07738
732-842-4000 ext. 4264
732-842-3640
Mr. Joseph V. Sardonia, CLA, Supervising Landscape Architect
jsardoni@monmouthcountyparks.com

**Facility Information:**

Hominy Hill Golf Course
92 Mercer Road
Colts Neck, NJ
732-462-9222

| Building | Gross Square Feet | Year Constructed | Age |
|---|---|---|---|
| Conversion from Two (2) Barns to Clubhouse | 12,500 SF | 1965 | 43 years |
| | | | |

# ATTACHMENT NO. 3

# SITE OBSERVATIONS

**LAN ASSOCIATES**

Memo to File #2.2882.02 April 7, 2008
Monmouth County Park System/
Conditions Assessment & Recommendations
For Hominy Hill Clubhouse (Bldg. #1301),
Hominy Hill Golf Course, Colts Neck, NJ
(Ref. #07-72 & PS #01-08)

From: Stephen J. Secora Subject: Field Visit
On April 4, 2008

The writer along with Mr. Michael McGovern and Ms. Danielle Farrell performed a site review of the existing Hominy Hill Clubhouse. This memo will focus on the mechanical, electrical, and plumbing systems of the building.

First reviewed was the attic over the lower ceiling of the Blue Room/Banquet Hall and above the kitchen area. At the far east end (which would be above the kitchen), at the gable end of the attic, there is a large louvered section near the peak which appears to be the make-up air to the various air handlers in the attic. Within this ductwork and 2' beyond the louver is an electric duct heater. We understand that this is no longer in operation. Based on our observations of the air handler units, they appear to be air conditioning only. The electric duct heater should be removed from the fresh air intake to these air handlers.

There are wires going into the ductwork ahead of the electric heating coil indicating there could be outside air damper control on the louvered section. This is unknown.

Continuing further to the west, the main trunk fresh air splits off to service the four (4) air handling units in the attic. There are two (2) older air handler units which service the north and south ends of the lower ceiling section of the Banquet Hall. The unit on the south side is operational and is above the bar area. The unit on the north side is not operational at this time. The cover to the air handler is off.

Continuing further down to the west, two (2) new Carrier air handle units have been installed. It appears that these units are not in a state that they can be turned on and further work is required to make these units operational. The cover on one (1) of the Carrier units was off, refrigerant lines are uninsulated, there is still a protective blanket were soldering was done on refrigerant lines, etc. These units should be put into operation relatively quickly since the cooling season is fast approaching.

Return from the banquet area is common to the four (4) units. There are grilles on the gable wall where transition from the lower ceiling to the upper ceiling exists. This is right at the access hatches to the attic. Take-offs from the common return duct to each of the four (4) air handlers exists.

The two (2) new Carrier air handler units supply air conditioning to the high ceiling space or west end of the Banquet Hall.

The supply air ductwork has a main trunk for each Carrier unit which has branches off and it appears that one (1) unit services the north side of the high ceiling area and one (1) unit services the south side of the high ceiling area.

As was mentioned, the return ducts are common to the four (4) units. There are two (2) return grilles and two (2) common return ducts; two (2) units share one (1) return duct and the other two (2) share the other return duct.

There is a make-up air unit that appears to service the kitchen area. It is our understanding that this unit is not working. There is a cooling coil that was cut into the ductwork of this unit. The ductwork has been cut open a number of times for access to either the electric duct heater or dampers. This entire system should be removed and replaced.

The cooling coils servicing the northeast corner of the kitchen is a York evaporator; model #F48DX-A; serial #SX-122709; refrigerant is R22; charge each circuit to 12 ounces. Age is unknown. The unit has stickers on it identifying it as unit 3B. There is a condensate drip pan underneath the cooling coil, a condensate line which is insulated for the cooling coil and liquid and suction lines tying into the cooling coil which all head in a southerly direction.

On the southeast side there is similar setup with an evaporator coil cut into the ductwork. It appears that on this unit the electric heating coil has been removed. Ductwork is in similar condition with numerous openings cut into the ductwork. We noted that the ductwork was not even sealed where access was tried to be gained to the motorized damper at the louver section on the exterior wall. A photograph was taken of this.

We note that the liquid and suction lines "T" together at the center point of the attic and then head towards the east to the outside wall where the louvers are located. The old liquid and suction lines for the older air handler units servicing the lower ceiling area of the Banquet Hall go down to this location. The new liquid and suction lines also follow the same path.

The southeast make-up air to kitchen is labeled as 3A.

At the southeast end of the attic there is ductwork for the kitchen hood. Ductwork was covered at one time with gypsum block. The block has basically been broken, removed and fireproofing on the ductwork has been compromised. In addition, the ductwork has been cut into and patched which could be a fire hazard. Ductwork is galvanized sheet metal and should be stainless steel construction or at a minimum welded connections. Flange connections exist for the hood exhaust system.

A series of photographs were taken of the kitchen hood ductwork.

Next reviewed was the air handler servicing the north side of the lower ceiling space of the banquet area. This unit is not operating. This is a York air handler unit. The unit is identified as #2. There is also a sticker on it identifying it as 4A. We are unsure as to what the proper designation of this unit is.

Flex duct connections to the back and front sides of the unit have some splits in them and would cause performance problems during equipment operation. There is a drip pan below this unit however the drain is not connected to anything. This is typical for air handler unit #1 also which services the south side of the lower ceiling banquet area. Name plate data on the unit could not be found. The belt is off the fan motor and pulley system. The unit sits on some wood blocking which is nailed to the wood truss system. This should be better anchored although it has held up. In fact one (1) of the wood supports consists of wood spliced together. Better structural support of the unit would be in order. A series of photographs were taken of this unit.

Next reviewed was the south side air handler which is identified as unit #1 or additional stickers identifying it as 2A. Again this is a York unit. Unfortunately there is no size on the unit.

The disconnect switch is a fused disconnect switch rated for 30 amps. This has two (2) fuses. Fuses are rated for 15 amps. This ties into air handler #1. Disconnect switch cover was open and should be closed.

Both units #1 and #2 appear to be quite old and beyond their useful life. It is recommended that they be replaced.

Ductwork for air handler #1 and #2 continues into the high ceiling spaces of the banquet area. There is a motorized damper cut into the ductwork which we assume allows isolation of air flow to either just the lower ceiling banquet area or the entire lower and upper ceiling banquet area. A photograph was taken of this.

The Carrier air handler unit is model #FY4ANB060; serial #1807A82879; rated for 208/230 volts; ¾ horsepower; 5.2 FLA. The electric heat pack has not been installed in this unit. This unit provides air conditioning only.

It appears that during the winter months there is no make-up air to the banquet area or kitchen.

We were able to gain access to the attic space above the high ceiling of the banquet area. There are four (4) supply trunks that run the length in the east/west direction. Two (2) of the trunks are smaller ducts measuring roughly 15 x 10 at the end. These tie in to air handler #1 and #2 and the damper may be closed. The two (2) larger ducts which measure roughly 20 x 18 at the far end are the supply ducts for the new Carrier units #3 and #4. There are volume dampers at each tap off on the upper ductwork. There are also volume dampers for the tap offs for the lower ductwork.

At the far gable end to the west, there is a paddle fan which is the general exhaust for the attic. The attic is open to the floor below where air is allowed to be exhausted back. This is inefficient since when the attic fan is on and the air handlers are operating, there is a short circuit condition where the conditioned air can be pulled back into the attic and out through the exhaust fan. It is recommended that a ducted exhaust be installed. Space is limited in the upper attic space and the ductwork for tying into AHU #1 and #2 if no longer used, could be removed and that space used for exhaust duct.

There appears to be no heat detectors in the upper attic space to the west. With this being opened to below, smoke detectors and/or heat detectors are definitely required.

AHU-3 which is the new Carrier unit is in similar condition. However condensate drain lines are connected. The refrigerant line is uninsulated. Power connection is hanging. Filter is missing.

At the far east end of the attic at the gable wall, there is a Dynaray battery pack unit for what we believe is emergency lighting. There are sealed batteries inside. When test button was pushed, batteries do not have charge. There appears to be power to the unit however the batteries are not charging and should be replaced.

Two (2) heat detectors exist in the attic space of the lower ceiling area. Extension of the fire alarm system should be brought into the attic space above the high ceiling of the banquet area.

There is a battery pack for additional emergency lighting in the building. This requires to be filled with water on occasion. Bob indicated that this unit is maintained. The unit was almost near full charge when tested. This is a Dual Lite battery system. This is a very old unit. Consideration for upgrade of this is in order or possibly going to new emergency lighting units. A photograph was taken of this.

Next reviewed was the main Banquet Hall on the second floor. The area consists of an upper ceiling and lower ceiling to the east. The upper ceiling area has a decorative chandelier with incandescent lighting operated on a dimmer switch. The ceiling itself is coffer style with high hat incandescent light fixtures in every bay. There are a total of eight (8) high hats. There are also wall washer incandescent fixtures, a total of four (4) at the far west end. There are chandelier type wall sconces which have incandescent candelabra type lamps at the west wall which were operational.

There is only one (1) smoke detector located on the vertical wall between the two (2) return air registers above the lower ceiling. Additional smoke detection is required in this space.

At the low ceiling area of the Banquet Hall, there is one (1) smoke detector in the center. Additional smoke detectors may be required since the coffered beams partition the ceiling. Depth of beam is 7”.

The ceiling has high hat incandescent lights totaling 16 light fixtures. There are also two (2) speakers which tie-in to the intercom system at the manager’s office. There are recessed supply air diffusers that tie into AHU-1 and AHU-2. At the far east wall which would be the wall against the kitchen, there are decorative lantern style wall sconces which were operational.

Heating for the space consists of fin tube baseboard underneath the large window openings on the west, north and south elevations. At selective locations, there are cabinet heaters recessed into the wall. These cabinet heaters are operated from a thermostat.

There are fluorescent lights up in the open ceiling area. We are unsure if these are operational. There are additional fluorescent lights in the alcoves by the windows which were operational. These are the old T12 lamps, 34 watts, single tube fixtures.

There is one (1) motion sensor for the security system located on the wall separating the Banquet Hall from the kitchen. There are exit signs at either side of the entrance to the kitchen area. These are leading to the kitchen. The actual egress from the Banquet Hall at this location must go through the kitchen to get to the stair tower leading out.

At the south entrance to the kitchen from the banquet area are three (3) thermostats. One (1) thermostat is labeled circulator pump set at 60ºF and temperature in space is reading 72ºF. The other thermostat is labeled convector blowers set at 60ºF and temperature in space is reading 72ºF. The other thermostat is unknown but is assumed to tie in to the air conditioning. This is currently off. A photograph was taken of this arrangement.

There is a small bar area which has a stainless steel double basin sink. This is an older unit but still operational. The trap from the two (2) sinks tie into the copper line which goes below the floor. There is an ice basin that also has a drain which is copper and ties into the main drain. This all appears to be intact at this time. Water feeding the sink consists of copper sweated joint piping. Isolation valves could not be operated. Replacement of these valves is in order. It appears there may have been a leak at this location at some time in the past.

Continuing into the kitchen area, there is a manual release for the Ansell system for the hood. According to Bob, this was recently upgraded and is a Kidde fire suppression system. The sticker on the $CO_2$ tank indicated October 2007. Approval for fire protection appears to have been granted on January 13, 2008 for final.

Exhaust ductwork for hood was commented on in the attic. The hood exhaust fan was operational.

It was reported that the Trauslen refrigerator/freezer is not working properly and was leaking. This has been shut off.

The exhaust hood had a cleaning done March 13, 2008. The next cleaning due is March 2009. The fan, duct, filters, and hoods were all cleaned. Underneath the hood is a stove/griddle, oven and broiler which is electric. Fire suppression lines have been run down and into the electric broiler.

The hot and cold water isolation valves are not operable on the hand sink either.

There is a small built-in refrigerator over the prep counter that does not operate. The sink in the prep counter was operational.

The pot wash sink has hot water but it appears that the cold was turned off and is currently not operational. Dishwasher is functional.

There is a booster electric water heater that is operational. There is a disconnect switch built into the wall, 60 amps; 2 or 3 pole breaker. There is also a 30 amp breaker that services the dishwasher.

Lighting in the kitchen area consists of recessed 1’ x 4’ fluorescent fixtures, two (2) lamps each. Generally this is in operating order although older and dated. There is a battery pack emergency lighting unit which did not appear to operate when test button was pressed. Exit sign leading out to the rear of the kitchen or to the east is operational.

There is a heat detector in the kitchen.

Continuing further to the east and towards the back part of the building there is an open stair tower to the kitchen. There is a recessed electric panel in the hallway at the top of the stairs which is a General Electric model "I" electric panel which is an 18 circuit panel. There is a 100 amp, three-pole disconnect for the broiler; a 70 amp single pole breaker for the grille; a 15 amp two-pole breaker for the warmer; a 20 amp two-pole breaker for Carrier air conditioner; a 20 amp single pole breaker for the dumbwaiter; a 20 amp single pole breaker labeled unknown; and two (2) 20 amp double pole breakers for what appears to be the older York units AHU-1 and AHU-2 in the attic.

Inside the stair tower there is an additional exit sign with battery pack. This was operational. There is a smoke detector and emergency lighting unit in the space. This emergency lighting unit may tie into the sealed battery pack located in the attic which is not functioning. We could not test these fixtures. A photograph was taken of the top of stair tower/connecting hallway behind the kitchen to the east.

Lighting in the back area behind the kitchen is generally incandescent fixtures. They are surface mounted.

In the hallway leading to the back room behind the kitchen on the second floor there is a thermostat, old vintage which is labeled "upstairs rear heat". A photograph was taken of this.

There was a bathroom which has a water closet, sink, and shower which are all operational. Fixtures are dated. The water closet was leaking at the flushometer.

The exhaust fan and light fixtures were operational. We were unsure as to where this ties into but should tie into the outside of the building and not the attic. There is a recessed convector in the space. The lighting in the shower and general bathroom area were operational. There is a receptacle within 6' of the sink which should be replaced with a GFCI receptacle.

The back locker room on the second floor at the far east end has a smoke detector. There are two (2) incandescent surface mounted light fixtures that were operational. The window well areas at the north and south sides have convectors in them. There is a through the wall air conditioner at the east end which is unplugged and we assume was operational.

Dimmer switches on the second floor banquet hall area are old Rheostat type dimmers. They are operational but quite old. A photograph was taken of this.

Next reviewed was the first floor level. There is an entrance vestibule which has two (2) recessed cabinet heaters. Beyond the vestibule there are an additional two (2) cabinet heaters recessed into the wall. The thermostat in the vestibule indicates vestibule control.

Lighting in the vestibule consists of high hat incandescent lights. There is a fire extinguisher in the vestibule area. There are an additional three (3) high hats inside the foyer area. There are three (3) high hats in the vestibule area with one (1) additional light which appears to be an emergency lighting unit.

There is an exit sign outside the vestibule with combination emergency lighting unit. This was operational when test button was pushed.

Continuing to the north, there is a connecting hallway leading to the manager's office and hall to the back vestibule area. There is additional thermostatic control for the foyer and a second thermostat to control one (1) circulator pump control wall units. Lighting in this connecting hallway is recessed incandescent lighting; two (2) fixtures outside of the coat closet; three (3) additional fixtures between the men's and ladies lounge and five (5) fixtures leading to the rear outside area/south. There is an exit sign with an emergency lighting unit which was operational at this door. There are some convenience outlets located through the corridor area however the outlets have been painted over but still appear to be functional.

The manager's office has a through the wall air conditioning unit. There are four (4) recessed incandescent light fixtures in the space. The space could use additional lighting possibly fluorescent. A photograph was taken of this.

There is convenience outlets located throughout the manager's office. They have been painted over.

There is an additional thermostat on the wall in the manager's office.

The intercom system is located in the manager's office and is operational. There is a thermostat below this which services unknown control.

Next reviewed was the lounge area on the south side of the building towards the women's locker room. This has a Bryant Thermostatic Control which operates the fan coil unit in the space.

There are two (2) incandescent recessed light fixtures in the space which were operational. There is a wall register off of the corridor wall. There is convenience outlets located throughout the space. There is a 220 volt outlet at the windows possibly for through the wall air conditioner at one time. Currently there is no air conditioning in the space.

Next reviewed was the ladies toilet room behind (west) the manager's office. There are four (4) lavatories and four (4) water closets. Faucets on the lavatories were not operating properly. They are the pushed down type timer units. These should be replaced. Sinks are under mount cast iron units. Braided hose connections to the hot and cold water sides of the faucet appear to have been replaced at some time in the past. The angle valves were hard to operate but appear to turn. Tail piece and P trap appears to be brass and/or aluminum. These appear to be in relatively good condition but may be at the end of their useful life if original to the space. There is a floor drain in the middle of the bathroom which would be appropriate. We did not notice any exhaust grilles in the space. There appears to be one (1) make-up air louver at the exterior wall by the window which matches up with the original drawings. There is a thermostat in this space. It was reported that the manager's office, this toilet area and the women's shower area are all heated by a radiant heat system. The thermostat ties into the radiant heat. There is a GFCI receptacle in the bathroom which is appropriate.

Lighting in the women's bathroom consists of fluorescent wall mounted fixtures above the vanity/mirror area. There are two (2) recessed incandescent fixtures above the water closet area.

Lighting in the connecting corridor to the women's room is surface mounted 1' x 4' fluorescent fixtures with one (1) lamp. There is a smoke detector in the corridor behind the manager's office. There is no smoke detector in the small corridor area by the women's bathroom. There is no smoke or heat detection in the women's bathroom. There is no smoke or heat detection in the women's lounge room previously identified. There is a smoke detector in the main connecting corridor at the center. There is no smoke or heat detection in the coat closet area. The coat closet area has four (4) recessed incandescent lights which were operational. There is no smoke or heat detector in the manager's office.

There are no exit signs leading towards the front main hallway from the women's lounge area. There is an exit pointing to the rear exit which would be to the far west end of the building. This exit sign has an emergency lighting unit within and is battery backup. The unit was operational when test button was pushed.

Across the hall from the women's bathroom is another lounge area. This has a convector in it. Lighting is a surface mounted 2' x 4' fluorescent fixture; 2 lamps. There is one (1) grille at the ceiling. It is unknown what this ties into.

There appears to be only one (1) outlet in this space. There is a thermostat in the room which appears to tie into the cabinet heater. There is a smoke detector in the connecting corridor leading to the lounge/locker room area. There is no smoke detector within the locker room area. One should be provided.

Across the hall and further to the west is the shower area. There is no smoke or heat detection in this space. We understand that there is radiant heating below the floor. There is a thermostat in the space to work the zone for the radiant heating. Lighting in the space consists of recessed incandescent lights. There are a total of six (6) fixtures all which are operational. Showers were operational. There is a floor drain in the drying area outside of the shower area. There is one (1) grille in the space. It appears to be for exhaust based on the original drawings. There is no cabinet heater in the space and there is radiant heating as previously identified.

Next reviewed was office #2 identified on our marked up plan. This has electric heat and is not reflected on the existing drawing. There is an exhaust grille in the space. There is a through the wall air condition unit. Lighting consists of one (1) four lamp fluorescent fixture 2 x 4 and two (2) incandescent fixtures. There is a smoke detector on a drop beam in this room. Ideally these smoke detectors should be put on the higher ceilings on either sides of the drop beam. A photograph was taken of the space.

Bob was able to turn on the exhaust fan that ties into the grilles observed. These all tie into a fan which appears to be above the closet by the far west end exit. The outlet for this fan is blocked off with plywood in the exterior soffit. The fan made a tremendous amount of noise. The fan could not be observed since it was concealed above the ceiling in the closet area.

Continuing to the east on the other side of the main hallway was the snack bar area which was on the south side of the building. It is identified as the men's lounge.

The lounge has baseboard heating on the south and west walls. There is a drop soffit in the space possibly to conceal ductwork and/or piping. There are two (2) speakers in the lounge area. There are six (6) round supply air diffusers at the ceiling. Lighting consists of eight (8) high hat recessed incandescent light fixtures which were operational. There is some convenience outlets located throughout this space. There is one (1) smoke detector on the side of the drop soffit but additional is required.

There is a thermostat for the snack bar heat control on the interior wall.

It appears that the supply air diffusers in the lounge and in the kitchen area of the snack bar tie into a new vertical Carrier unit. This has approval sticker dated September 15, 2006. The unit is Carrier model #FV4BNF003; serial #3006A86710; rated for 208/230 volts; ½ horsepower motor; 4.3 FLA. There does not appear to be a heat pack installed. This unit is air conditioning only.

The snack bar has a grille and a deep fryer that are under a small kitchen hood which has a newer fire suppression system. Ductwork leading up to the roof is through where we assume the dumbwaiter is located. This ductwork above is not proper type nor is it fire proofed.

Concealed above the ceiling with a small access panel is an exhaust fan that takes general exhaust from the lounge and a small register from the kitchen. This discharges out to the south side in the soffit area. It appears that this fan is not operating. Controls for unit could not be found. A photograph was taken of this.

It appears that the Carrier unit has return air plenum through the closet that it is located in. The doors are louvered and there is a small louver on the backside where the ice maker is located. It was reported that the back room where the ice maker is located required an exhaust fan. This exhaust fan was installed and exhausted out of the building. Flexible duct was used. The exhaust fan runs on a timer. There is a louver near where this exhaust fan is located, purpose unknown. This appears to be an abandoned ventilation system. It may tie into the ductwork that is exposed in the ice maker/storage room behind the kitchen of the snack bar.

In the kitchen there are built-in freezers on some of the counters which are operational. There is a three (3) basin sink with two (2) faucets. Plumbing on the sink has been upgraded to PVC. There appear to have been some leaks in the past. Currently this is dry. Some of the shut-off valves are hard to operate.

Next reviewed was the men's bathroom in similar condition to the women's. There are a number of exhaust grilles top and bottom and above the shower area and toilet area. These all appear to tie into an exhaust fan on one side that is in the closet of the coat closet underneath the stairs going up to the second floor. There is another fan located in the ceiling cavity above the shower stalls at the west end that goes out to the north soffit. Both units appear to discharge out to the north soffit.

The bathroom itself has recessed incandescent light fixtures which are operational.

Heating in the men's toilet facility on the first floor is radiant heating. This works quite well according to Bob.

The stair tower behind the men's bathroom and towards the east does not have smoke detection in it. There is a cabinet heater near the exit door. There are two (2) recessed electric panels. There is a recessed electric panel, General Electric 42-pole circuit panel. This has single pole breakers and one (1) double pole breaker. Generally this is for the west side of the floor that services lights and receptacles at the entrance, ladies locker room, men's toilet, wash room, service room, patio entrance, ladies room and shower, men's locker room entrance, main hallway, main office ladies hall, men's shower room, men's locker room, cellar, men's lounge. These appear to be all 20 amp single pole breakers. For the receptacle side of the panel, they service the outside front receptacle, patio, main office receptacle, north side men's room, south side men's locker, ladies locker room receptacle, exit, men's lounge, hallway, main hallway and foyer, men's lounge, soda dispenser, ladies lounge air conditioning and two-pole 20 amp breaker to service the electric heater in the office across from the manager's office. There is an exit sign over the doors leading out.

There is a maintenance closet off the men's locker room which requires exhaust. This has one (1) cabinet heater and fluorescent lighting. The locker room itself has similar fluorescent lighting, 2' x 4' fixtures. They appear to be four (4) lamp.

In general terms, the men's locker room has cabinet heaters under the windows which are operated by a thermostat. For air conditioning, two (2) split Mitsubishi type unitary units were installed on the north wall at least two (2) to three (3) years ago. It should be noted that there was no make-up air to the space. There is an outdoor louvered section at the Carrier unit in the snack bar kitchen that ties into ductwork which eventually winds up at a register in the locker room. This could be the abandoned make-up air to the space. In the winter months, it was reported that there is quite a cold draft coming through this.

At the far west end there is a concealed exhaust fan above the foyer. This ties into a side exhaust grille and is operated by a manual switch. This normally does not run when the air conditioning is on.

There was one (1) smoke detector mounted on the wall in the locker room. This is insufficient for the size of the space. There are two (2) exit signs; one (1) at the west end and one (1) over the door leading to the stairwell. This exit sign has to be rotated off the wall and mounted on the ceiling so that it can be visible from patrons in the space. This unit needs a new battery. The exit sign unit is not operating properly and is in the process of being serviced or replaced.

At the bottom of the stairs in the basement is a smoke detector mounted on a joist. There is an additional smoke detector further down towards the east.

Next reviewed was the main incoming electrical service which is a Federal Pacific Electric panel (FPE). Off to the side is heating, ventilating control panel and air conditioning. This is a Federal Pacific panel. This services the following: circuits 1, 2, 3 – first stage dining room; circuits 4, 5, 6 – men's locker room, second stage; circuits 7, 8 – second stage, kitchen upstairs; circuits 9, 10 – first stage, kitchen upstairs; circuits 12, 13 – first stage men's shower; circuits 14, 15 – second stage, men's lounge; circuits 16, 17, 18 – first north AC second stage; circuits 19, 20, 21 – lower fan heat relay; circuits 22, 23, 24 – second stage dining room; circuits 35, 26, 27 – first stage men's locker room; circuits 28, 29 – ladies lounge, second floor; circuits 30, 31 – ladies lounge, first stage; circuits 32, 34 – men's lounge, first stage; circuits 35, 36 – men's shower 2; circuits 37, 38, 39 – AC south side; circuits 40, 41, 42 – AC. This is a Federal Pacific

Panel with what appears to be Stablok breakers. These breakers have been known to be problematic and not trip when fault condition exists. This panel should be upgraded.

Off to the side of this panel which is tapped off is an intake and exhaust fan and heat stage control panel which is a Square D QO load center. This has single pole, 15 amp breakers. This services the alarm system, thermostat first/second stage kitchen, one circuit breaker controls the irrigation system.

Below that are motor starters for various pieces of equipment some of which are obsolete. The electric coils are abandoned in place. There are two (2) motor starters for stage 1 coil, stage 2 coil. Other motor starters control ladies locker room, stage 2; men's shower room, stage 2; men's lounge, stage 2; ladies locker, stage 1; men's lounge, stage 1; men's shower, stage 1. This appears to all be obsolete. There is additional controllers for men's locker room, stage 1; upstairs kitchen, stage 1; men's locker room, stage 2.

The main fire alarm control panel is located in basement near the boilers and main incoming electrical. This is a Fire Lite Alarm Incorporated panel, model #MS5012. Below this panel are the on/off switches to control the boiler pump operation for the downstairs hall, upstairs dining room, radiant heat, pro shop servant's area, and men's locker room.

Boiler setup appears to be primary/secondary pumping. There is individual Taco pump off the supply line out of each individual Weil McLain boiler. This ties into main supply header. Return header comes back from the secondary loop and is close coupled, less than 12" together. The secondary loop has a number of Bell and Gossett pumps out to various distribution loops. The men's locker room has a Bell and Gossett pump installed on January 11, 2005.

The copper header approximate size is 1-1/4" to 1-1/2" has a repair on the supply end. This should ultimately be cut out and replaced. There is a secondary pump dated December 17, 1998 identified as the servants. There is another pump dated April 7, 2004 for the pro shop. There is a separate pump dated December 17, 1998 for the Blue Room (Banquet Hall). There is another pump dated January 11, 2005 for the main downstairs hallway and another pump dated November 30, 2004 for the bathrooms.

It was noted that the system always seems to run to satisfy the girl's shower area which is radiant heating. A recommendation would be to put a water meter on a make-up water line to see if significant make-up water is being introduced into the system. There could be a failed loop underground at that location.

There is insufficient combustion air make-up to the boiler room. There is a window well with a basement window opening approximately 18" x 24" x 30". This appears to be insufficient size to accommodate the three (3) boilers. The boiler room appeared to be air starved. It was noted that most of the piping common to the boilers is uninsulated. Some of the pipes show signs of leakage which may or may not have been repaired. There is also abandoned piping that is connected into the fuel oil system that should be removed. If this still is tied into the oil tank it could, if ever broken, cause a spill condition.

It was noted that there is a heat detector right above where the boilers are located.

There is an old pump and storage tank possibly for domestic water that is abandoned in place. It is recommended that this all be removed. The tank would have to be cut out since it is quite large and there is a small space to exit the basement.

There appears to be transite board above the domestic water storage tank closest to the boilers. This could possibly contain asbestos.

It was noted that there may have been asbestos abatement project done sometime in the past based on what appears to be encapsulant put on the pipes.

All piping in the basement is uninsulated and should be insulated. The cold water lines especially will sweat in the summer months.

The main incoming cold water line appears to have been tapped in the old water loop. The old tank which is abandoned in place is still connected to the loop and appears to be valved off. This should all be cleaned up and removed.

Main water line going west from the boilers down the center of the building is unsupported and needs to be supported immediately. Existing supports are beginning to rust. There appears to be a 20' length of pipe that basically is only supported at two (2) ends and is unsupported in the middle.

Earlier, we met with Bob who is in charge of maintenance at the Hominy Hill Golf Course. We went through various building systems with him and discussed their condition with him. We also briefly met with Mr. Hal Awers who is the manager of the facility, telephone #732-462-9223.

Those items discussed with Bob are as follows:

1. Electric coils to make-up air ductwork has been abandoned. This was done before Bob worked at the facility. Bob has been at this facility for about six (6) years.

2. There are two (2) fans at the end of the building on the first floor level. These have been taped over and make a lot of noise.

3. Attic exhaust fan is operational.

4. New AC has been run to the Banquet Hall area.

5. There are three (3) boilers installed in the late 1990's. These are operated by fuel oil and are hot water boilers.

6. There are thermostats for the circulator pumps and blowers (cabinet heaters).

7. There are four (4) air handlers in the attic for the main second floor room; two (2) new and two (2) older units. One of the older units is not operational.

8. It was indicated by Bob that last fall a contract was awarded for replacement of two (2) air handler units. These are new air handlers and condensing units. This replaced one (1) large air handler in the attic space which services the high ceiling Banquet Hall area.

9. Newer Mitsubishi split system AC units were installed in the men's locker room. These are about three (3) years old. The women's locker room area has no AC. The snack bar area has two (2) split systems approximately three (3) years old.

10. There are window AC's in the two (2) offices on the first floor.

11. It was indicated that the Banquet Hall facility is used year round for meetings.

12. It was indicated that the boilers heat the domestic hot water through the heat exchanger and the domestic water is stored in the separate hot water storage tank.

13. There is an electric hot water heater for clothes washer.

14. There is a booster electric water heater for the dishwasher, which is operational.

15. The commercial kitchen hood was just cleaned and has a newer Ansul fire suppression system which is approximately two (2) years old.

16. The snack bar has a hood and fire suppression system. This is also a newer fire suppression system and was just cleaned.

17. According to Bob the only known asbestos is in the floor tile. He believes that the piping does not contain asbestos insulation.

18. Exit signs are battery type units. These were just checked by the fire department for operation.

19. Emergency lighting is off of central batteries up in the attic area. This needs to be periodically checked to make sure the water level in the batteries is sufficient.

20. There is no emergency generator for the facility.

21. Lighting for the facility generally consists of fluorescent in the bathrooms and other selected areas. 65 watt incandescent flood lights and 150 watt incandescent lights are located in some of the offices. Most of the lighting was down lighting in the building.

22. Dimmers in the Banquet Hall are older, Rheostat type and were operational.

23. Exterior lighting consists of two (2) incandescent light fixtures at the doors. There are no spot lights on the building.

24. The boilers supply hot water for heating underground to the pro shop.

25. The oil tank is above ground and is approximately three (3) years old, roughly 2,000 gallon in size.

26. There is a security alarm system with motion detectors. This is over six (6) years old. There is dial out from the security system to the County Park Central Office.

27. The building does not have sprinklers.

28. There are some heat and smoke detectors in the building.

29. The fire alarm system is in excess of six (6) years old and is monitored by the County Park Central Station.

30. Telephone system is simple setup and there are phones in the manager's office and snack bar.

31. Electrical service is original to the building.

32. There is a new electric panel for the Mitsubishi split system AC unit.

33. It was indicated that there is radiant heat for the men's locker room, manager's office, ladies bathroom, and ladies shower area. It was indicated that the ladies shower area does not get hot enough and the boiler runs quite frequently to satisfy this zone.

34. Each room that has radiant heat has its own thermostat.

35. There are no drinking fountains in the building.

36. Water comes into the building behind the electric panels.

37. There are two (2) sump pumps in the basement.

38. Sanitary sewer discharge is to a septic system.

39. There is water softener in the building. The incoming water has a lot of iron in it. Water supply is from a well located behind the first building approximately 700' deep. Originally this well was used for irrigation. The well is a larger size with 12" casing. Currently this well is only used for domestic water use.

40. Well tank is in the ground located near the well. This is a pressurized tank. Submersible well pump is approximately 300' down in the well and has never been replaced. There are no reported domestic water flow issues.

41. All plumbing fixtures are operational however they are older. Some of the plumbing fittings are not fully operational in so much as the meter faucets need to be held down to operate.

42. Bathroom lighting fixtures are yellow and older type. They could use replacement.

43. The refrigerator in the kitchen was leaking and was shut down. It is believed that the evaporator pan was not working properly.

44. Dishwasher and ovens in the kitchen are operational.

45. Plumbing piping is generally in fair condition. Some of the valves are frozen and may not be operational.

46. It was reported that the sanitary system ties into a septic tank. It is thought that the tank is in a condition of failure.

47. The parking lots have some lighting that is manually operated. This is not used that often.

48. There is an intercom system in the building that ties the manager's office into the Banquet Hall on the second floor level. There are also additional speakers in the snack bar. There are speakers by the patio outside which tie into the Pro Shop.

49. There is no central clock system.

Stephen J. Secora, PE, PP
Vice President

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Attachment: Photographs w/Captions Dated 4/4/08

cc: Mr. Joseph V. Sardonia, w/att.
File #2.2882.02, w/att.

**LAN ASSOCIATES**

Memo to File #2.2882.02 April 9, 2008
Monmouth County Park System/
Conditions Assessment & Recommendations
For Hominy Hill Clubhouse (Bldg. #1301),
Hominy Hill Golf Course, Colts Neck, NJ
(Ref. #07-72 & PS #01-08)

From: Michael J. McGovern, RA Subject: Minutes of Site Observation on 4/04/08

The writer had the opportunity to perform the following site observations at the above captioned project on Friday, April 4, 2008 at 10:30 a.m. The main golf club building consists of a gambrel roof (two slopes of gable) structure with dormers at the upper level with a smaller gable pitched roof addition added to the east side of the building with dormers. The long axis of the building runs east/west. The main entry with drop-off loop is located on the south side of the building.

**Site Observations:**

1. Landscaping and shrubbery immediately adjacent to the building is in overall good condition. Smaller ornamental landscaping is well maintained. Four (4) larger specimen trees are located adjacent to the building and appear to be in good condition. Pruning back of the larger specimen trees is recommended. Yard drains are provided at various locations for the building and appear to provide adequate site drainage.

2. Roads consist of macadam and are in good condition. All golf cart paths are also macadam and in good condition. Metal edging is provided along macadam paths for edge control. The main roads are not provided with curbs.

   Overall the parking lot is in good to fair condition. The parking lot has some cracking noted. In addition, the parking lot could be re-striped the existing lines are faded. The parking lot is provided in two (2) separate sections with some grass islands. No curbing is provided in the parking lot. The northern section of the parking lot has a capacity of approximately 60 parking spaces. The back southern lot contains another 47 parking spaces. The parking lot shows some signs of ponding water at the southern end of the parking lot. Approximately 2" of standing water is located in this area which is the southeast corner of the parking lot. Exterior lighting which is manually switched consists of a total of four (4) cast iron stanchions which appear to be in good condition.

   ADA Signage is limited to small signs located above the main entry doors. A single handicap parking space is provided in the main parking lot.

3. Walkways leading to the clubhouse facility consist of concrete and are in good condition. The concrete walks are provided with ¼" pad covers presumably for protection of concrete from spiked golf shoes. This pad, for the most part, is in fair condition. Some seams are open at select areas. Irregular seams present a tripping hazard and should be repaired.

4. A large rear patio is provided along the north side of the main clubhouse. Landscaping, macadam and lawn areas in this area are in good condition.

5. Vinyl fencing is located on the north side of the Mens Locker Room at the northeast corner of the clubhouse. The vinyl fencing is in good condition and screens the exterior mechanical equipment. All condensers, electric shut-offs, switches, transformer volt, and fuel oil storage tank are located in this screening enclosure.

The fuel oil tank is supported on a concrete slab on grade. The fuel oil tank is 1,995 gallon manufactured by Safety Tank Corp. located in Meridan, CT, telephone # 203-237-6320. The tank is identified as a gauge 10, UL tag #N-82478, Model #ECR-1995-SSC-3A, date is 4-3-03, Serial # is P030101.

The electric transformer identified is West 234955. In addition, a number is also provided on the outside of the case: #1711. No other electrical information was available; however, the transformer does not contain any PCB's.

The remainder of the equipment consists of older type Mitsubishi electric Mr. Slim condensers and new Comfort Series Carrier energy efficient condensers which are brand new. Three (3) of these units are identical. The Serial # is 3607E00063. They are 208/230 volt, 3 phase, 60 hz. The Mitsubishi units are identified as a split system heat pump Model MXZ30TN2, 208/230 volts, single phase, 60 hz. The Serial # is 42903837.

The remaining units consist of older Carrier Weather Maker condensers which are older and do not appear to be working. The model information for these units is Model # 38AFC008510, Serial # 2792G34255. These units are 208/230 volts, 3 phase, 60 hz. The original electric conduit and disconnect switches are in poor condition and rusting of the equipment is noted. Some new outdoor disconnect panels have been provided for the new Carrier equipment along with new exterior conduit and power supply.

Exterior copper piping is provided with insulation which is in fair condition. Additional insulation is required for copper piping for the newer HVAC units. The Freon supply and return lines enter through the exterior wall, for the wall mounted Mitsubishi units, typical for three (3) in the Men's Locker Room. The remaining Freon lines extend vertically up the exterior wall to the soffit which is open and improperly closed. Birds have nested in the opening.

6. A separate step down transformer and pump house building are provided at the southwest corner of the main parking lot. The condition of the building is fair to good.

7. A flagpole is provided in front of the golf pro shop and is a separate building located in front of the parking lot and to the east side of the main clubhouse.

8. A well head with an electric disconnect switch is provided along the west side of the main parking lot. This well is identified as well #5, permit #2900028556.

**Building Envelope/Exterior Envelope:**

1. Exterior foundations consist of a parged CMU masonry block foundation which appears to be in overall good condition. Some cracking and spalling of the exterior finish parging is noted at select areas.

2. Aside from the foundation, the only other masonry provided for the building is on the east side of the Men's Locker Room for the boiler flue. This flue consists of a chimney extending from the Boiler Room up through the gable ridge line and is provided with a brick finish with step flashing. The chimney is painted white to match the building exterior color. The chimney splits into two (2) separate flues at the basement level. The overall condition of the chimney is good. Masonry joints and brickwork is in good condition.

3. Exterior finishes for the Clubhouse consist of an aluminum board and batten vertical seam panel system with base drip edge and J channel finish. The overall condition of the aluminum siding is fair. The color is white and there is a noticeable oxidation of the finish. The aluminum siding is provided with a grounding wire, typical.

Exterior trim consists of painted pine. Soffits consist of painted plywood. Door trim and mantles consist of painted wood which is in overall fair to poor condition. Numerous sections of the wood are showing signs of extensive peeling of paint finishes and some wood decay is noted. Soffits for the second story space are provided with a continuous aluminum strip vent which is in fair condition. Soffits are also provided with aluminum fresh air intake or exhaust louvers for mechanical systems.

Upper level dormer finishes consist of painted wood trim, vertical seam aluminum siding with wood trim around dormer windows. The main entry at the south side of the building consists of monumental single pane glazed wall panels with double door entry. Finishes for the most part are fair for the wood finishes at this location.

4. The underside of the soffits for the east and west gable ends consists of ¾" tongue and groove board roof sheathing. Many nails are exposed as a result of re-roofing at the underside of these tongue and groove boards. In addition, paint and finishes are peeling at these locations.

5. Through wall air conditioners were cut into exterior walls at the north and south sides of the main space. These units provide air conditioning for the managers office on the south side of the clubhouse and a second administrative office located on the north side.

6. Exterior speakers are also provided with protective cages and located on the north side of the building adjacent to the exterior patio area.

7. Generally, the exterior wood finishes for the main club house are in fair condition and scraping, priming, and repainting will be required. Wood trim replacement will also be required at select locations.

8. Roof dormers located over the Men's Locker Room area are in fair condition. The wood and trim is in need of repainting. The aluminum siding is in fair condition. This is typical for three (3) dormers on the north and south face of the gable roof.

9. The east gambrel end of the main clubhouse is in fair condition. Numerous louvers, fresh air intake, and two (2) windows openings are provided. A large exhaust fan for the second floor kitchen space is provided at this location. Some staining is noted at the exterior of the aluminum panels caused by grease.

10. The overall condition of the east end of the Men's Locker Room is similar to the main clubhouse. The overall condition of the wood window frames is fair. Significant deterioration of the exterior paint finishes was noted.

11. An exterior speaker is provided at the ridge of the gable and a through wall air conditioner is provided for the Staff area at the upper level.

12. Exterior lighting consists of incandescent exterior wall mounted fixtures. The fixture type is provided at the entire perimeter of the building. No emergency lighting is provided at exterior exit doors.

13. Exterior hose bibbs are provided at all four (4) elevations.

14. Exterior window shutters consist of aluminum which is in fair condition typical.

15. No gutters are provided for the dormers located above the Men's Locker Rooms. In addition, only select gutters are provided for the large dormers for the banquet hall at the upper level of the main clubhouse building.

16. The roofs are provided with aluminum K gutters, leaders and downspout assemblies. For the most part, these assemblies are connected to an underground drainage system. Overall, the condition of the gutters is fair. Many of the brackets are loose and gutter sections are sagging in select locations not allowing for proper drainage. Provisions for gutter screens or guard should be considered to help keep the gutters clean and free flowing.

17. Soffit lighting at the main entry consists of 6 x 6 recessed incandescent fixtures which are in fair condition.

18. Roofing for the facility consists of a three (3) tab asphalt shingle which appears to be in good condition and was recently replaced according to building management. There are some tabs of shingles missing at the upper level of the main gambrel roof adjacent to the ridge. These shingles are missing at various locations at the south and north sides of the building. There was only one (1) shingle noted missing on the north elevation. This was located on the northwest side of the roof adjacent to the west dormer. Most likely these shingles have been damaged due to excessive winds. Flashings for the dormers consist of woven closed valley type.

    Roofing for the west facing windows consist of three (3) tab asphalt shingles which appear to be in good condition and properly flashed to the exterior wall. Numerous leader and downspout assemblies appear to have worked loose and should be properly attached to the fascia and dormers. Gutters should be provided at the main central gable to provide proper drainage. Leader downspouts should be extended to the lower lever soffit gutters to provide more efficient drainage. There are very few roof penetrations. Pipe vents are provided at the Locker Room area on the north side of the gable roof only and these bellows appear to be in good condition.

19. New decorative PVC railings provided above the covered entries at the west, south, east, and north elevations appear to be in good condition.

20. The flat roofs for the main clubhouse at the north and south side consists of a built-up roofing system with marble spar. Pitch pockets are provided for the PVC balcony posts. Roofing for the door entry canopy cover at the west side of the building appears to consist of a painted metal roofing which appears to be in good condition. Similar roofing is provided along the east entry canopy to the Men's Locker Room.

21. Windows consist of and older casement type wood window for the entire lower level of the facility as manufactured by Andersen. The overall condition of the windows is poor. Interior finishes are showing signs of wood rot and decay at the lower sash. The hardware is stiff and operation is difficult. All windows appear to be single glazed.

22. Upper level windows are new Andersen vinyl clad which were replaced recently and are in overall good condition.

23. Exterior doors, for the most part, are wood and are in fair condition. The employee entry door (south side) consists of raised panel un-insulated pre-hung single swing doors with wood frame and side light panels. The door is provided with an aluminum sill and weatherstripping. Hardware is not ADA for the employee entry. Glass is insulated. No closer is provided at the entry doorway. Repairs to the bottom panels were made and additional caulking was provided. Some wood rot was noted at the sill of the door which is mounted flush with the concrete sidewalk entrance.

24. The main clubhouse entry doors (south side) consist of raised panel wood with thermal pane glazing. One (1) door is fixed and one (1) door is operable and provided with a

closer. The overall condition of these doors and windows is better as the large roof overhang provides weather protection at this location.

25. The Ladies Locker Room door is similar to the employee entrance door. This door is located on the west elevation and shows some signs of deterioration. The door is wood raised panel with single pane glazing. The door is provided with a closer and handicap pull paddle hardware.

26. Main entry/exit door assembly at the north side of the clubhouse to the exterior patio is in good condition. It appears to have been recently replaced and consists of an insulated metal door with decorative beveled glazing. The door is provided with a panic push bar and guard at the interior window level. The door is provided with a handicap pull paddle at the exterior. Transition of the door to the patio is flush. The door is not provided with a threshold and weather appears to be entering at the door sill. The monumental window side panels to this door are in poor condition and consist of wood with thermal pane glazing. The muttons and glazing are deteriorating and no longer provide proper weather protection.

27. The kitchen service entry door located at the north side of the clubhouse is provided with an aluminum storm door which appears to be in fair condition. The closer is missing and no longer providing proper closing of the door. The wood door consists of a raised panel door with glass lights which is in fair condition. No handicap hardware is provided. This door should be replaced. The door is provided with an aluminum threshold saddle. The door is provided with two interior steps down to the kitchen floor level.

28. The east door to the Men's Locker Room entry is similar to the previous door door descriptions and consists of a wood raised panel door and is provided with a closer. The overall condition of the door and the wood saddle at this location are poor. This door should be replaced.

**Men's Locker Room:**

1. Interior finishes consist of indoor/outdoor type carpeting which is in poor condition installed over wood framing. The carpeting should be replaced. Interior wall finishes consist of a beveled vertical tongue and groove redwood, stained, which appears to be in overall good condition. The locker room is provided with large metal lockers provided in a total of eight (8) double loaded locker bays with center benches. The lockers and benches are in good condition.

2. The ceiling consists of a 1' x 1' Z spline glued acoustic ceiling tile which appears to be in overall fair condition. The tiles are dirty and replacement is recommended. Some separation of the ceiling tiles along the north ceiling girder line of the locker room is noted. Light fixtures consist of 2' x 4' two (2) bulb fluorescent light fixtures surface mounted. One (1) fixture is provided for each locker bay for a total of eight (8). No lighting is provided along the main corridor axis which runs east/west. A separate surface mounted fluorescent light fixture is provided in the east end vestibule. All finishes are similar at this location to the locker room. Exit signage with emergency lighting is provided at the east end of the locker room. Fire extinguishers are provided at this exit as well.

3. The Men's locker room is provided with air conditioning via three (3) wall mounted Mitsubishi Electronic Mr. Slim units. Three (3) separate thermostats are provided below the units on the north wall. Exhaust ventilation appears to be provided via (2) two louvers located above the east entry vestibule with fresh air inlet located on the west wall of the locker room. The locker room is provided with a single heat and/or smoke detector mounted on the west wall of the locker room this is inadequate and does not meet code.

4. Convector covers are provided along the north and south walls of the locker room in each locker bay for baseboard hot water heat. It was noted by staff that these convectors are operational.

5. The battery for emergency exit light/sign is missing above employee's access area in the corridor located on the west side of the Men's locker room.

6. Toilet rooms for Men's Locker Room consist of ceramic tile finishes. 6" x 6" ceramic tile is provided on the walls and ceiling throughout. The overall condition of this tile is good. Original ceramic floor tile in the toilet room is in poor condition. Grout is deteriorated and should be replaced. There are many missing tiles noted throughout. The damge was caused by spiked golf shoes.

7. A total of five (5) shower stalls are provided in the locker room. The overall condition of these shower stalls is good. Floor tile in the shower should be replaced. The shower faucet and head appear to be in good condition. Lighting is provided via an incandescent light fixture. Separate switches are provided for lighting outside of each shower stall. Proper GFCI protection of all electrical devices should be confirmed. The shower entries are provided with 6" tiled bulk heads. Interior shower curtains are provided. Each shower is provided with tiled ceiling, soap dispenser, and wall mounted soap tray. There are no ADA accessible shower stalls in the men's room. No grab bars are provided in the showers.

8. Lighting in the Men's Toilet Room consists of 1' x 1' recessed incandescent light fixtures. There are a total of six (6) ceiling mounted units. Wall mounted fluorescent units are provided above the lavatories. In addition, incandescent recessed light fixtures are also provided above the lavatory area.

9. There are a total of four (4) lavatories provided in the Men's Toilet Room. These units consist of cast iron lavatories bolted to the underside of a marble countertop. The overall condition of the counter is fair. The overall condition of the faucets is fair. There is significant corrosion located at the underside and at the overflow and main drain at several of the lavatories including cracking noted at the main drain locations. The faucets are push faucets which must be held in the down position to generate water flow. They are metered; however, many of the faucets are not working properly and are leaking at the main valve. A GFCI outlet is provided at one (1) side of the main lavatory area. A mirror is provided surface mounted to the wall. Soap dispensers are mounted to the mirror. Two (2) Scott paper towel dispensers are provided and mounted to the wall.

   The lavatories are identified as American Standard. The overall condition of the metal P trap drains appears to be fair. Some corrosion and loose connections were noted. Significant corrosion of escutcheon plates was observed.

   Toilet partitions consist of metal ceiling hung partitions. A total of three (3) toilet stalls are provided. Each of the toilet stalls are not ADA accessible. The toilets consist of wall hung flushometers. One (1) of the toilets appears to have an active leak at the sanitary drain. Water appears to be leaking from the failed sanitary seal to the floor drain. The main locker room is provided with two (2) floor drains. Positive drainage to the floor drains is provided. Mechanical registers are provided along the ceiling line at two (2) locations and also exhaust registers appear to be provided at two (2) locations mounted within 12" of the floor. These louvers appear to provide exhaust for the toilet room via ductwork to exterior aluminum soffit louvers. No fresh air appears to be provided. Wall mounted urinal partitions are provided between urinals.

The Men's Toilet room is not ADA accessible major renovations to the overall layout will be required to bring this portion of the building into accessibility requirments.

10. The doors to the locker rooms consist of raised panel wood doors which appear to be in fair condition. Closer are provided. The saddles for the doors consist of marble and are worn and should be replaced. Pull handles for the doors are provided. The doors are not provided with positive latching hardware. Push plates are provided from the exterior corridor side of the doors. Approach clearances for accessibility are not provided.

11. The Men's Locker Room corridor from the main entry foyer floor finishes consist of indoor/outdoor carpeting, vinyl wallpaper, and acoustic 1' x 1' Z spline ceiling tile fully adhered. Lighting is provided by a series of incandescent recessed light fixtures. A smoke detector is provided in this corridor extension. Doors at either end of the locker room are provided with closers and consist of wood. Emergency exit sign and integral battery is provided at the exit to the entry foyer. A closer is not provided on the foyer entry door. Hardware for all doors is not handicap adaptable/accessible. This corridor is provided with a half wall separation to the Snack Bar area located on the north side of the corridor.

12. Heating for the Men's locker room is provided via radiant hot water loop in concrete floor slab.

**Snack Bar:**

1. Floor finishes consist of indoor/outdoor carpeting which is in overall fair to poor condition. Wall finishes consist of a base wainscot wood paneling and VCT wall covering. The ceiling finishes consist of 1' x 1' Z spline acoustical tiles. Lighting is provided via a series of recessed incandescent light fixtures. Air conditioning supply and return registers are provided at the ceiling. Heating is provided via perimeter baseboard along the west and north walls. Windows consist of casement Andersen windows which are in overall fair condition along the north wall. The space is provided with a direct entry to the exterior foyer on the north side of the building. Two (2) secondary entries are provided from the Men's Locker Room side of the corridor. No exit signage is provided in this space.

2. The main seating area is located on the west end of this space. A Snack Bar with service counter and demising wall for this food prep area is provided along the east side.

**Snack Kitchen Area:**

1. Floor finishes consist of a sheet vinyl installed over a concrete floor. Wall finishes consist of vertical beveled redwood siding which is in fair condition. This siding is stained. The ceiling consists of dropped 2' x 4' vinyl coated acoustic tile which is in fair condition. 2' x 2' recessed fluorescent light fixtures are provided. It appears that separate supply air and return air registers are provided in the ceiling. The service counter consists of a plastic laminate counter. The food area consists of reach-in refrigerators, counter height, a griddle area with integral Ansul system, microwaves, and coffee machines with toaster counter mounted. A small reach-in refrigerator is provided for beverages. A three (3) basin sink is provided along the north wall with two (2) separate faucets for food prep. The back area is provided with reach-in refrigerators and freezers and a counter is provided along the north wall with an under counter Hobart dishwashing machine. A griddle and a deep fat fryer are provided in the kitchen space. Separate employee's entrance is raised above the kitchen floor one (1) step and provides exit to the exterior patio for service to golfers at the north side of the clubhouse. Provisions for alternate sanitary finishes in the kitchen should be considered.

2. A small service closet with a vertical Carrier air conditioning unit is provided. This unit provides air conditioning for the kitchen and snack bar space only. This is identified as a Carrier Model #FV4BNF003, Serial #3006A86710, 208/230 volt. This unit is relatively new and it appears to be connected to a new condenser unit located at the exterior of the building.

3. The back room to the kitchen is provided with a standard residential reach-in refrigerator/freezer, some dry and wet goods storage shelving, and a Manitowoc Series 600 ice machine. Floor finish consists of sheet vinyl and the interior walls consist of painted gypsum board with Z spline acoustic ceiling and a surface mounted 2' x 4' two (2) bulb fluorescent light fixture. A Broan ventilator ceiling mounted is provided in the rear storage area of the kitchen. This unit is connected to a time clock.

4. The kitchen is provided with a separate electric sub panel. The panel is rated for 150 amps. The panel is provided with 30 circuit breaker positions. The panel provides power for the grill, fryer, dishwasher, cash register, refrigerator, and other kitchen equipment including toasters, microwaves, coffee machines, etc. The breakers consist of 15, 20 and 30 amp breakers. One (1) 60 amp breaker is provided for the grill, and a 30 amp breaker is provided for the fryer. It appears the new air conditioning is provided with a 15 amp and a 20 amp breaker. The panel is manufactured by Square D.

5. The grille Ansul system is installed by Seaboard Fire and Safety Equipment Company located in Oakhurst, NJ. The system is identified as a PyroChem Incorporated out of Boonton, NJ.

**Basement:**

1. The basement is accessed off the employees service entrance. This is provided with a stair from the service entrance lobby down to a full basement located on the east side of the main clubhouse underneath the Men's Locker Room. The exterior foundation consists of CMU block which appears to be in overall good condition. The walls are plumb and the mortar joints are sound. Some water infiltration is noted on the north basement wall. Parging is provided at this wall location. At the southwest corner of the basement is a walk-in freezer which is no longer functional. This freezer has been disconnected and is no longer used. AT&T patch panels for the telephone system are located on the west wall adjacent to the basement access stair. The panels are large; however, there are only two (2) incoming lines identified on the panel board. The existing telephone system in the building is minimal. The manifold and control valves for the radiant floor heating system are located directly above the telephone patch panels. These valves are provided with DC wired control valves connected to remote thermostats to open and close the radiant loops.

2. Immediately adjacent to the telephone patch panels to the north side are old soda distribution lines for the Snack Bar which has been abandoned.

3. The main sanitary for the building consists of cast iron and PVC. This piping collects along the west and north sides of the foundation wall and exits the building on the north side of the Men's Locker Room and exits towards the first tee. It appears that the sanitary at one (1) time exited this foundation wall further to the west but was subsequently sealed and replaced with new PVC sections and a new sanitary main to the existing sub surface disposal system. An electric panel labeled HVAC 2 is located on the north wall and is provided with a 30 amp and a 15 amp breaker for the Mitsubishi mini splits for the men's locker room air conditioning. Some water damage at this location appears to be caused by an uncapped U trap on the main copper sanitary line which should be provided with a cap.

4. The main electric service is provided by a Federal Pacific switchgear located on the north wall at the east corner of the basement. The main electric service comes in at the northeast corner and is metered. The main switchgear is provided with step down transformers. The main switchgear is provided with 100 amp disconnect switches. The main fuses are 100 amp. A total of eight (8) disconnects are provided. They are identified as follows: 100 amp first floor, 100 amp second floor, 100 amp heating/boiler/outside lighting, 200 amp kitchen, 100 amp unlabeled, 100 amp Pro Shop, 150 amp kitchen panel, and 200 amp car shop. A sump pump is provided in the northeast corner and is discharged to an overhead PVC drain to the main sanitary line. A secondary sump pump is provided on the south wall of the basement and is connected by the same pipe with a backflow preventer. This south side of the basement appears to be relatively dry. The northeast corner appears to receive ponding water and some water damage is noted. The water is entering the north foundation wall behind the main switchgear and at the east wall.

   A washing machine and electric dryer are provided at the north east corner of the basement. A new water softening system has been installed and is identified as an Aqua Mech water treatment system. The salt reservoir tank is located immediately adjacent to the treatment tanks. An AO Smith electric water heater is provided for the washing machine only. It is identified as Model #EES52912, 50 gallon capacity.

   The main domestic water service enters underground at the southeast corner of the building. The domestic hot water is stored in two (2) large Boiler Mate Premier series tanks as manufactured by Amtrol. These units are provided with hot water through a transfer loop through the boiler. The hot water tanks consist of two (2) 80 gallon tanks with Honeywell zone valve controls wired low voltage to exterior thermostats at both tanks.

5. The building heating is provided by a series of three (3) Weil McClain fuel oil fired boilers. The boilers are identified as Model #QB-300, pump pressure 140 psi, firing range 1.8 to 3.0 gph. Electrical requirements are 120 volts, 60 hz, 5.5 amps. Burner controls are identified as Honeywell R8184G1336 ignition controls. The Weil McClain boilers are identified as Gold Oil Boiler Model # A/B-WGO-8. The btuh per hour is 274,000, output maximum water pressure is 50 psi, typical. All three (3) boilers are provided with new breaching which is connected to the original boiler flue and chimney assembly located at the east end of the building. The boilers are provided with separate circulating pumps identified as Bell and Gossett. Circulating pumps appear to be new and recently installed. There are a total of five (5) circulating pumps. The boilers are provided with a Weil McClain Tekmar four (4) stage boiler controller #254.

6. An abandoned series of storage tanks are located on the south side of the basement. These appear to be older domestic hot water storage tanks and/or heat exchangers which have been abandoned. This tank is identified as a Buffalo tank division steel tank. This tank was connected to a pressure pump and connected to control panels and wiring located immediately above the pump. The controls are no longer active and have been disconnected. These tanks should be removed from the basement.

7. Fire extinguishers are provided in the basement level.

9. The fire alarm control panel is identified as a Fire Light Alarms Inc. MS-5012 fire control communicator.

10. One (1) of the boilers provides heat with a separate zone to the Pro Shop. These pipes exit the east side of the foundation and connect to the Pro Shop underground.

11. The main framing for the lower level consists of 2" x 12" floor joists, 16" on center spanning north/south. There is a double row of steel lally columns and quadruple girder provided at the center of the building suggesting that the corridor walls at the upper level are load bearing for framing at the second level.

12. Lighting at the lower level consists of porcelain socket incandescent light fixtures. Two (2) heat detectors are provided at the basement level. Exit signage and emergency lighting is not provided in the basement. In addition, the door leading from the basement to the first floor employee service corridor is not fire rated. The door is a louvered wood door. This door should be rated as this door opens to a second means of egress from the main and second floor levels of the clubhouse.

13. There is only one (1) source of combustion air and this is located at the south wall some distance away from the boilers and is insufficient.

14. Sheetrock fire protection at the underside of the first floor framing above the boilers should be provided. The sheetrock currently in place is insufficient and does not meet code in addition transite boards above the boilers should be removed.

Having nothing further to observe, the site observations were concluded.

Michael J. McGovern, RA

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Attachments: #1 – Photograph Documentation dated 4/04/08

cc: Mr. Joseph V. Sardonia, w/att.
File #2.2882.02 – NY/NJ, w/att.

**LAN ASSOCIATES**

Memo to File #2.2882.02 April 11, 2008
Monmouth County Park System/
Conditions Assessment & Recommendations
For Hominy Hill Clubhouse (Bldg. #1301),
Hominy Hill Golf Course, Colts Neck, NJ
(Ref. #07-72 & PS #01-08)

From: Danielle L. Farrell, IA Subject: Minutes of Site Observation on 4/04/08

The writer had the opportunity to perform site observations at the Hominy Hill Clubhouse on Friday, April 4, 2008 at 9:00 a.m. The following items were observed and are enumerated as follows:

**ADA Accessibility:**

1. At the parking lot located to the south of the Clubhouse there is one (1) reserved parking space for ADA accessibility with signage and an access isle. This is for reserved parking for the Clubhouse. For the amount of people who could be at the Clubhouse, one (1) reserved parking space is not an adequate amount. In addition, there are two (2) ADA accessible reserved parking areas located to the east of the Golf Pro Shop which is the closest building to the Clubhouse.

2. The accessible path of travel includes traveling along the macadam driveway. There are two (2) large cracks in the macadam which appear to have been saw cut for underground access. Overall the macadam walkway access is level and in good condition.

3. There is a concrete sidewalk off of the macadam driveway which leads to the Men's Locker Room changing area on the east side of the building. This sidewalk is level and there are no steps to get into the Men's Locker Room area.

4. The main entry into the vestibule at the south side of the building is a sloped concrete pad with a flat landing at the door. There is a ½" concrete topping over the original concrete pad. There are some cracks within this platform.

5. At the west side of the building there is access to the Women's Locker Room by way of a macadam walk and a concrete sidewalk. The macadam and concrete sidewalks are both in good level condition.

6. Once entering the building from the Women's Locker Room entrance, there is a series of two (2) steps. This makes this entrance not accessible.

7. The main level of the entire first floor of the building is all at one (1) level and there are no steps between the different rooms once inside. There are, however, two (2) steps at each entry/exit door with the exception of the Men's Locker Room which is at grade level.

8. Once entering the main vestibule entrance on the south side of the building, there is a small entry foyer. Beyond the foyer adjacent to the stairs to the second floor level there are two (2) steps down to the main level of the Clubhouse. This is about a 12" elevation change. In order for the first floor level of the Clubhouse to be accessible, a person in a wheelchair would need to entire by way of the Men's Locker Room which is not in accordance with American's with Disabilities Act. In order to make the front main entrance accessible, a ramp would need to be provided from the foyer area down to the main level of the building.

9. The patio outside of the Snack Bar located at the north side of the building is all level and is easily accessed from the parking lot by a concrete sidewalk with no changes in

elevation. There is also no barrier between the back patio and the north Vestibule door. Once entering the building into the north vestibule, there is, however, two (2) steps leading down to the main level of the building.

10. The Women's and Men's Toilet Rooms within the facility are not ADA accessible.

11. The only access to the second floor level is by way of a main staircase in the middle of the building off of the south foyer. In addition, there is also a service/emergency stairway at the east side of the building from the second floor down to an egress door. For the second floor level to be accessible, an elevator or lift would need to be provided.

12. At the eastern end of the second floor beyond the Kitchen, there is approximately a 2" step between the Kitchen and the hallway. This is right before the set of egress stairs down to the first floor level. In addition, there is another step that has been slightly ramped but not to accessible standards between the western and eastern portions of the service corridor. The main service corridor on the eastern end of the second floor is 3'-7" wide and the door leading into the Staff Locker Room at the eastern end are only 30" wide.

13. Typical throughout the entire facility all of the door hardware is knob type and is not ADA accessible.

14. The main exterior doors on the first floor level are provided with pull hardware on the exterior doors and thumb operable hardware on the inner vestibule doors, neither of which are accessible types of hardware. The main entrance doors are 3'-0" wide and the second set of vestibule doors are also 3'-0" wide. The main door to the patio on the northern side of the building is also 3'-0" wide. The door into the Women's Toilet Room is 32" and the main corridor leading from the Women's Lounge area to the center portion of the building is 4'-0" wide.

15. The exterior door on the west side of the building leading to the Women's Locker Room is 3'-0" wide.

**Second Floor Level:**

**Main Stairs:**

1. The open staircase from the first floor foyer on the south side of the building is a wood staircase with wood railings, banisters, and guards. There is a center runner carpet that runs up the center of the stairs. The condition of the carpet is fair. It is worn in the center of the treads and also on the nosings.

2. The wall finishes in this open stairway is painted wood paneling. The paneling is in overall good condition. There is a slight separation between the panels. The walls could use some painting. It was noted that the connection between the roof and the wall that run over the staircase has a small crack and separation between the wall and the underside of the roofing structure.

**Banquet Room:**

1. The floor finish in the Banquet Room is the same blue carpet as the stairs. There is some wearing and staining of the carpet but overall it is in fair condition. There is approximately a 12' x 12' hardwood dance floor in the center of the western portion of the Banquet Room. This floor is in overall fair condition.

2. There is a small 2' L shaped area around the bar that is 9" x 9" asbestos tile. This tile should be abated and removed. The floor finish behind the bar is a sheet linoleum product. The condition of the sheet linoleum is poor and should be replaced.

3. The walls of the Banquet Room are a painted plaster. The wall is vertical to a point of about 7'-6" and then the walls follow the underside of the gambrel roof to a flat ceiling. The ceiling at the western end of the Banquet Room is more of a cathedral ceiling. The ceiling consists of an 8' x 8' heavy timber wood grid with 12" x 12" adhered ceiling tiles between. In the center of each of the bays is one (1) high hat incandescent lighting fixture. In the center of this western space over the dance floor there is a decorative candelabra chandelier.

4. The wall surfaces between the window dormers along the north and south walls of the Banquet area are made up of a raised panel painted wood. The condition of the raised panel is good; however, it appears that the paint is starting to crack and chip in some locations.

5. The center and eastern portion of the Banquet Room has a lower ceiling. This ceiling is approximately 9'-3" off of the finished floor. The ceiling consists of the same wood timber grid with ceiling tiles between each bay. There are smoke detectors, lighting fixtures, speakers, and return and supply grills for the HVAC system located within both this lower ceiling and the higher ceiling. Above this lower ceiling is the Attic space and the mechanical units.

6. The windows in the Banquet Room consist of three (3) bays on both the north and the south sides. These windows were identified as Andersen windows with fixed panels on the top and crank-out awning windows at the bottom. LAN was informed that these windows were recently replaced and are in good condition. At the mull of each window there is a roof rafter that curves down to the floor level. This is typical for each of the six (6) bays of windows.

7. At the western end of the Banquet Room there is a large window wall with four (4) window units on the bottom and four (4) window units on the top. These separate windows are fixed above with crank-out awning type windows at the bottom.

8. Exit signage was identified at both of the doors on the east end of the Banquet Room leading into the Kitchen. After the Kitchen there is a secondary egress exit stair down to the first floor level. It was noted that there is not an exit sign provided at the main open stairs down to the foyer at the south side of the building. In addition, it is against code for a required means of egress to go through a kitchen.

9. The only building casework in the Banquet Room is the bar. The bar is made of wood and the front face is a painted raised panel. Behind the bar there is a stainless steel two (2) basin sink as well as a small refrigerator. On the opposite wall behind the bar there is glassware storage.

**Kitchen:**

1. To the east of the Banquet Room is the Kitchen. The floor finish in the Kitchen is a 6" x 6" quarry tile. The quarry tile appears to be in good condition and does not show any signs of large cracking. There are floor drains provided within the tiled flooring for drainage. Besides cleaning out the grout, the Kitchen flooring appears to be good. The floor base is also quarry tile. There is a location next to the door on the south side where there is a separation between the Kitchen floor and the tile base. There are other separations like this throughout the Kitchen area.

2. The wall finishes in the Kitchen are a 4" x 4" ceramic tile wainscoting. The wainscoting is to about 7' above the finished floor and has one (1) row of decorative tile. The overall condition of the wall tile is fair to good as there is chipping apparent especially at the corners.

3. Above the tile wainscoting is an FRP panel. There is separation between the panel joints.

4. The ceiling in the Kitchen is made up of 12" x 12" adhered tile. The overall condition of the tile is fair to poor. There is some water staining and discoloration of the tiles.

5. The ceiling is provided with 12" x 4' recessed fluorescent lighting fixtures. Also at the ceiling level there is an exhaust fan, smoke detector, and a directional exit sign. In addition, there is a vintage type emergency light fixture provided above the dumbwaiter.

6. A dumbwaiter is provided in the center of the Kitchen; however, it was indicated by the facility's personnel that this dumbwaiter has been abandoned and a bread warmer by Hobart has been installed in its place.

7. The Kitchen equipment includes a dishwashing station, a reach-in refrigerator that has been shut down due to it not working properly and causing leaking. There is a range grill identified as Garland Electric with two (2) ovens below. This range is provided with an overhead hood. The hood is connected to an Ansul fire suppression system identified as Kidde. The approval for fire protection from the UCC was dated 1/13/05.

8. A stainless steel and butcher block center island is provided with a small under counter refrigerator below. Stainless steel racks are provided for storage of dishware along the eastern wall.

9. In the hallway directly east of the Kitchen there is a portable fire extinguisher provided. In addition, a bell for the fire alarm system. This bell is identified as an AMSECO System. Above the fire extinguisher is directional exit signage leading to the secondary egress stair down to the first floor level.

10. It was noted throughout the entire second floor that no ADA accessible horn strobes were provided for the fire detection system.

**Second Floor Service Corridor and Break Room:**

1. The second floor service corridor runs to the east end of the building from the Kitchen over the Men's Locker Room. To the north of the service corridor there are storage rooms for chair storage and extra glassware. This area on the plans indicates that it used to be a Girl's Locker Room and toilet facility. Now the entire the second floor is storage as well as a staff toilet room and lockers/lunch area. On the south side of the service corridor there are two (2) small storage closets between the dormers.

2. The wall finishes throughout the service corridor are a vinyl wall covering. The condition of the vinyl wall covering is poor. It is discolored and ripping in some locations. The wall finishes at the window dormers consist of painted wood paneling. The paneling, especially at the outside corners, is damaged.

3. The vinyl wall covering continues up to the underside of the ceiling. The Break Room at the eastern end of the building is completely vinyl wall covering that is in very poor condition and is peeling.

4. The floor finish within Break Room is 9" x 9" asbestos tile that needs to be abated.

5. The doors throughout the service corridor and the Break Room are solid wood raised panel doors. The doors themselves are in good condition; however, they are provided with knob type non-ADA accessible hardware.

6. The lighting fixtures throughout the service corridor are incandescent lighting fixtures. There are smoke detectors provided throughout as well as one (1) fire extinguisher. The Break Room is provided with a through-wall air conditioning unit.

7. The windows within the Break Room are crank type casement windows by Andersen. These windows are also typical within the dormers off of the service corridor.

8. Within the Break Room there are built-in full height lockers. There are four (4) on both the north and south side. There are also three (3) free-standing lockers within one (1) of the dormers.

**Staff Toilet Room:**

1. The floor finish in the staff toilet room is ceramic mosaic tile. The overall condition of the ceramic mosaic tile is good. Connected to the toilet room is a built-in shower. The shower has full height 4" x 4" ceramic tile which is in good condition. There is slight cracking at the curb connection between the toilet room and the shower.

2. The wall finish above the tile wainscoting in the toilet is the vinyl wall covering which is in the same condition as the remainder of the service corridor.

3. In the toilet room there is one (1) wall mounted American Standard vitreous china lavatory and one (1) wall hung water closet. Both the water closet and the lavatory are older and should be replaced.

4. Heating for the bathroom is provided by wall cabinet heater. There is an exhaust fan within the light fixture in the toilet room; however, it takes a long time to turn on and does not function properly.

5. In addition to this toilet room there is also another located off of the Chair Storage Room directly to the west of this room. At the time of this observation this room was not accessible.

**Secondary Egress Stair:**

1. The door at the second floor level is a 3'-0" wide door. The door is provided with lever type hardware and a self closer.

2. The floor finish of the stairs is large 2' x 2' linoleum tiles at the landings and rubber stair treads and nosings. Some of the stair tread covers are missing. Overall, the stair finishes are poor and should be replaced.

3. The wall finishes in the secondary corridor are stained wood paneling. Overall, the paneling is in good condition.

4. The stair railing and banisters are wood and could be re-stained but are in overall good condition.

5. At the first floor level of this secondary stair there is a one (1) step transition between the landing at the bottom of the stairs and the first floor level leading into the Men's Lounge.

6. The floor finish at the first floor landing is 6" x 6" ceramic porcelain tile. The tile is in overall good condition; however, the edges are chipping at the nosing of the step transition between the entry door and the main floor level.

7. The lower level landing leads to a door into the Men's Lounge and a second door leads to the basement boiler room. This is a wood door with louvers. Both doors are raised panel type with knob type hardware.

16. The secondary stair is heating by way of a wall cabinet heater. There are controls to the security system within this corridor as well as an electrical panel and a shut off timer for the vent.

17. Lighting for this stair is by way of incandescent light fixtures on the walls at the lower, mid, and upper landings. There is also an older emergency light provided and an exit sign over the door at the main level.

**First Floor Level:**

**First Floor South Vestibule and Foyer:**

1. The floor finishes in the south vestibule are a flat stone. The stone is in overall good condition. There are no large cracks apparent. It was noted that the overall dimension of the Vestibule is only about 5'-0" and this is not an adequate Vestibule dimension for ADA accessibility and the second set of doors should be removed or the vestibule made larger. The wall finishes at the west and east walls are painted wood paneling. Located on these walls are recessed cabinet heaters for the heating system. There are switches for the Vestibule and outside lights provided on the east wall as well as a portable fire extinguisher. On the east wall there is a thermostat for the Vestibule area.

2. The wall between the Vestibule and the Foyer is made up of a wood window frame with six (6) panes of glass in the middle. There is a door on either side and three (3) panes on the east and west sides. The glazing appears to be regular glazing and is not safety glazing. The paint on the wood windows is chipping and the frames appear to be slightly damaged and banged up. The doors in this Vestibule are propped open.

3. The ceiling is the same 12" x 12" adhered ceiling tile as the second floor level. There are three (3) incandescent recessed lighting fixtures provided as well as one (1) spot light that is pointed towards the double exterior doors.

4. The exterior window and door wall in the Vestibule are wood window and wood double doors. The doors are provided with panic type hardware; however, it appears to be vintage and should be replaced.

**Foyer:**

1. The Foyer directly to the north of the Vestibule is open to the wood stairs leading to the second floor level. The floor finish in the Foyer is a wide plank hardwood floor. Overall, the hardwood floor is in fair to good condition. There is slight creaking in the floor panels and shifting creating gaps between the panels.

2. The wall finishes in the Foyer, as well as leading up the stairs, is painted wood panels. The wood panels are dated and there is some separation between the panels. They could use a new coat of paint.

3. The lower ceiling is similar to that in the Vestibule and is a 12" x 12" adhered tile. The ceiling steps slightly as the two (2) steps go down to the main floor level.

4. The Foyer is provided with two (2) wall cabinet heaters.

5. There is a directional exit sign provided at the top of the two (2) stairs from the main floor level directing to the main doors.

6. To the north of the Foyer there are two (2) steps leading down to the main level of the Clubhouse.

**Central Hallway:**

1. There is a small central hallway that is between the Men's and the Women's Lounges. Off of this hallway to the east there is a coat storage area and to the left there is the manager's office.

2. The floor finish in this hallway is carpet. The carpet appears to be worn and is bubbling in some locations. The carpet is also stained and is worn at the nosing to the stairs on the north side.

3. The wall finishes in this central corridor is the same painted wood paneling. The paneling is dated and there is cracking between the panels where they join. At the very least these cracks should be infilled and the panels should be repainted.

4. The ceiling is the same typical 12" x 12" adhered tile. The lighting fixtures are recessed high hats.

5. There are motion detectors provided at the ceiling level for the security system as well as smoke detectors.

6. Exit signage with emergency lighting is provided at the door to the Vestibule on the north side of the hallway.

7. There are two (2) large drop beams on either side of the center portion of the hall. These beams have a painted GWB soffit around it.

8. The doors into the manager's office is a wood painted raised panel door. There is also a window between the manager's office and the central corridor.

**Coat Storage Room:**

1. The Coat Storage Room is located off of the east side of the central hallway and is provided with 9" x 9" asbestos tile flooring. The flooring should be replaced.

2. The walls are all stained wood paneling. The paneling is in good condition.

3. The ceiling is the same 12" x 12" ceiling tiles as throughout the central corridor area. The room is provided with two (2) incandescent recessed light fixtures.

4. At the far end of the Coat Storage Area there are two (2) sliding doors leading into a small unfinished space used partially for storage but also is a duct chase.

5. There is a cased opening for this room with no door.

**Western Corridor:**

1. The finishes down the western corridor leading to the Ladies Lounge are similar to those in the central hallway in type and condition.

**Office:**

1. The office located to the north off of the western corridor is provided with carpet. The carpet differs from that in the corridor; however, it too is in fair condition and is worn.

2. The wall finishes are the painted paneling that are in fair condition. There is staining and cracking of the paint on the paneling.

3. The ceiling finishes are the same as the hallways. There are two (2) recessed incandescent light fixtures provided as well as one (1) surface mounted 2' x 4' fluorescent lighting fixture.

4. Heating is by way of a recessed cabinet heater that is vintage. Air conditioning is by way of a through-wall air conditioner on the north wall.

5. The door into this office is a painted solid wood raised panel door. The door is provided with some operable hardware that is latching type.

**Women's Sitting Lounge/Storage:**

1. The finishes in the Women's Sitting Lounge is similar to the office in kind and condition. It was noted that some of the ceiling tiles are coming unattached from the ceiling which may be due to water infiltration or poor adhesive.

2. The door into the Women's Sitting Lounge is the same as the door into the office.

3. The windows on the north wall are casement type wood windows with insect screens. The windows are wood and the frames are painted.

4. Heating is by way of a cabinet heater on the north wall. There is also a thermostat provided on the western wall.

**Women's Locker Room:**

1. The door into the Women's Locker Room is similar to that into the Sitting Lounge and the office.

2. The floor finishes are carpet that differ from that in the corridor and the Sitting Lounge; however, it is still in fair condition and is worn.

3. The wall and ceiling finishes in the Locker Room are similar to that in the Sitting Lounge and the office. It was noted that the plaster at the underside of the drop beam enclosure is cracking and adjacent to this there is evidence of water damage and delamination of the adhered Z spline ceiling tiles. This is adjacent to the exhaust grill.

4. The lighting in the Women's Locker Room is by way of a surface mounted 1' x 4' fluorescent lighting fixture. There is a smoke detector provided in the vestibule area of the Locker Room.

5. The windows in the Locker Room are similar to that in the Sitting Lounge.

6. Free standing full height lockers are provided on three (3) of the walls for a total of seventeen (17) lockers.

7. Heating for the Women's Locker Room is by way of a wall mounted cabinet heater. A thermostat is provided within room.

**Women's Toilet Room:**

1. The Women's Toilet Room floor finishes are made up of ceramic mosaic tiles. There are some tiles missing and some are cracking. There is one (1) floor drain provided in the center of the toilet room.

2. The wall finishes and ceiling finishes are 6" x 6" ceramic tile. The overall condition of the ceramic tile on the walls and ceiling are excellent.

3. The door into the Women's Toilet Room is a solid wood raised six (6) panel door provided with knob type hardware that does not have positive latching hardware.

4. There are four (4) recessed lavatories in a marble vanity top provided along the east wall of the toilet room. The lavatories are rusted on the underside and are in fair condition. The overall condition of the marble vanity countertop is good.

5. There are four (4) wall mounted American Standard Vitreous China water closets provided with flush valves. There is a cleanout on the south wall below the toilet.

6. The toilet partitions are metal and are ceiling hung. There is some rust on the toilet partitions.

7. Toilet accessories within the bathroom consist of paper towel dispensers, soap dispensers, toilet paper dispensers, sanitary napkins disposal, and one (1) sanitary napkin dispenser.

8. Heating for the toilet room is by radiant floor heat. There is an exhaust fan provided adjacent to the windows on the south wall.

9. The windows are casement type wood windows with insect screens. There is a plastic film over the windows for privacy; however, portions of this plastic panel are cracked and missing.

10. Lighting in the toilet room consists of two (2) recessed incandescent light fixtures over the water closets and three (3) fluorescent wall mounted light fixtures over the vanity mirror. One (1) GFI outlet is provided next to the lavatories.

**Women's Shower Area:**

1. To the west of the women's toilet facility is a women's shower area.

2. The door into the shower area is a painted wood swinging saloon type door with louvers. This is only a partial door.

3. The finishes in the shower area are similar in kind and condition to the Women's Toilet Room. There are two (2) shower stalls provided within the shower area with glass doors. The shower control and head appear to be older and are leaking and causing water stains on the tile. There is a small changing area outside of the shower stall. Both the shower and the waiting area are provided with recessed waterproof lighting fixtures.

**Exit Corridor (Women's Lounge):**

1. At the western end of the Women's Lounge area is a exit corridor with a series of two (2) steps to the exit door on the west side of the building. The floor, ceiling, and wall finishes within the exist corridor are similar as throughout the Women's Lounge. The paint on the exterior wood door on the west side is chipping. The door is provided with older vintage type panic hardware. The door leading from the corridor into the egress corridor is a raised panel wood door with knob type hardware.

2. Exit signage is provided directing to this exterior exit. A portable fire extinguisher is also provided.

3. A small broom closet is provided at the west end of the hallway adjacent to the exit corridor.

**Manager's Office:**

1. The floor, ceiling, and wall finishes within the Manager's Office are similar to that in the central corridor as well as the west corridor.

2. The Manager's Office is provided with a through-wall air conditioning unit.

3. The windows are similar to those in the second office and the Women's Sitting Lounge.

4. The control system for the public address system in the Banquet Room is provided at the east wall of the Manager's Office.

**Maintenance Shop:**

1. A small Maintenance Shop is located on the south side of the Men's Locker Room adjacent to the egress stair. The finishes in the shop are similar to that in the locker room and consist of carpet flooring, 12" x 12" Z spline adhered ceilings and wall paneling. There are built-in full height storage cabinets on the west side of the shop and a counter with base cabinets on the east side with wall cabinets above. There is a small corner wall hung lavatory located on the east wall of the shop.

Having nothing further to observe, the site observations were concluded. Interior observations of the Men's Locker Room, shower, and toilet rooms can be found on field observation memo from Michael J. McGovern on April 4, 2008.

Danielle L. Farrell

Danielle L. Farrell, IA

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cc: Mr. Joseph V. Sardonia
File #2.2882.02 – NY/NJ

# ATTACHMENT NO. 4

# PHOTO DOCUMENTATION

**LAN Associates, EPAS, Inc.**

LAN No.: **2.2882.02**
Monmouth County Park System/Conditions Assessment & Recommendations for Hominy Hill Clubhouse, Hominy Hill Golf Course, Colts Neck, NJ

Photos by: **MJM** on **4/4/08**

**Photo No. 1**

Depicts an overall view of the north elevation of the Club House overlooking the exterior patio including upper level dormer configurations.

**Photo No. 2**

Depicts overall north elevation of Locker Room facility located along the east side of the Club House. The photo also depicts the vinyl HVAC equipment screen for ground mounted condensers and above ground fuel oil storage tank.

**Photo No. 3**

Taken from the north side of the Club House building panning east to the Pro Shop building. The east end of the locker wing is located along the right side of the photograph.

Photos by: **MJM** on **4/4/08**

**Photo No. 4**

Depicts the exterior main electrical transformer located at the northeast corner of the building for the underground primary electric service.


**Photo No. 5**

Depicts numerous condensers for split AC systems installed in the building. These units are located on the north side of the Men's Locker Room facility in the exterior HVAC enclosure.

Photos by: **MJM** on **4/4/08**

**Photo No. 6**

Depicts the above ground fuel oil storage tank for the facility. This tank is located on the north side of the Men's Locker Room in the exterior HVAC enclosure.


**Photo No. 7**

An overall view of the tank information. Note the tank capacity is 1,995 gallons and was installed in April 2003.

Photos by: **MJM** on **4/4/08**

**Photo No. 8**

Depicts exterior condenser for air conditioning system for Snack Bar and Lounge area. This condenser is located on the north side of the rear Kitchen entry door.

**Photo No. 9**

Depicts older condensers located on the north side of the Men's Locker Room which are no longer operational.

Photos by: **MJM** on **4/4/08**

**Photo No. 10**

Depicts original HVAC condensers located on the north side of the Men's Locker Room.


**Photo No. 11**

Depicts Mitsubishi split system condensers which provide air conditioning for the Men's Locker Room.

Photos by: **MJM** on **4/4/08**

**Photo No. 12**

Depicts open panels at rear of abandoned condensers along with copper Freon and suction lines and electric conduit. Note copper piping is not insulated.

**Photo No. 13**

Depicts Freon supply and suction lines entering soffit at the north side of the Men's Locker Room. Installation is poor and not properly closed off.

Photos by: **MJM** on **4/4/08**

**Photo No. 14**

Depicts the Freon supply and suction lines for the three (3) Mitsubishi units running up the north elevation of the Men's Locker Room.

**Photo No. 15**

Depicts new electrical conduit and disconnect switches for new condensers.

Photos by: **MJM** on **4/4/08**

**Photo No. 16**

Depicts an overall view of the exterior patio with protective mats located on the north side of the Club House as viewed from the east end of the patio looking west.

**Photo No. 17**

Depicts an overall view of the east end of the Men's and upper level staff area at the east side of the Club House.

**Photo No. 18**

Depicts an overall view of the east end of the main Club House overlooking the Men's Locker Room and staff area facilities.

Photos by: **MJM** on **4/4/08**

**Photo No. 19**

Ditto Photo No. 18.

**Photo No. 20**

Depicts an overall view of the entire west elevation of the Club House including Ladies Locker Room entry.

Photos by: **MJM** on **4/4/08**

**Photo No. 21**

Depicts an overall close-up view of the northwest corner of the Club House with upper level dormer window configurations.

**Photo No. 22**

Depicts a yard drain located at the south side of the main Club House adjacent to the main entry loop drive.

Photos by: **MJM** on **4/4/08**

**Photo No. 23**

Depicts handicap parking space and signage located at the main parking lot located on the southeast side of the Club House.

**Photo No. 24**

Depicts typical exterior light fixture for main parking lot. The overall condition of the light fixtures appears to be good.

Photos by: **MJM** on **4/4/08**

**Photo No. 25**

Depicts cracking and some deterioration of the main parking lot macadam.

**Photo No. 26**

Depicts ponding of the main parking lot at the southeast corner.

Photos by: **MJM** on **4/4/08**

**Photo No. 27**

Taken from the southeast corner of the parking lot looking north back towards the Pro Shop.

**Photo No. 28**

Depicts electrical step down transformer and irrigation pump house for the golf course. These facilities are located at the south side of the main parking lot.

**Photo No. 29**

Depicts a well head cap and electrical disconnect for pump located along the west side of the main parking lot.

Photos by: **MJM** on **4/4/08**

**Photo No. 30**

A more close-up view of well #5, ditto Photo No. 29.


**Photo No. 31**

Depicts some cracking of parging of CMU foundation walls for the Club House.

Photos by: **MJM** on **4/4/08**

**Photo No. 32**

Depicts areaway for basement window located on the south side of the Locker Room wing. This opening provides limited combustion air and ventilation for basement Boiler Room.

**Photo No. 33**

Depicts roof leader connection to perimeter underground stormwater piping. Typical.

**Photo No. 34**

Depicts damage of cement parging at main north vestibule entry to Club House. Ditto Photo No. 53.

Photos by: **MJM** on **4/4/08**

**Photo No. 35**

Depicts grounding protection of standing seam aluminum exterior panels at the exterior of the building. Typical.

**Photo No. 36**

Depicts employee and service entry located at the south side of the Men's Locker Room wing. The door is in fair condition. Wood trim and lighting fixtures are in fair condition.

Photos by: **MJM** on **4/4/08**

**Photo No. 37**

Depicts typical soffit finishes which consist of painted veneered plywood which is in fair condition. The photograph also depicts wood fascia and painted trim boards. Typical.

**Photo No. 38**

Depicts damage of wood corner trim boards at southwest corner of main entry.

Photos by: **MJM** on **4/4/08**

**Photo No. 39**

Depicts typical aluminum gutter and leader downspout assemblies at fascia at west side of main vestibule/foyer entry.

**Photo No. 40**

Depicts typical lower level casement windows and depicts exterior shutters. The windows are older Andersen single glazing with exterior wood finish which is in poor condition. Typical.

Photos by: **MJM** on **4/4/08**

**Photo No. 41**

Depicts closed off louver located at the southwest corner of the building. This louver is believed to be an exhaust for exhaust outlet for the Ladies Locker Room.

**Photo No. 42**

Depicts overall view of soffit, aluminum gutter, leader and roofing conditions at the southwest corner of the Club House. Wood trim repair and repainting are required.

Photos by: **MJM** on **4/4/08**

**Photo No. 43**

Depicts typical dormer located on the east Locker Room wing. Windows for the upper level are new vinyl clad Anderson and in good condition. This dormer is located on the north side of the gable roof. These dormers provide light and ventilation for the upper level staff area.

**Photo No. 44**

Depicts the main boiler flue located at the east end of the Men's Locker Room wing. The overall condition of the brick appears to be good. Flashings are also in good condition. Note that the flue proceeds down to the basement level and splits at the first level into two (2) separate flues.

Photos by: **MJM** on **4/4/08**

**Photo No. 45**

Depicts the main canopy cover over the Men's Locker Room entry located at the east elevation. Exterior door and wood trim is in fair condition. PVC railing at roof is decorative and in good condition.

**Photo No. 46**

Depicts exterior incandescent light fixtures which are in fair condition. Typical.

Photos by: **MJM** on **4/4/08**

**Photo No. 47**

Depicts typical exterior casement window conditions at the first level. Note peeling paint on wood finishes.

**Photo No. 48**

Depicts decorative PVC balcony baluster and built-up roofing above the main Club House entry at the north side of the building. The built-up roof appears to be in fair condition.

Photos by: **MJM** on **4/4/08**

**Photo No. 49**

Depicts metal roofing for cantilevered balcony with decorative PVC balusters located at the west elevation above the Ladies Room Locker entrance. The roof appears to be in fair condition.

**Photo No. 50**

Depicts the built-up roof and decorative PVC balusters and balcony railing system above the main south foyer/vestibule Club House entry. PVC railings appear to be recently installed and in good condition. The built-up roof at this location appears to be in fair condition.

Photos by: **MJM** on **4/4/08**

**Photo No. 51**

Depicts typical interior view of lower level casement windows and hardware which are in fair condition and are in need of replacement.

**Photo No. 52**

Depicts one (1) of two (2) through wall AC units installed in the exterior wall of the Club House. These units provide air conditioning for two (2) first floor offices.

Photos by: **MJM** on **4/4/08**

**Photo No. 53**

Depicts new insulated metal door installation at main north entry vestibule to the Club House and adjacent exterior glazing at the Vestibule.

**Photo No. 54**

Depicts deteriorating window glazing and muttons at the main north vestibule entry to the Club House. Typical.

Photos by: **MJM** on **4/4/08**

**Photo No. 55**

Depicts water damage of interior gypsum board in attic space at the northeast corner of the main Club House. The photo also depicts ductwork for HVAC and Kitchen exhaust systems.

**Photo No. 56**

Depicts new asphalt roofing system installed at Men's Locker Room wing at the east side of the main Club House. Overall condition of the asphalt roofing is good.

Photos by: **MJM** on **4/4/08**

**Photo No. 57**

Depicts new vinyl clad casement window installed at upper level east side of attic space for main Club House.

cc:

Photos by: **MJM** on **4/4/08**

**Photo No. 60**

Depicts separation along the north side of the Men's Locker Room at the 12" x 12" acoustic ceiling.

**Photo No. 61**

Typical Men's Locker Room bay depicting interior finishes, lockers, and bench configurations.

Photos by: **MJM** on **4/4/08**

**Photo No. 62**

Depicts an overall view of the corridor in the Men's Locker Room as viewed from the east end of the Locker Room looking west towards the main Club House.

**Photo No. 63**

Depicts one (1) of three (3) Mitsubishi Mr. Slim HVAC units and enclosed automatic temperature controls installed on the north wall of the Men's Locker Room.

Photos by: **MJM** on **4/4/08**

**Photo No. 64**

Depicts an exhaust louver located above the entry vestibule along the east end of the Men's Locker Room.

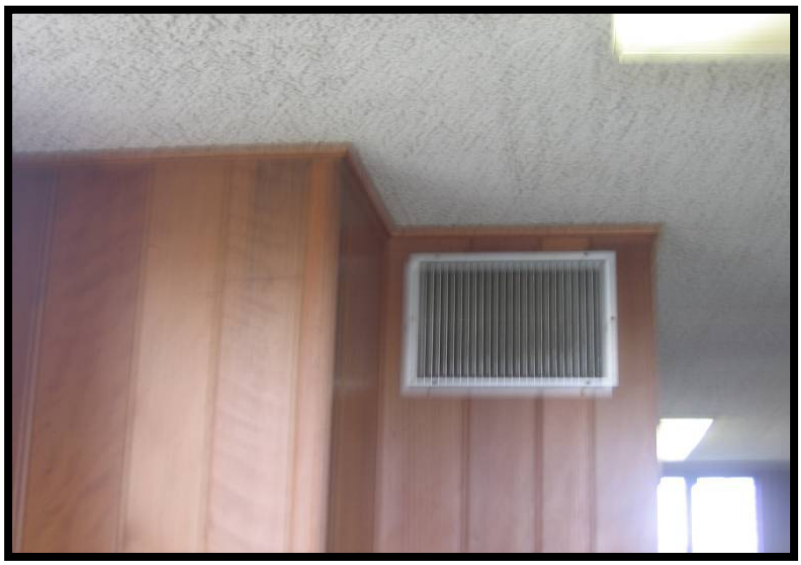


**Photo No. 65**

Depicts a fresh air intake louver located on the west wall of the Men's Locker Room. The photograph also depicts heat/smoke detector for existing fire detection system.

**Photo No. 66**

Depicts new emergency light fixture exit sign installed in corridor leading to Men's Locker Room. Note battery was removed and unit was being repaired.

Photos by: **MJM** on **4/4/08**

**Photo No. 67**

Typical entry to shower stall in Men's Locker Room facility. Note wall and ceiling tile is in good to excellent condition and was replaced. The original floor tile is in poor condition.

**Photo No. 68**

Depicts original floor tile in Men's Locker Room which is in poor condition. The photograph also depicts existing urinal installation along the west wall.

Photos by: **MJM** on **4/4/08**

**Photo No. 69**

Depicts damaged marble saddle and ceramic floor tile in Men's Locker Room caused by golf shoe spikes which should be replaced.

**Photo No. 70**

Depicts three (3) existing wall hung urinals and partitions which are in overall good condition. Provisions for handicap accessible urinal should be provided.

**Photo No. 71**

Depicts undercounted mounted lavatory typical for four (4) with metered faucet. Note the overall condition of the lavatories and faucets are in poor condition and should be replaced.

**Photo No. 72**

A more close-up view of rusting at the main drain of a typical lavatory and the metered faucet configuration.

**Photo No. 73**

Depicts an overall view of the lavatory counter with mirror, paper towel and soap dispensers, and fluorescent wall mounted lighting.

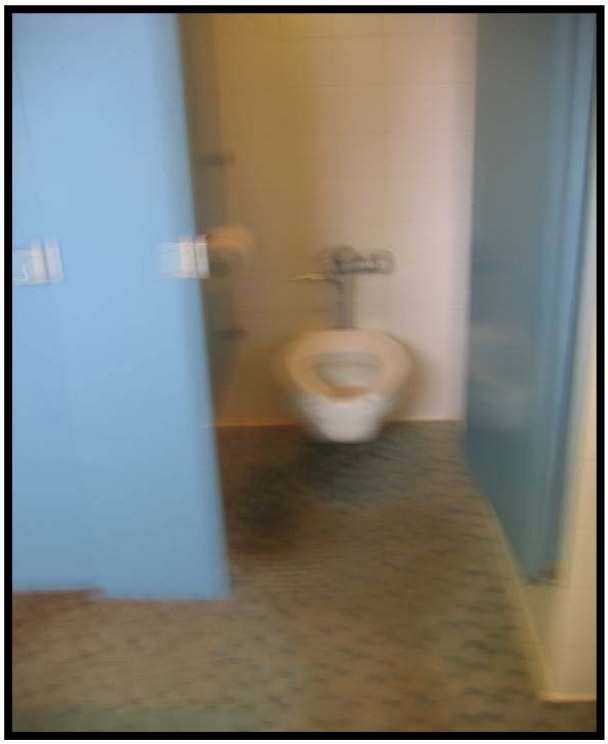
Photos by: **MJM** on **4/4/08**

**Photo No. 74**

Depicts overall condition of underside of typical lavatory, P-trap, and supply hot and cold water piping. Note significant rusting on underside of lavatory.

**Photo No. 75**

Depicts a typical water closet toilet partition configuration. Note the water closets are wall hung flushometers. Note that one (1) of the seals at the drain for the water closet has failed and is leaking water which should be repaired.



Photos by: **MJM** on **4/4/08**

**Photo No. 76**

Ditto Photo No. 75.

**Photo No. 77**

Depicts an overall view of the north wall of the Men's Locker Room including ceiling mounted toilet partitions, 6 x 6 wall ceramic and ceiling tile with recessed lighting. Typical.

Photos by: **MJM** on **4/4/08**

**Photo No. 78**

Depicts the west entry to the Men's Room along with interior tile finishes for wall, floor, and ceiling.

**Photo No. 79**

Depicts an overall view of the hallway from the main Club House hall looking east towards the Men's Locker Room.

Photos by: **MJM** on **4/4/08**

**Photo No. 80**

Depicts vertical HVAC unit providing air conditioning for Kitchen and Snack Bar area located on the north side of the main Club House.

**Photo No. 81**

Depicts typical reach-in refrigerator/freezer commercial equipment in Snack Bar area.

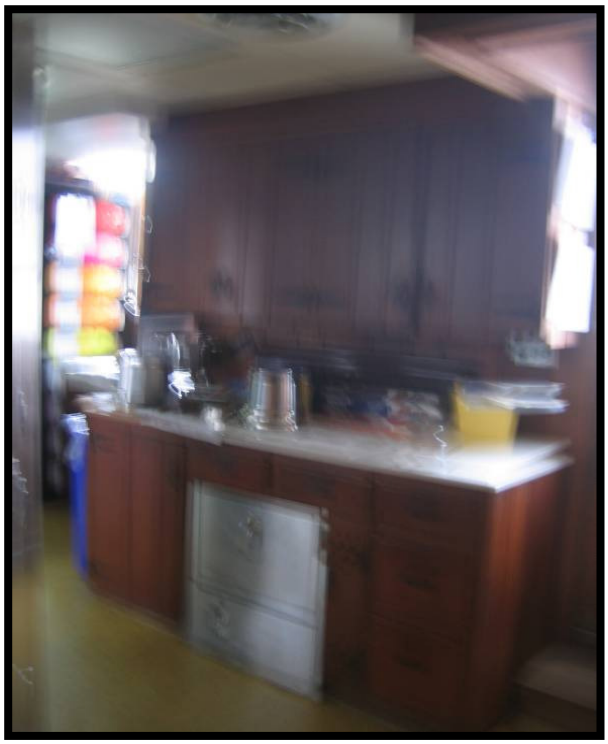
Photos by: **MJM** on **4/4/08**

**Photo No. 82**

Depicts north Kitchen service entry and existing cabinetry. Note the door is elevated some two (2) steps above the main floor area in the Kitchen.

**Photo No. 83**

Depicts food prep counter and wood cabinetry with wall and base cabinetry, typical at north wall of Snack Bar.



Photos by: **MJM** on **4/4/08**

**Photo No. 84**

Depicts soft drink and commercial refrigerator/freezer at Snack Bar.

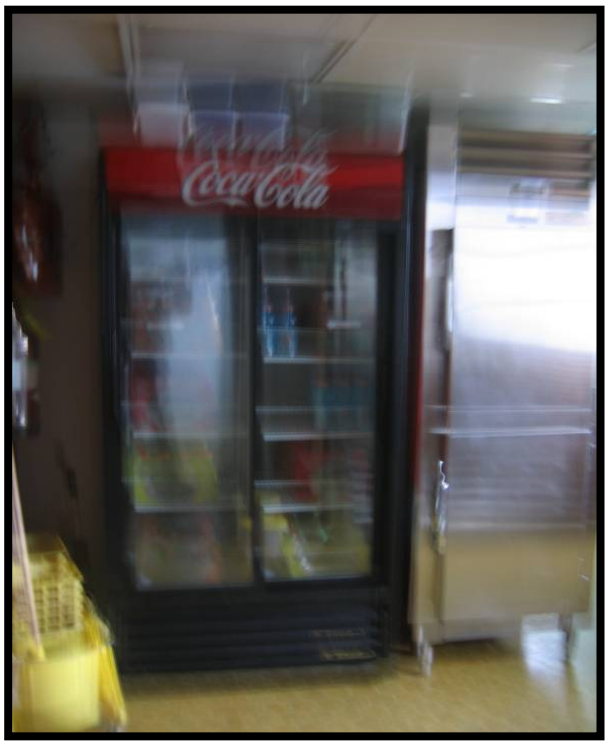



**Photo No. 85**

Depicts Ansul systems for Kitchen grill exhaust hood.

Photos by: **MJM** on **4/4/08**

**Photo No. 86**

Depicts an overall view of the Snack Bar service counter as viewed from the Snack Bar looking west towards the Snack Bar lounge.

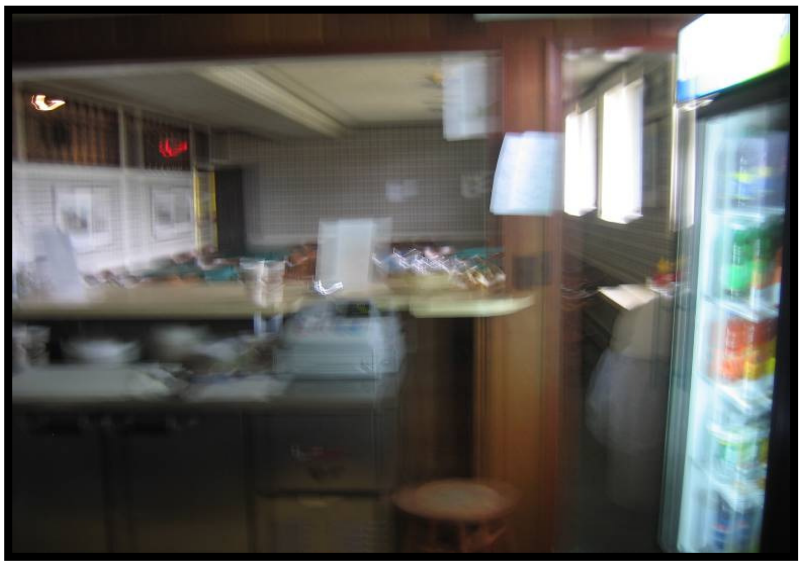


**Photo No. 87**

Depicts soft drink refrigerator and existing three (3) bay sink with fire extinguisher in Snack Bar area at north wall.

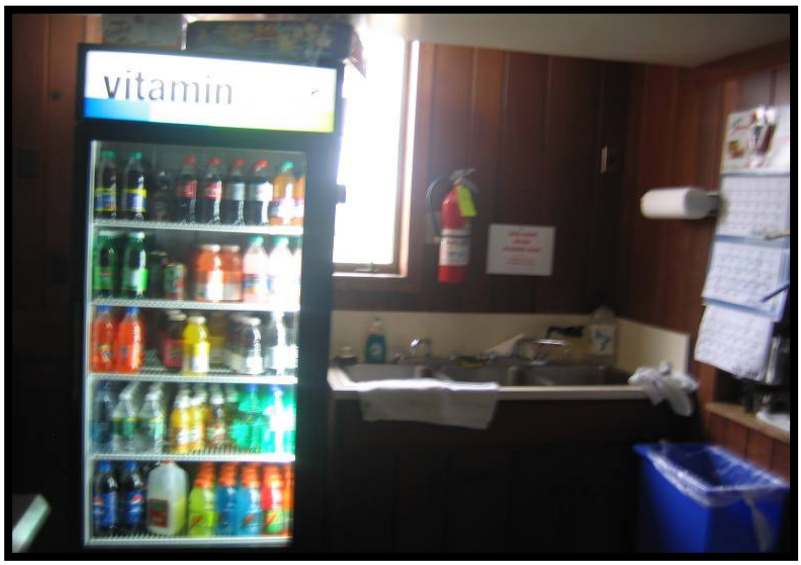



**Photo No. 88**

Depicts an overall view of the Snack Bar lounge including existing finishes.

Photos by: **MJM** on **4/4/08**

**Photo No. 89**

Depicts an overall view of the Snack Bar as viewed from the west end looking east towards the Snack Bar service counter.

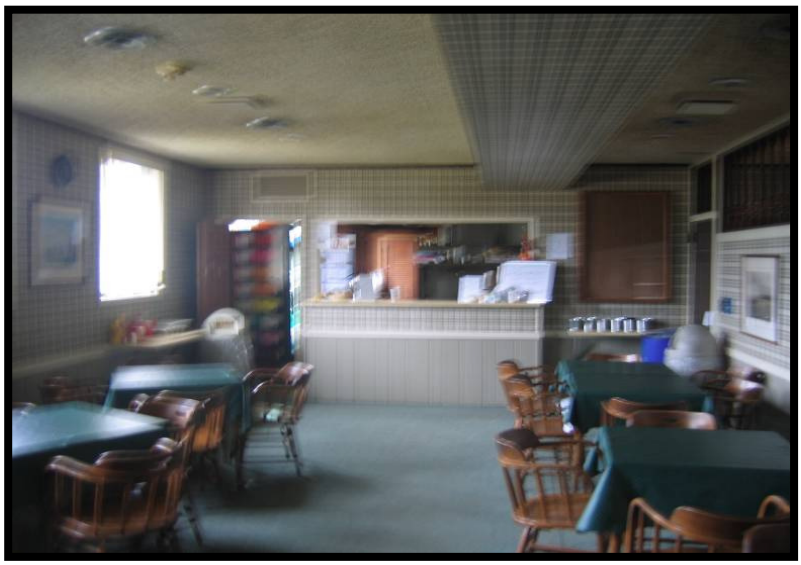


**Photo No. 90**

Depicts an overall view of the food prep area including griddle and overhead exhaust hood.

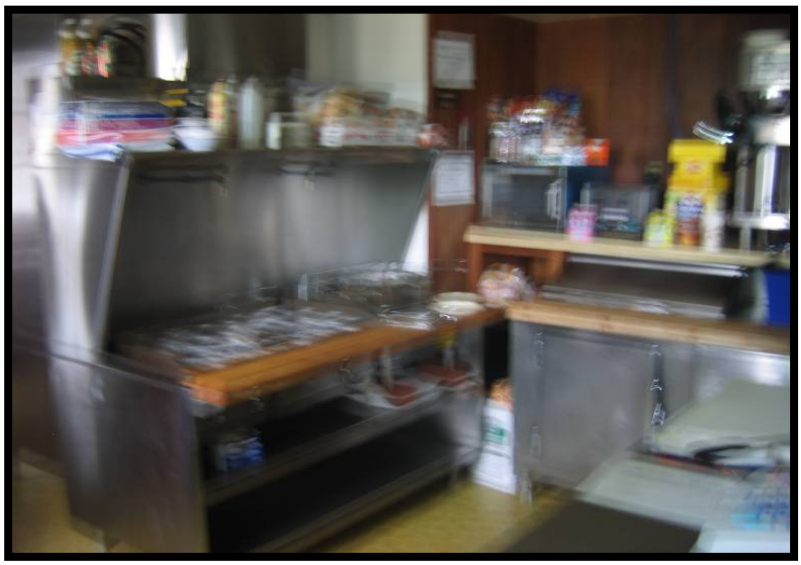
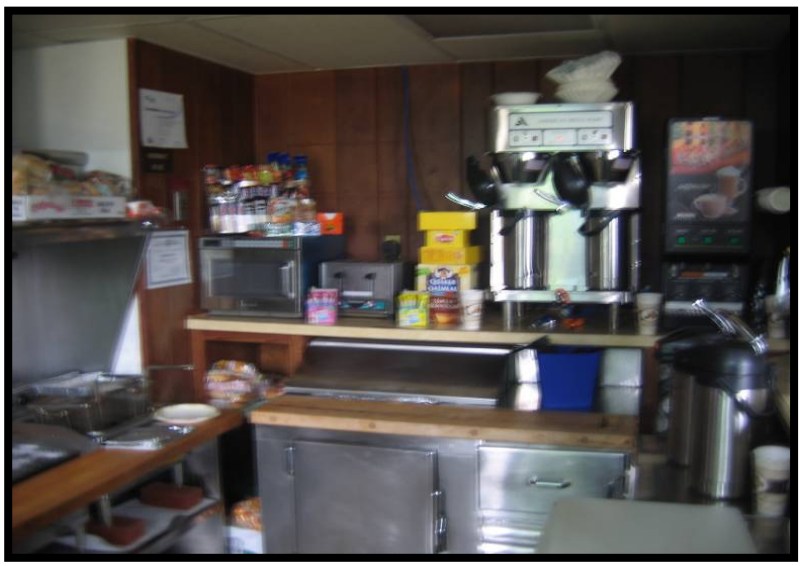


**Photo No. 91**

Depicts overall base refrigeration units with counter top and other kitchen appliances including toasters, coffee makers, mixers, etc.



Photos by: **MJM** on **4/4/08**

**Photo No. 92**

Depicts new exhaust fan installed on timer in rear Storage Room at Kitchen.

**Photo No. 93**

Depicts main electric service panel in Storage Room at rear of Snack Bar Kitchen.

Photos by: **MJM** on **4/4/08**

**Photo No. 94**

Depicts existing patch panels and AT&T phone equipment mounted at the west wall of the Basement.

**Photo No. 95**

Depicts condensers for abandoned walk-in freezer at southwest corner of Basement.

Photos by: **MJM** on **4/4/08**

**Photo No. 96**

Depicts zone valve controls for radiant floor slab heating systems for Men's and Women's Locker Rooms. These zone valves are located above the telephone patch equipment on the west wall of the Basement.

**Photo No. 97**

Depicts old soda distribution piping abandoned on the west side of the Basement. The photograph also depicts the main case iron sanitary pipe on the west wall.

**Photo No. 98**

Depicts new PVC piping and main PVC sanitary outlet located on the north wall of the Basement.

Photos by: **MJM** on **4/4/08**

**Photo No. 99**

Depicts water damage at north wall of the Basement at the back side of the electrical panels.

**Photo No. 100**

Depicts uncapped U trap and electric panel. U trap should be capped and sealed.

**Photo No. 101**

Depicts main electric service meter and step down transformers for perimeter irrigation systems for the main Club House. This equipment is located at the northeast corner of the Basement. One (1) of two (2) sump pumps is also located at this corner of the building.

Photos by: **MJM** on **4/4/08**

**Photo No. 102**

Depicts the Federal Pacific main distribution panel located on the north wall in the Basement.

**Photo No. 103**

Depicts residential style washer and electric dryer located along the east wall of the Basement.

Photos by: **MJM** on **4/4/08**

**Photo No. 104**

Depicts new water softening equipment installed at the east wall of the Basement.

**Photo No. 105**

Depicts 50 gallon electric hot water heater used exclusively for the washing machine located in the Basement.

Photos by: **MJM** on **4/4/08**

**Photo No. 106**

A more close-up view of the back feed electric service to the Pro Shop and the domestic water filtering cartridge.

**Photo No. 107**

Depicts domestic hot water storage tanks piped to a transfer loop through fuel oil fired boilers.

Photos by: **MJM** on **4/4/08**

**Photo No. 108**

Depicts three (3) fuel oil fired boilers located at the southeast corner of the Basement. Note concrete floor adjacent to exterior wall is damp and area is subject to water infiltration.

**Photo No. 109**

Depicts three (3) boiler flues and main breaching connected to existing chimney at east wall of the Basement.

**Photo No. 110**

Depicts one (1) of five (5) new circulating pumps for heating system. Typical.

Photos by: **MJM** on **4/4/08**

**Photo No. 111**

A close-up view of typical burner and controls for Weil McLain modular boilers.


**Photo No. 112**

Depicts Weil McLain controls for boilers. These controls are mounted at the southeast corner of the Basement.

Photos by: **MJM** on **4/4/08**

**Photo No. 113**

Depicts abandoned pump and controls mounted on the south wall of the Basement for old domestic water systems which have been disconnected.

**Photo No. 114**

Depicts old water storage tank and piping which has been disconnected. The photograph also depicts the sump pump, ejector piping, and pit located at the south wall of the Basement.

Photos by: **MJM** on **4/4/08**

**Photo No. 115**

Depicts abandoned controls for old HVAC systems. The photo also depicts new electric panels and fire alarm control panel.

**Photo No. 116**

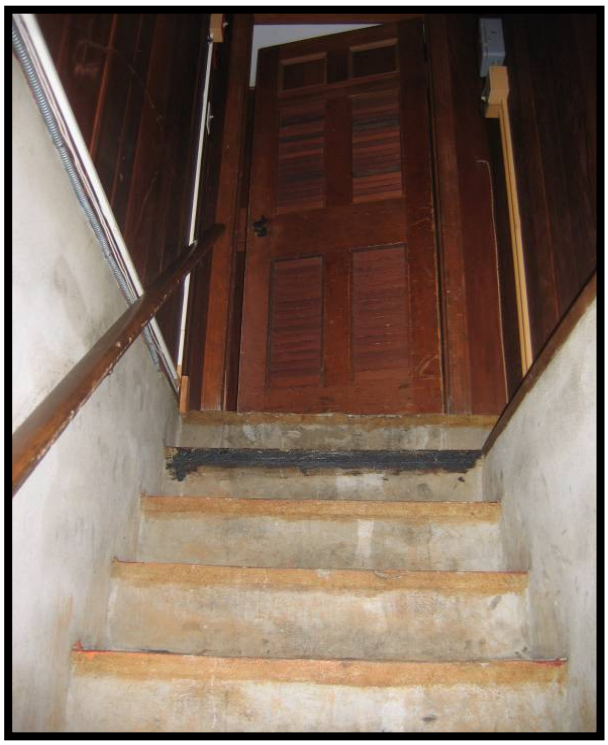
Ditto Photo No. 115.

Photos by: **MJM** on **4/4/08**

**Photo No. 117**

Depicts an overall view of the Basement entry stair which should be rated. Egress signage and emergency lighting should be provided.



cc: Mr. Joseph V. Sardonia
File #2.2882.02 - NY/NJ

Photos by: **DF** on **4/4/08**

**Photo No. 1**

Depicts a view of a handicap reserved parking space located to the southeast of the Clubhouse at the northern part of the parking lot. This is the closest parking space to the Clubhouse.

**Photo No. 2**

Depicts a view of the macadam driveways leading to the main entrance of the Clubhouse on the south side. This would be considered the ADA accessible route of travel.

Photos by: **DF** on **4/4/08**

**Photo No. 3**

Depicts a view of concrete sidewalks leading into the east end of the Clubhouse at the Men's Locker Room.

**Photo No. 4**

Depicts a view of the main doors into the Foyer at the center of the south elevation. This concrete pad is flat and then has a slight slope down to the macadam surface.

**Photo No. 5**

Depicts a view of the exterior of the western elevation. The door on this elevation leads into the Women's Locker Room.

Photos by: **DF** on **4/4/08**

**Photo No. 6**

Depicts a view of the stairs off of the main Foyer leading to the second story.

**Photo No. 7**

Depicts a view looking south towards the main Foyer and Vestibule. There is a set of two (2) steps between the main level of the Clubhouse and the Foyer.


**Photo No. 8**

Depicts a view looking to the north at the northern Vestibule leading onto the patio outside the Snack Bar. There are also two (2) steps between this entry point and the main level of the Clubhouse.

Photos by: **DF** on **4/4/08**

**Photo No. 9**

Depicts a view looking to the west of the second floor Banquet Room.

**Photo No. 10**

Depicts a view looking to the east in the second floor Banquet Room. Depicted in this photo is the difference in ceiling elevations and the access to the attic above.

**Photo No. 11**

Depicts a view of a typical dormer window bay at the second floor level.

Photos by: **DF** on **4/4/08**

**Photo No. 12**

Depicts a view of one (1) of the two (2) access doors to the attic located to the east of the cathedral ceiling in the Banquet Room.

**Photo No. 13**

Depicts a view of the second access into the attic.

**Photo No. 14**

Depicts a view of the open staircase leading down to the first floor level located on the south side of the second floor Banquet Room.

Photos by: **DF** on **4/4/08**

**Photo No. 15**

Depicts a view of the built-in bar located on the south side of the Banquet Room.

**Photo No. 16**

Depicts a view of the door from the Banquet Room into the Kitchen on the south side. Notice that there is exit signage at this location leading to the secondary egress stair located to the east of the Kitchen.

Photos by: **DF** on **4/4/08**

**Photo No. 17**

Depicts a view of the door to the Kitchen on the north side of the Banquet Room.


**Photo No. 18**

Depicts a view of a crack between the underside of the roof plaster and the wood wall paneling. This is located above the open staircase between the Foyer and the second floor.

Photos by: **DF** on **4/4/08**

**Photo No. 19**

Depicts a view of the underside of the lower ceiling at the eastern end of the Banquet Room. There are large timber grids with 12" x 12" adhered Z spline ceiling tiles in between.


**Photo No. 20**

Depicts a view of a typical window bay located on the south side of the Banquet Room.

Photos by: **DF** on **4/4/08**

**Photo No. 21**

Depicts a view of the transition between the carpet in the Banquet Room and the 6" x 6" quarry tile in the Kitchen.

**Photo No. 22**

Depicts a view looking to the north in the Kitchen. Note the exit signage directing to the secondary egress corridor beyond the Kitchen.

Photos by: **DF** on **4/4/08**

**Photo No. 23**

Depicts a view of the built-in range with an adjacent refrigerator and hood above.

**Photo No. 24**

Depicts a view looking to the south in the Kitchen.


**Photo No. 25**

Depicts a view of the ceiling tiles and a recessed 1' x 4' fluorescent lighting fixture in the Kitchen. Depicted in this photo is warping of the ceiling tiles.

Photos by: **DF** on **4/4/08**

**Photo No. 26**

Depicts a view of an abandoned dumb waiter from the Snack Bar below to the Kitchen. This dumb waiter has been abandoned and a bread warmer has been installed on the southern face of the shaft.

**Photo No. 27**

Depicts a view of exit signage and emergency lighting located in the Kitchen.

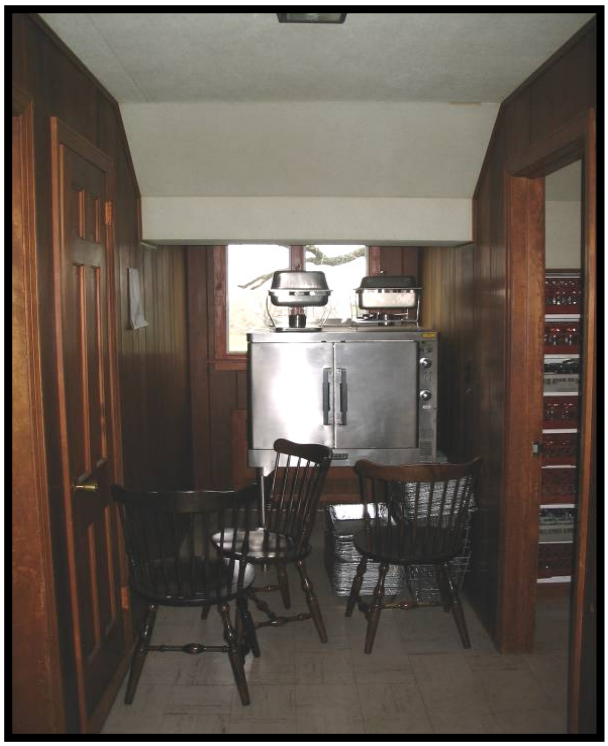
Photos by: **DF** on **4/4/08**

**Photo No. 28**

Depicts a view from the service corridor looking towards the entrance into the Kitchen. The photo is taken towards the west.


**Photo No. 29**

Depicts a view looking to the north of a dormer off of this service corridor. Most of this area is used for storage.



Photos by: **DF** on **4/4/08**

**Photo No. 30**

Depicts a view of a storage room used for chair storage on the north side of the service corridor. The door depicted in this photo is to a toilet room that was not accessible at the time of the observation.

**Photo No. 31**

Depicts a view looking to the east of the service corridor on the second floor. Depicted in the photo is peeling of the vinyl wall/ceiling cover.

Photos by: **DF** on **4/4/08**

**Photo No. 32**

Depicts a view of typical wood paneling in the dormers at the second floor level off of the service corridor.

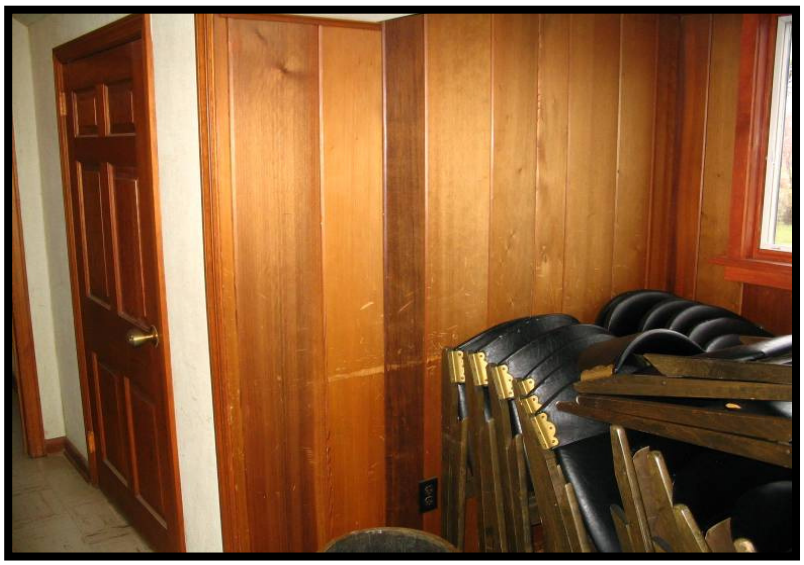


**Photo No. 33**

Depicts a view of a typical six (6) panel raised panel door with knob type hardware in the service corridor in the second floor.

Photos by: **DF** on **4/4/08**

**Photo No. 34**

Depicts a view of the wall hung lavatory located in the Staff Toilet Room off of the service corridor on the second floor.

**Photo No. 35**

Depicts a view of the wall hung water closet in the Staff Toilet Room.

Photos by: **DF** on **4/4/08**

**Photo No. 36**

Depicts a view looking to the east in the Staff Break Room.

**Photo No. 37**

Depicts a view looking to the east in the Staff Break Room. Depicted in this photo is a through-wall air conditioning unit for this space.

Photos by: **DF** on **4/4/08**

**Photo No. 38**

Depicts a view of a 4'-9" high raised panel door leading into a storage space located off of the Staff Locker Room.

**Photo No. 39**

Depicts a view looking to the west of the secondary service corridor.

Photos by: **DF** on **4/4/08**

**Photo No. 40**

Depicts a view of the typical stained wood panel walls in the egress stair at the south of the building.

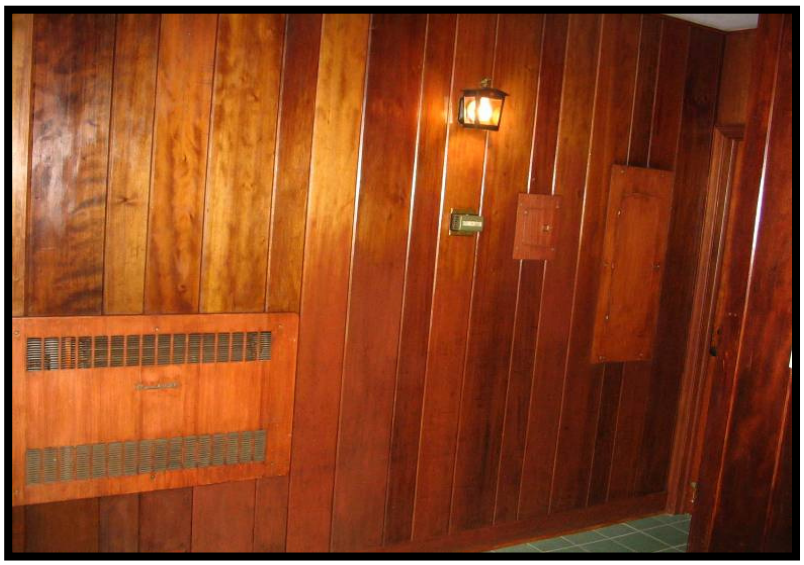


**Photo No. 41**

Depicts a view of a six (6) panel raised door leading into the Men's Lounge area from the secondary egress stair. Also depicted in this photo is the door to the stair down to the Basement.

Photos by: **DF** on **4/4/08**

**Photo No. 42**

Depicts a view of the secondary staircase leading to the second floor.

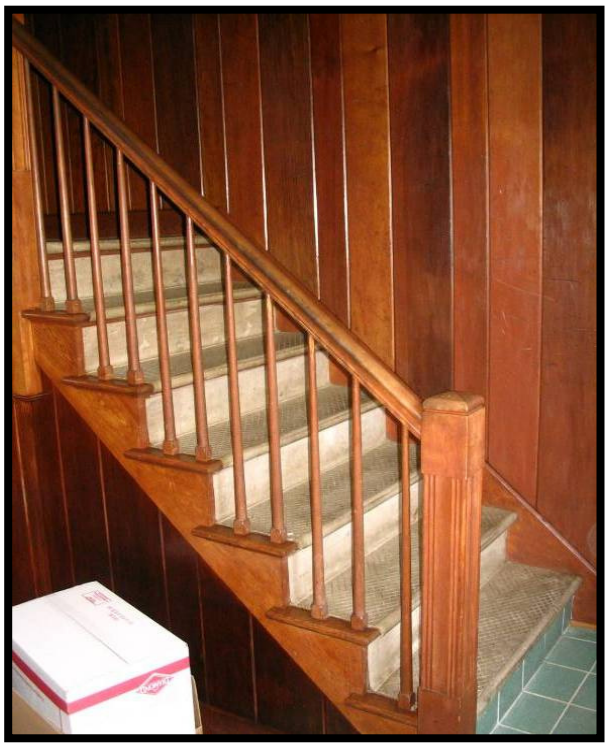
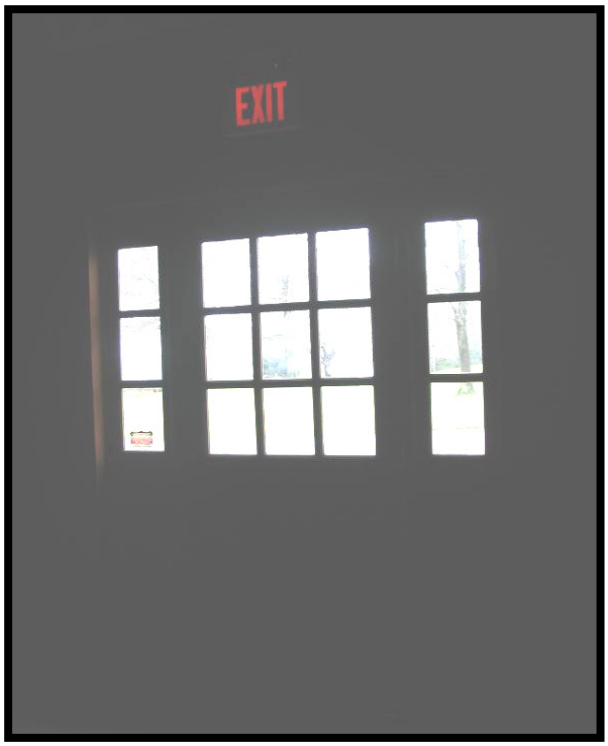


**Photo No. 43**

Depicts a view of the egress door from the egress stairwell on the south side of the building.



Photos by: **DF** on **4/4/08**

**Photo No. 44**

Depicts a view of the porcelain tile floor finish in the egress stairwell. It was noted that the tile is chipping at the nosing to the step.

**Photo No. 45**

Depicts a view of missing treads in the egress stair.

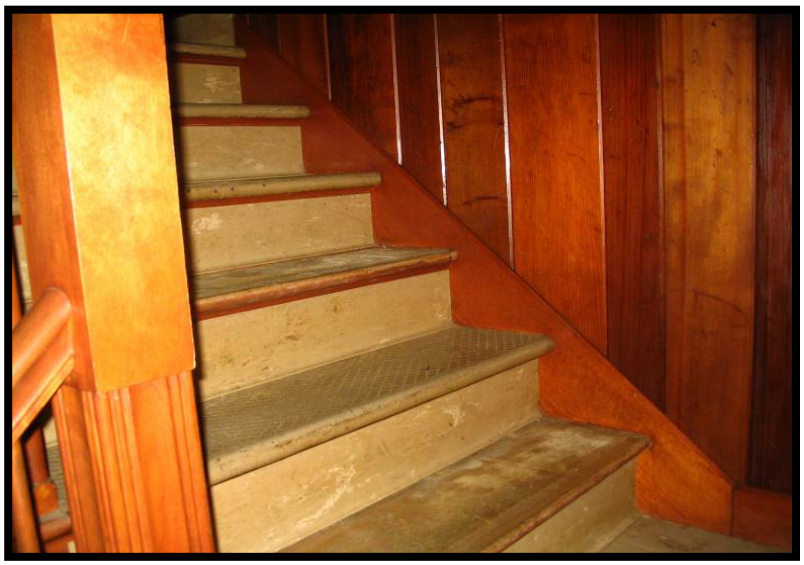


**Photo No. 46**

Depicts a view looking to the south of the main Vestibule.

Photos by: **DF** on **4/4/08**

**Photo No. 47**

Depicts a view of one (1) of the two (2) wooden doors in the main Vestibule. Also depicted in this photo is egress signage.


**Photo No. 48**

Depicts a view of the exterior double doors in the main Vestibule on the south side of the building.

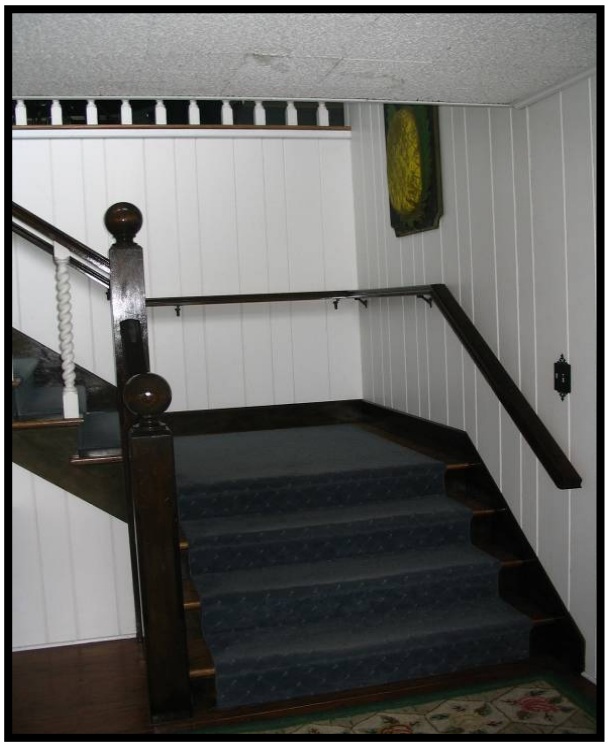
Photos by: **DF** on **4/4/08**

**Photo No. 49**

Depicts a view looking to the west in the Vestibule.

**Photo No. 50**

Depicts a view looking up the stairs off of the main Foyer leading to the second floor.



Photos by: **DF** on **4/4/08**

**Photo No. 51**

Depicts a view of the two (2) steps between the level of the Foyer and the level of the remainder of the main floor of the building.

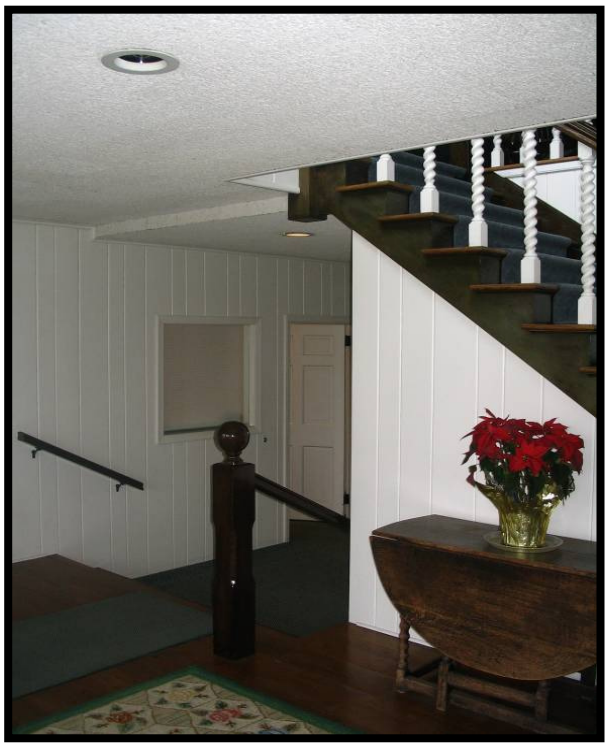


**Photo No. 52**

Depicts a view looking to the north of the central hallway.

Photos by: **DF** on **4/4/08**

**Photo No. 53**

Depicts a view of the door and vision window from the center hallway into the Manager's Office.

**Photo No. 54**

Depicts a view of the east wall of the main hallway.

Photos by: **DF** on **4/4/08**

**Photo No. 55**

Depicts a view of the west wall of the main hallway.


**Photo No. 56**

Depicts a view looking to the west down the passage hallway leading to the Women's Lounge area.

Photos by: **DF** on **4/4/08**

**Photo No. 57**

Ditto Photo No. 56.

**Photo No. 58**

Depicts a view looking into the office on the north side of the western hallway.

Photos by: **DF** on **4/4/08**

**Photo No. 59**

Depicts a view looking towards the hallway in the office.

**Photo No. 60**

Depicts a view looking to the north of the Women's Sitting Lounge.

Photos by: **DF** on **4/4/08**

**Photo No. 61**

Depicts a view of the southern wall of the Women's Sitting Lounge looking towards the hallway.

**Photo No. 62**

Depicts a view looking to the west down the Women's Lounge hallway.

Photos by: **DF** on **4/4/08**

**Photo No. 63**

Depicts a view looking into the Women's Locker Room.

**Photo No. 64**

Depicts a view of the northwest corner of the Women's Locker Room.

Photos by: **DF** on **4/4/08**

**Photo No. 65**

Depicts a view looking back at the Vestibule into the Women's Locker Room.

**Photo No. 66**

Depicts a view of the ceramic mosaic tile floor in the Women's Toilet Room.

Photos by: **DF** on **4/4/08**

**Photo No. 67**

Depicts a view of the vanity with four (4) lavatories on the east wall of the Women's Toilet Room.

**Photo No. 68**

Depicts a view of the ceiling hung metal toilet partitions at the west wall of the Women's Toilet Room.

Photos by: **DF** on **4/4/08**

**Photo No. 69**

Depicts a view of a typical wall hung water closet in the Women's Toilet Room.

**Photo No. 70**

Depicts a view looking into one (1) of the two (2) typical shower stalls in the Women's Shower Room.

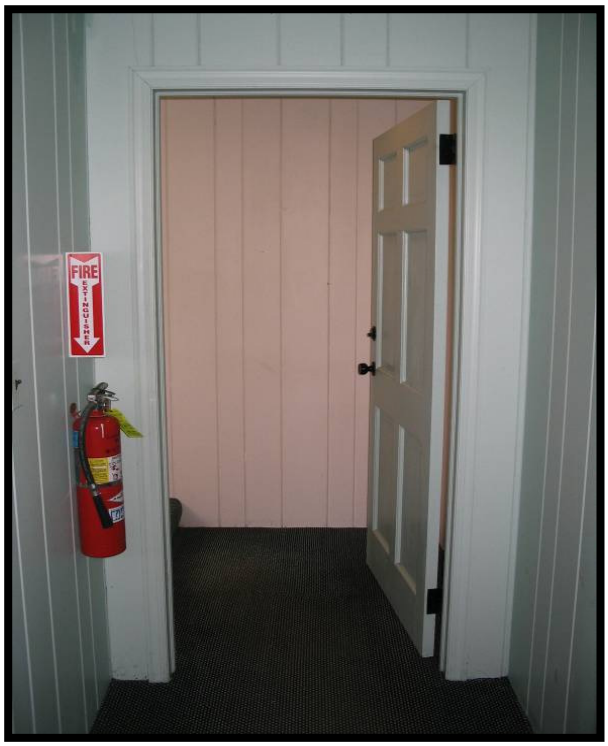
Photos by: **DF** on **4/4/08**

**Photo No. 71**

Depicts a view of the changing area outside of the showers.

**Photo No. 72**

Depicts a view looking to the north of the egress corridor to the exit at the western end of the building.



Photos by: **DF** on **4/4/08**

**Photo No. 73**

Depicts a view looking into the broom closet located at the western end of the Women's Lounge area.

**Photo No. 74**

Depicts a view of a cabinet heater located adjacent to the western egress door. Also depicted in this photo is large cracking in the wood paneling.

Photos by: **DF** on **4/4/08**

**Photo No. 75**

Depicts a view of the controls for the public address system located in the Manager's Office. The speakers for this system are located at the second floor level in the Banquet Room.


**Photo No. 76**

Depicts a view of a through-wall air conditioning unit in the Manager's Office.

Photos by: **DF** on **4/4/08**

**Photo No. 77**

Depicts a view looking to the west in the Manager's Office.

**Photo No. 78**

Depicts a view of the vision window located in the Manager's Office.

Photos by: **DF** on **4/4/08**

**Photo No. 79**

Depicts a view looking to the east at the pass-through in the Snack Bar.


**Photo No. 80**

Depicts a view of the southern wall in the Snack Bar.

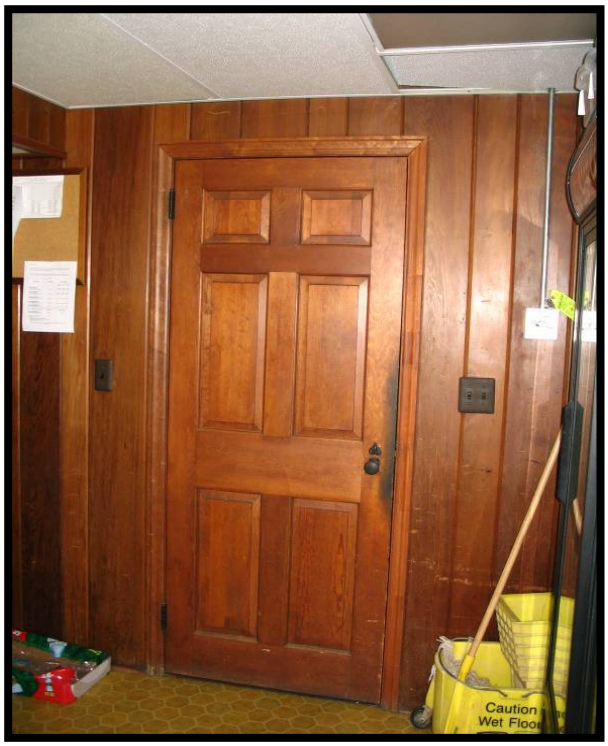
Photos by: **DF** on **4/4/08**

**Photo No. 81**

Depicts a view looking to the east into the Snack Bar kitchen.

**Photo No. 82**

Depicts a view of the door leading from the Snack Bar kitchen out to the Men's Lounge hallway.



Photos by: **DF** on **4/4/08**

**Photo No. 83**

Depicts a view looking to the east into the storage room adjacent to the Snack Bar.

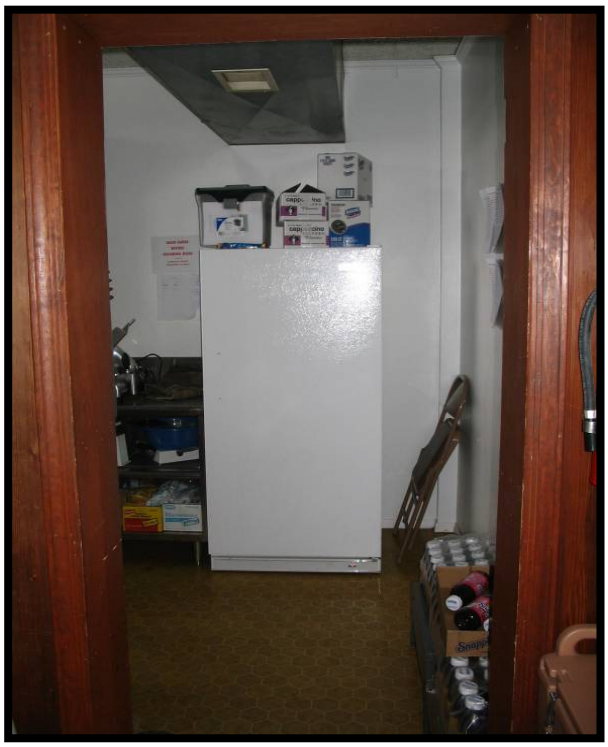


**Photo No. 84**

Depicts a view of the northern wall of the Snack Bar storage room.

Photos by: **DF** on **4/4/08**

**Photo No. 85**

Depicts a view of a typical bay of lockers and bench in the Men's Locker Room.

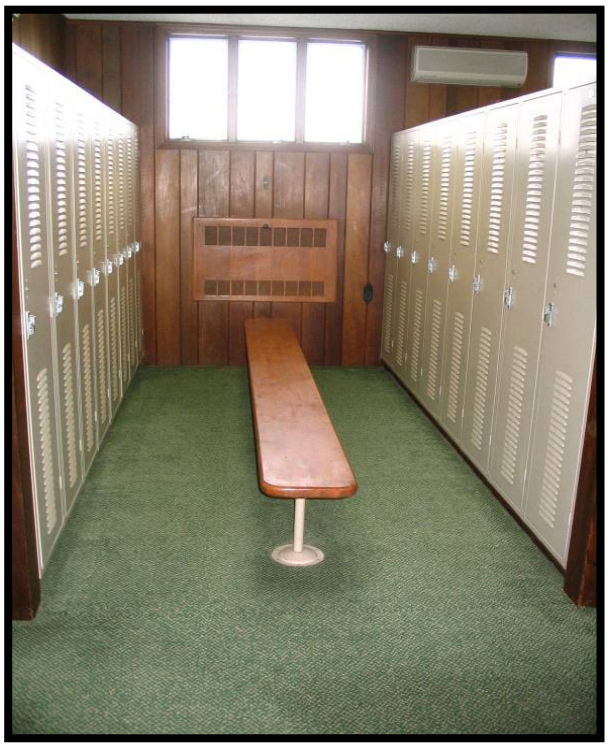


**Photo No. 86**

Depicts a view looking to the east in the Men's Locker Room.

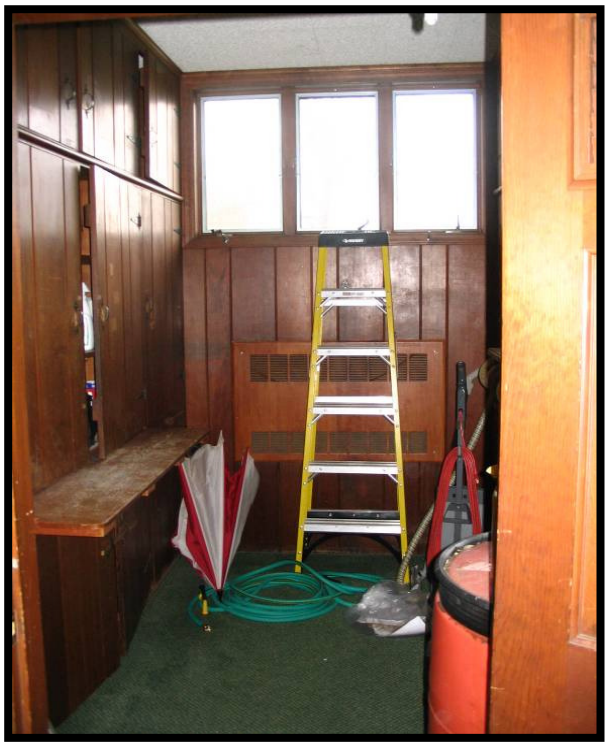
Photos by: **DF** on **4/4/08**

**Photo No. 87**

Depicts a view looking to the west from the Men's Locker Room.

**Photo No. 88**

Depicts a view looking to the south into the Maintenance Shop.



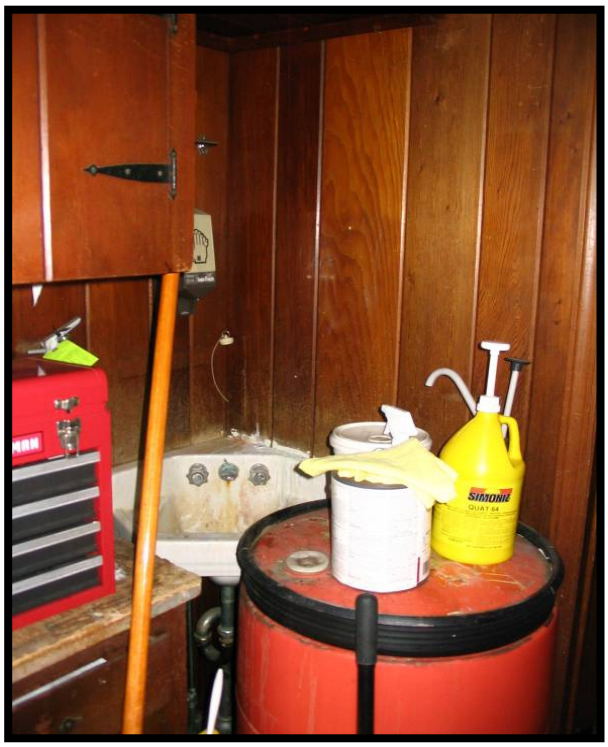
**LAN Associates, EPAS, Inc.**

LAN No.: **2.2882.02**
Monmouth County Park System/Conditions Assessment & Recommendations for Hominy Hill Clubhouse, Hominy Hill Golf Course, Colts Neck, NJ

Photos by: **DF** on **4/4/08**

**Photo No. 89**

Depicts a view of a corner wall hung lavatory located in the Maintenance Shop.




**cc:** File #2.2882.02 - NY/NJ

**LAN Associates, EPAS, Inc.**

LAN No.: **2.2882.02**
Monmouth Cty. Park Sys./Cond. Assess. & Recom. for Hominy Hill Clubhouse (Bldg. #1301), Hominy Hill GC, Colts Neck, NJ (Ref. #07-72 & PS #01-08)

Photos by: **SJS** on **4/4/08**

**Photo No. 1**

Overall view of the electric duct heater abandoned in place in the make-up air duct leading to the four (4) air handlers in the attic above the Banquet Hall. The electric heater is abandoned and should be removed and ductwork modified.

**Photo No. 2**

Make-up air duct leading to the kitchen. This is one the southeast end of the attic. Electric duct heater can be seen in the center of the photo. This is abandoned in place.

**Photo No. 3**

View of previous photo towards the east. This shows the connection to the outside. There are open electrical junction boxes should have covers put on. The entire ductwork should be removed and replaced and an air handler provided for make-up air to the kitchen. As previously noted the ductwork has been compromised a number of times by being cut open and patched.

**Photo No. 4**

View of make-up air to kitchen area. Cooling coil can be seen in photo.

**Photo No. 5**

View of patches made to ductwork leading down to kitchen area to supply air to the kitchen.

**Photo No. 6**

View of side of evaporator coil for make-up air to kitchen at northeast corner. Also shown in photo is the condensate line from drip pan, condensate line from the coil and liquid and suction lines which run in a southerly direction.

Photos by: **SJS** on **4/4/08**

**Photo No. 7**

View of fresh air duct leading to the southeast end of the kitchen. Photo shows the condition of the ductwork which has been cut open and not properly sealed.

**Photo No. 8**

View of fresh air inlet at northeast end of kitchen showing open electrical junction box on side.

**Photo No. 9**

Ditto previous photo further to the west showing another open junction box.

Photos by: **SJS** on **4/4/08**

**Photo No. 10**

Overall view of make-up air unit on northeast side of kitchen. Cooling coil is in middle of photo.

**Photo No. 11**

Far east wall of attic over kitchen area showing the liquid and suction lines for the various pieces of equipment. The two (2) vertical lines service the old air handlers for the lower ceiling area of the Banquet Hall. The horizontal insulated line services the two (2) evaporator coils for the kitchen. The uninsulated lines running from left side of photo to right are the refrigerant lines servicing the new Carrier unit for the open ceiling area of the Banquet Hall.

Photos by: **SJS** on **4/4/08**

**Photo No. 12**

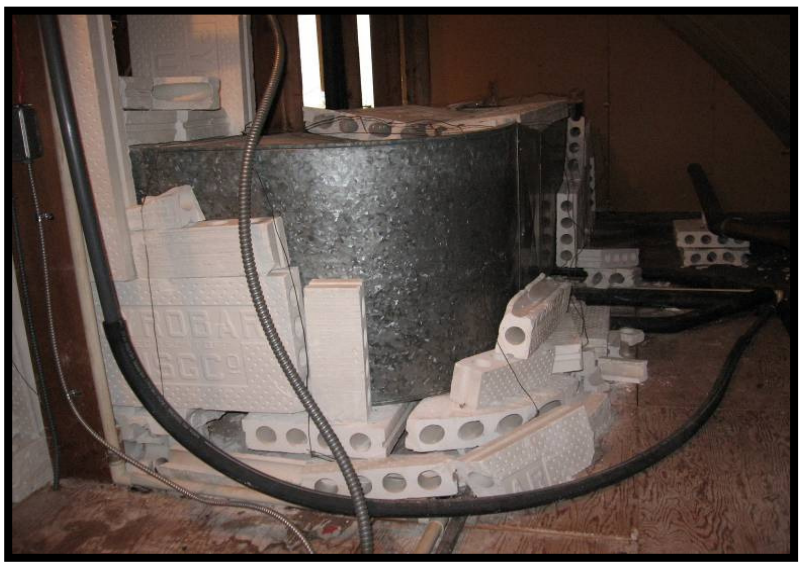
Overall view of general exhaust for kitchen. Exhaust fan is located within the ductwork. This fan was operational and was operated by a manual on/off switch.

**Photo No. 13**

Overall view of kitchen hood ductwork showing gypsum block compromised on the majority of the upper part of the ductwork.

**Photo No. 14**

View of side of kitchen duct showing compromises to the gypsum block.



Photos by: **SJS** on **4/4/08**

**Photo No. 15**

View of cut out patch made to the kitchen exhaust duct towards the outside of the building.

**Photo No. 16**

View of cut in ductwork servicing the kitchen hood exhaust fan which was patched. This is not proper.

**Photo No. 17**

Ditto previous photo from a different angle.

Photos by: **SJS** on **4/4/08**

**Photo No. 18**

Overall view of the attic area at the southeast corner showing the make-up air ductwork to the kitchen and in the far background the general exhaust to the kitchen.

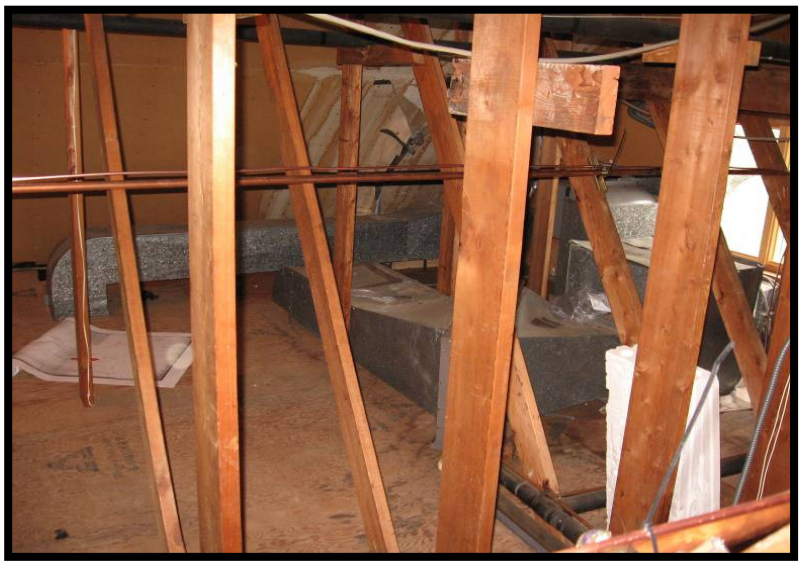


**Photo No. 19**

Overall view of attic conditions at the northeast corner of the attic. Make-up air unit to kitchen is in foreground. Kitchen hood exhaust duct is in the background.

**Photo No. 20**

Side of AHU-2 showing the splice support member attached to the roof truss system. This should be a solid member and lag bolted into the support members.

Photos by: **SJS** on **4/4/08**

**Photo No. 21**

Overall view of air handler unit 2. The cover on the unit is off. This is a York unit, size unknown.

**Photo No. 22**

View of supply duct tap offs to air diffusers below from AHU-2.

**Photo No. 23**

View of connection to flex duct to additional supply air diffusers off of AHU-2.

Photos by: **SJS** on **4/4/08**

**Photo No. 24**

View of missing condensate drain pan connection. Any drips into the drain pan would leak right on to the plywood of the attic.

**Photo No. 25**

View of uninsulated refrigerant line going to the new Carrier unit servicing the open banquet area.

**Photo No. 26**

Overall view of the damper actuator in the supply ductwork leading to the banquet area.

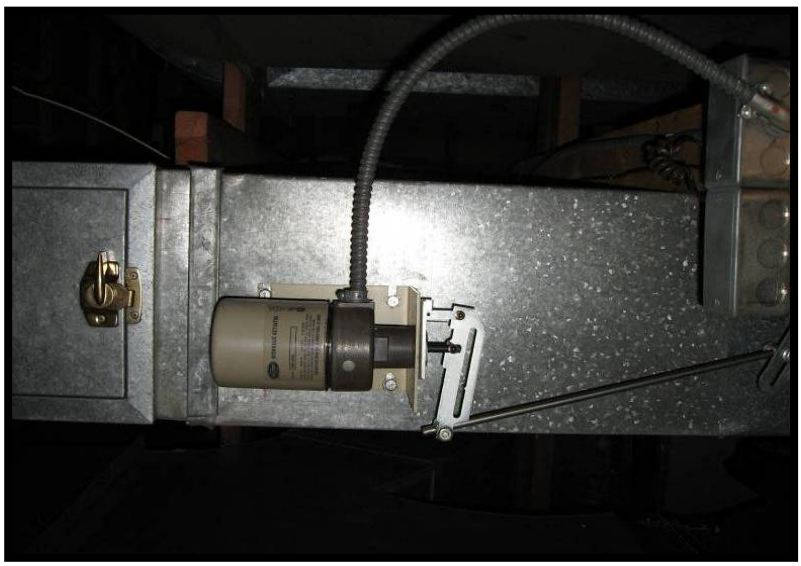


**Photo No. 27**

Overall view of newly installed Carrier unit identified as unit #1. For purposes of this report the unit will be identified as unit #4. This unit services the south side of the upper ceiling banquet area. Installation is incomplete. The disconnect switch for the unit is hanging.

**Photo No. 28**

View of hanging disconnect switch for air handler unit #4.

Photos by: **SJS** on **4/4/08**

**Photo No. 29**

View of uncompleted piping work to AHU-4.


**Photo No. 30**

View of uncompleted condensate line to AHU-4.

Photos by: **SJS** on **4/4/08**

**Photo No. 31**

Overall view of exhaust fan at far west end of attic over the upper ceiling of the Banquet Hall.

**Photo No. 32**

View of missing sheetrock on ceiling of attic at the far northwest corner. Insulation has also been removed above the sheetrock.

**Photo No. 33**

Ditto previous photo.

Photos by: **SJS** on **4/4/08**

**Photo No. 34**

View of make-up of roof showing the wood deck, rafters, insulation and gypsum board below.

**Photo No. 35**

View of upper attic space above high ceiling banquet area showing the open area at the perimeter to the area below. Supply duct from main trunk from AHU-4 can be seen in photo.

**Photo No. 36**

Overall view of Dynaray battery pack for emergency lighting located at the gable end, west side of attic.

Photos by: **SJS** on **4/4/08**

**Photo No. 37**

View of Dual Lite battery storage in attic on south end of building near access hatch to attic.

**Photo No. 38**

Overall view of banquet area showing high ceiling space.

**Photo No. 39**

View showing the return air grilles for AHU's 1 through 4. Smoke detector can be seen between the grilles. This is the only smoke detector in the Banquet Hall high ceiling area.

Photos by: **SJS** on **4/4/08**

**Photo No. 40**

View of lighting set up in window alcove at Banquet Hall.

**Photo No. 41**

Overall view of banquet area at lower ceiling area.

Photos by: **SJS** on **4/4/08**

**Photo No. 42**

View of typical cabinet heater in Banquet Hall.

**Photo No. 43**

View of baseboard heating below typical windows on second floor at Banquet Hall.

**Photo No. 44**

View of thermostat arrangement on wall between Banquet Hall and kitchen.

Photos by: **SJS** on **4/4/08**

**Photo No. 45**

View of hot and cold water isolation valves to faucet at double basin sink in bar area of Banquet Hall. Isolation valves were not operational and it was recommended that they be replaced.

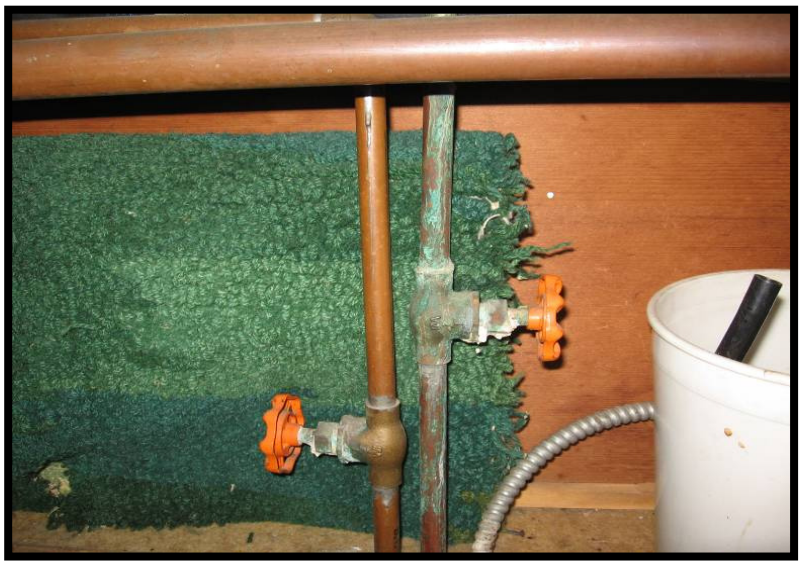


**Photo No. 46**

Overall view of top of stair tower/corridor behind kitchen to east showing exit sign, smoke detector and electric panel.

Photos by: **SJS** on **4/4/08**

**Photo No. 47**

Overall view of connecting corridor to rear of kitchen towards east on second floor.

**Photo No. 48**

View of thermostat in connecting hallway, second floor behind kitchen. This thermostat services the upstairs rear heat.

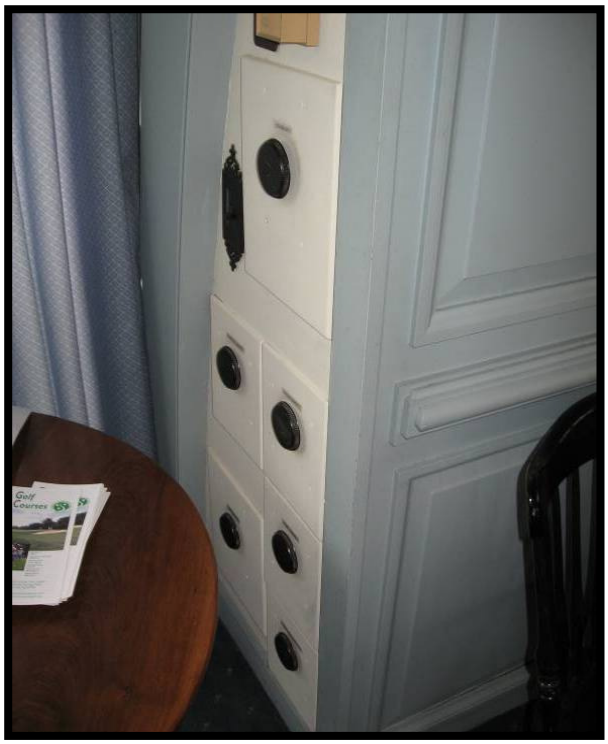

 

**Photo No. 49**

View of leaking flushometer at water closet in second floor bathroom behind kitchen area.

**Photo No. 50**

View of old Rheostat type dimmer switches operating the light fixtures on the Banquet Hall level.



Photos by: **SJS** on **4/4/08**

**Photo No. 51**

View of recessed convector and thermostat on west wall in entrance foyer/vestibule.

**Photo No. 52**

View of center hallway showing location of thermostat. Thermostat to the left is for first circulator pump control wall units; thermostat to the right is for foyer control.

**Photo No. 53**

Overall view of the ceiling in the manager's office showing lighting which could be improved with fluorescent lighting for better lighting levels and energy conservation.

**Photo No. 54**

Overall view of women's bathroom showing the setup of the lavatories and the supply air grille at the exterior wall.

**Photo No. 55**

Overall view of office #2 as identified on our plan. This shows the location of the smoke detectors, lighting and general conditioning of the space.

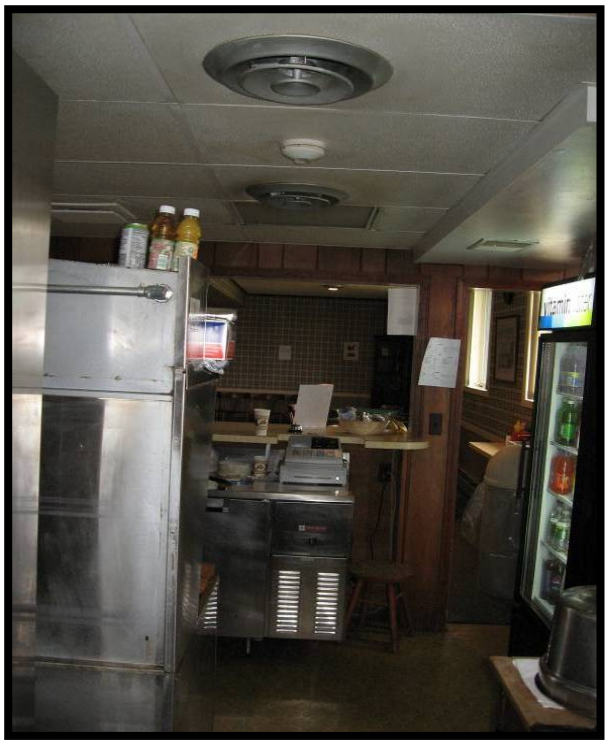
Photos by: **SJS** on **4/4/08**

**Photo No. 56**

View of Carrier unit servicing the snack bar, kitchen, and lounge area.


**Photo No. 57**

View of kitchen of snack bar showing air diffusers at ceiling and heat detector.



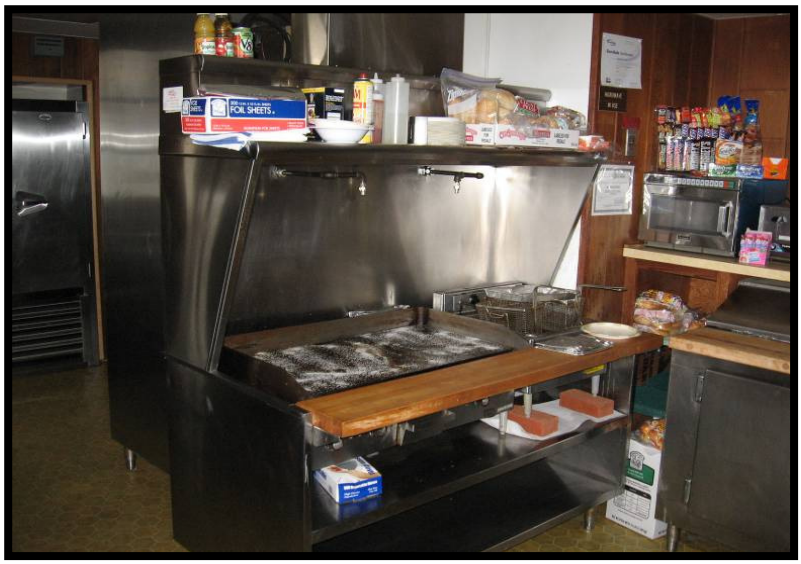
Photos by: **SJS** on **4/4/08**

**Photo No. 58**

General view of the lounge area of the snack bar showing the supply air diffusers at the ceiling, smoke detector and general conditions.

**Photo No. 59**

View of hood over cooking grille in snack bar kitchen.



Photos by: **SJS** on **4/4/08**

**Photo No. 60**

View of exhaust grille servicing the snack bar lounge.

**Photo No. 61**

Overall view of conditions in the ice room/storage room behind the kitchen snack bar. Exhaust fan can be seen at the ceiling.

**Photo No. 62**

Ditto previous photo from a different angle showing ductwork at the ceiling which may be abandoned.

Photos by: **SJS** on **4/4/08**

**Photo No. 63**

View of incoming water line piping. Vertical line at the lower half of the photo connects to the abandoned water storage tank. This should all be cut out and removed.

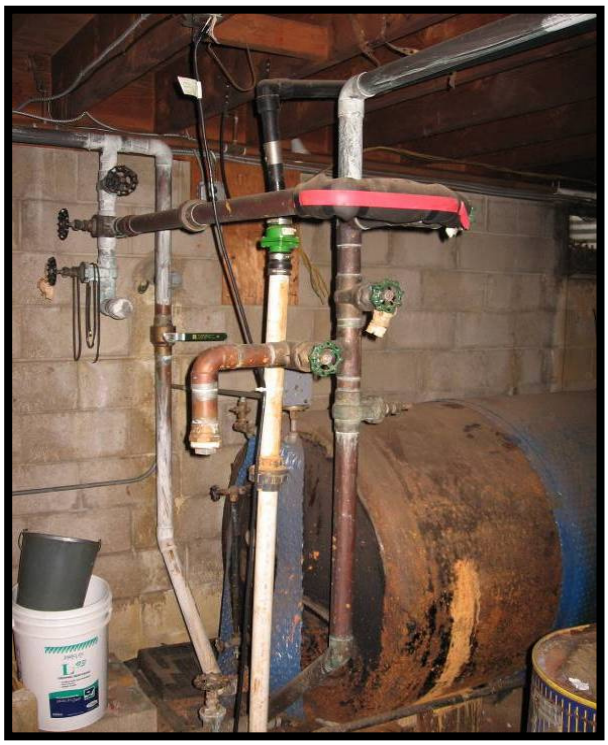


**Photo No. 64**

View of existing transite panel above domestic water storage tank. This could possibly contain asbestos.

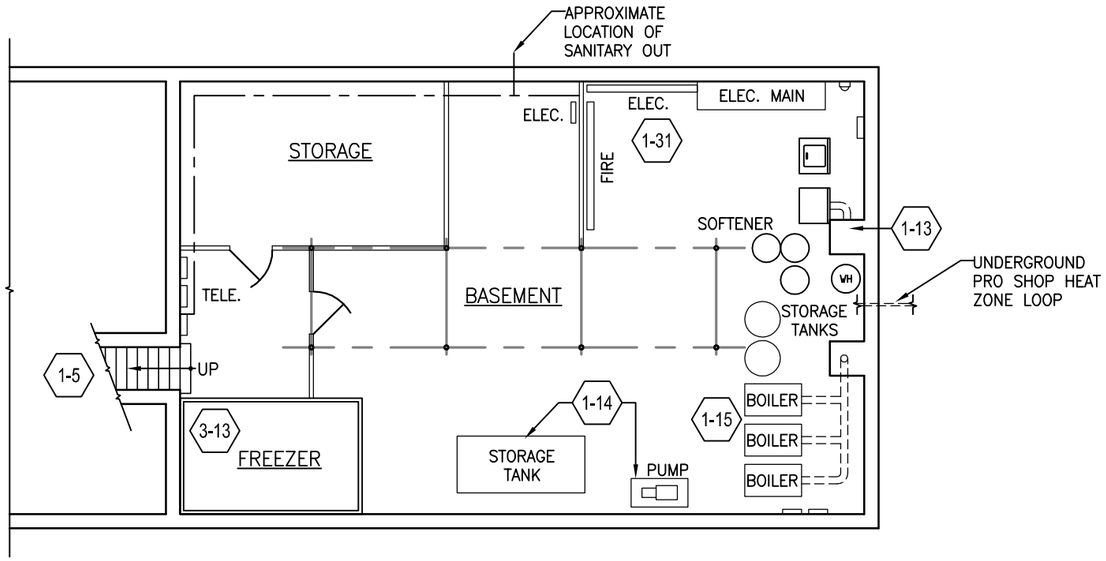
cc: File #2.2882.02

SJS:ta

# ATTACHMENT NO. 5

# EXISTING FLOOR PLANS




1 / A–B

# Existing Basement Plan

3/32" = 1'-0"

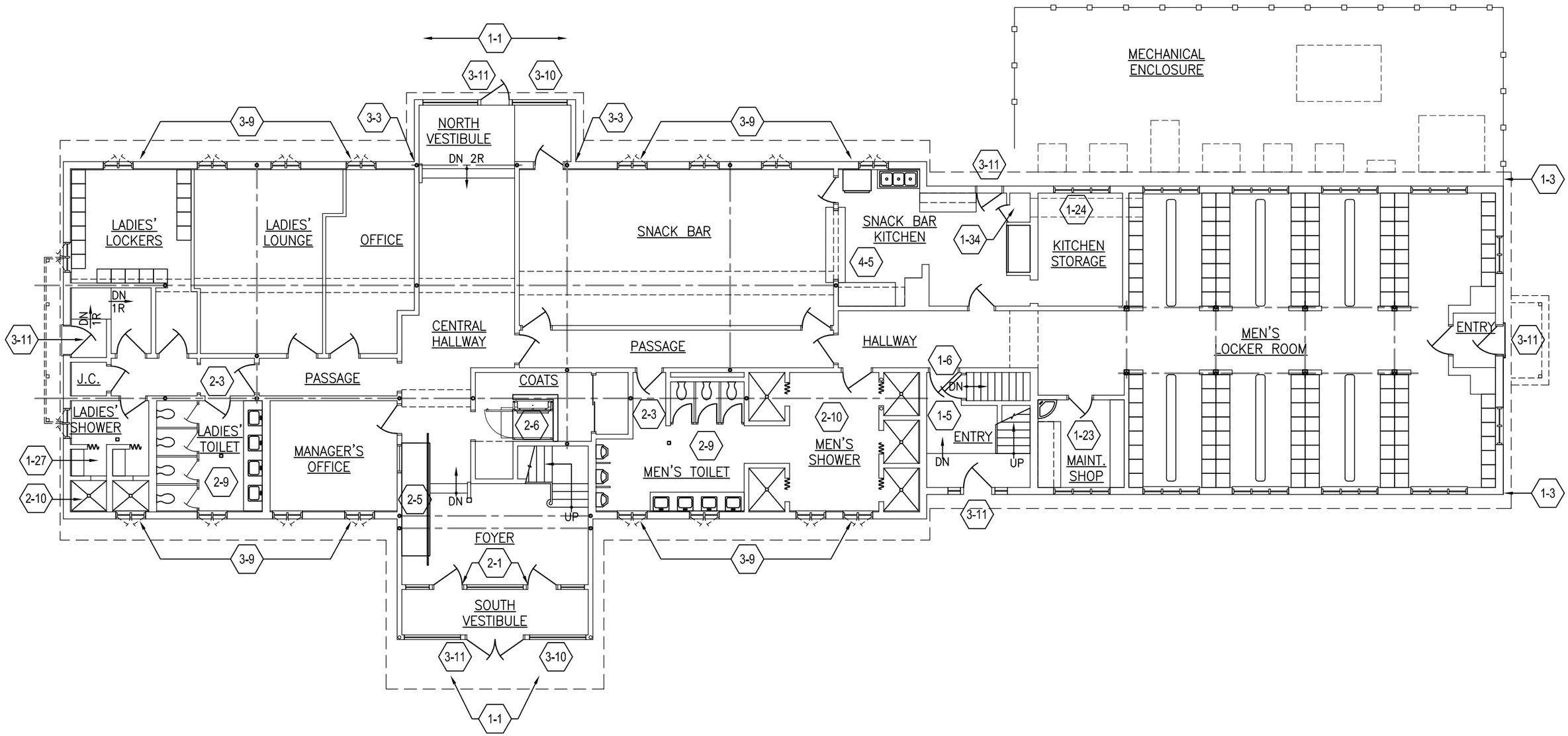
Certificate of Authorization | Eng'r. Nos. GA276878 | Arch. Nos. AC124

LAN ASSOCIATES
engineering • planning • architecture • surveying INC.
445 GODWIN AVENUE, MIDLAND PARK, N.J. 07432 (201) 447-6400

PROJECT: Hominy Hill Golf Course Clubhouse
DRAWING TITLE: BASEMENT PLAN

Michael J. McGovern, RA
Title: Registered Architect License No. 21A101232200

| DWG. DATE | SCALE | DRAWING NO. |
|---|---|---|
| 08/11/08 | AS NOTED | A-B |
| PROJECT NO. 2.2882.02 | DWN. BY DLF | |




# Existing First Floor Plan

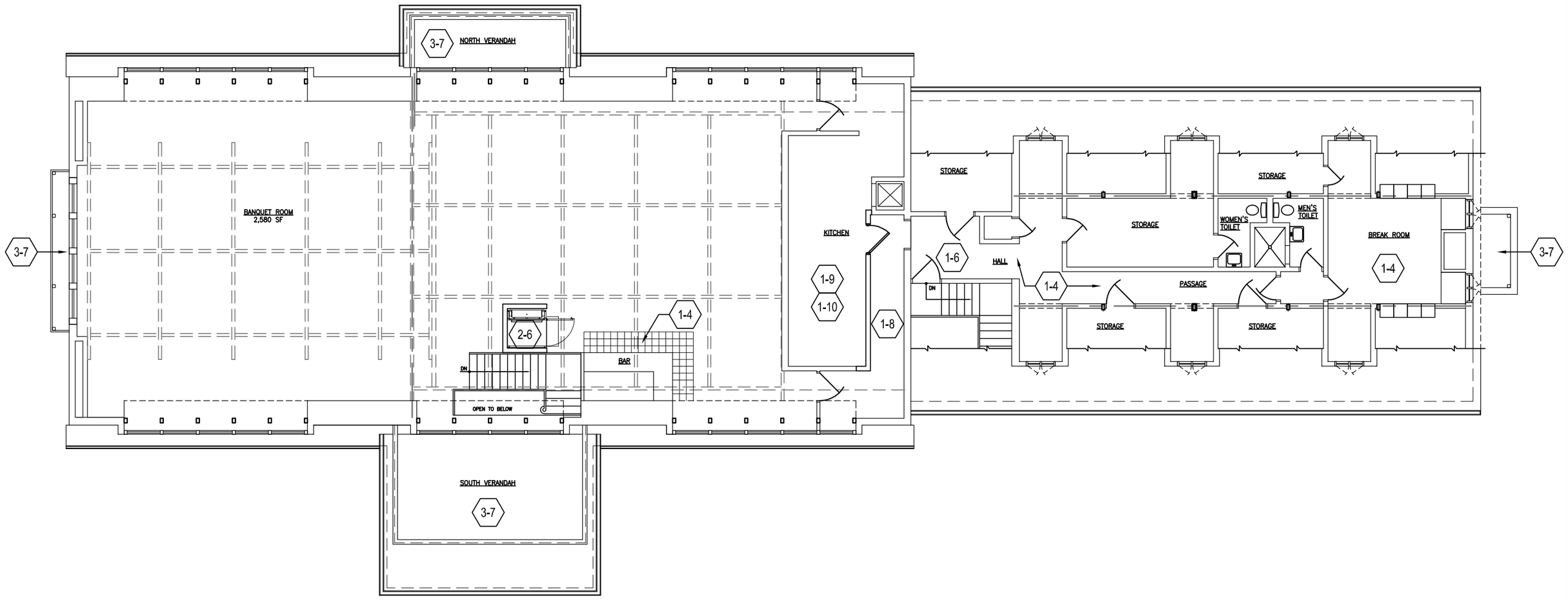
1 / A–1

3/32" = 1'-0"

| | | | |
|---|---|---|---|
| Certificate of Authorization | Eng'r. Nos. GA276878 | Arch. Nos. AC124 | PROJECT: Hominy Hill Golf Course Clubhouse<br>DRAWING TITLE: FIRST FLOOR PLAN<br>**LAN ASSOCIATES** engineering • planning • architecture • surveying, inc.<br>445 GODWIN AVENUE, MIDLAND PARK, N.J. 07432 (201) 447-6400 |

Michael J. McGovern, RA
Title: Registered Architect License No. 21A101232200

| DWG. DATE | SCALE | DRAWING NO. |
|---|---|---|
| 08/11/08 | AS NOTED | A-1 |
| PROJECT NO. 2.2882.02 | DWN. BY DLF | |




1
A-2

# Existing Second Floor Plan

3/32" = 1'-0"

Certificate of Authorization
Eng'r. Nos. GA276878
Arch. Nos. AC124

PROJECT
Hominy Hill Golf Course Clubhouse

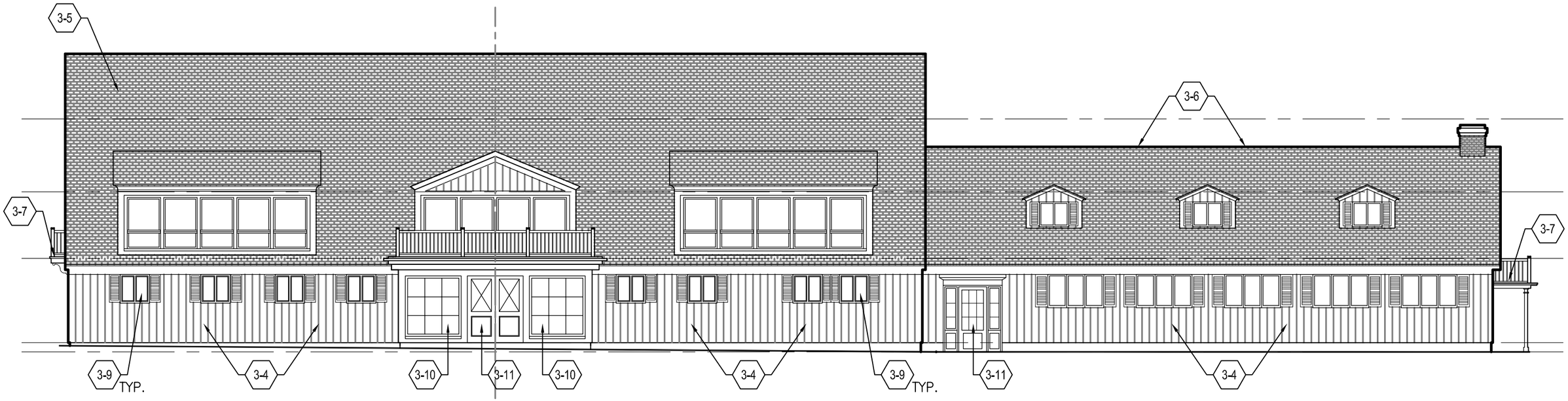
DRAWING TITLE
SECOND FLOOR PLAN


LAN ASSOCIATES
engineering • planning • architecture • surveying
445 GODWIN AVENUE, MIDLAND PARK, N.J. 07432 (201) 447-6400



Michael J. McGovern, RA
Title: Registered Architect License No. 21A101232200


DWG. DATE 08/11/08
PROJECT NO. 2.2882.02
SCALE AS NOTED
DWN. BY DLF
DRAWING NO. A-2




1 / A-3 **Existing South Elevation**

3/32" = 1'-0"

Certificate of Authorization: GA276878 | Eng'r. Nos. | Arch. Nos.: AC124

PROJECT: Hominy Hill Golf Course Clubhouse

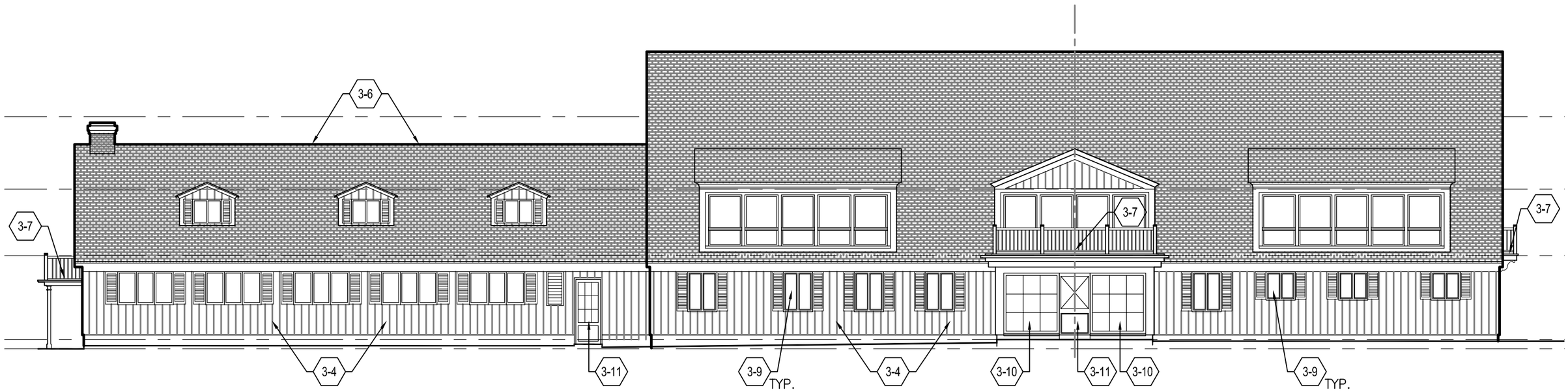
DRAWING TITLE: EXISTING SOUTH ELEVATION


LAN ASSOCIATES
engineering • planning • architecture • surveying
445 GODWIN AVENUE, MIDLAND PARK, N.J. 07432 (201) 447-6400



Michael J. McGovern, RA
Title: Registered Architect License No. 21A101232200


| DWG. DATE | SCALE | DRAWING NO. |
|---|---|---|
| 08/11/08 | AS NOTED | A-3 |
| PROJECT NO. 2.2882.02 | DWN. BY DLF | |




1
A-4

# Existing North Elevation

3/32" = 1'-0"

Certificate of Authorization | Eng'r. Nos. GA276878 | Arch. Nos. AC124

PROJECT
Hominy Hill Golf Course Clubhouse

DRAWING TITLE
EXISTING NORTH ELEVATION


Michael J. McGovern, RA
Title: Registered Architect License No. 21A101232200

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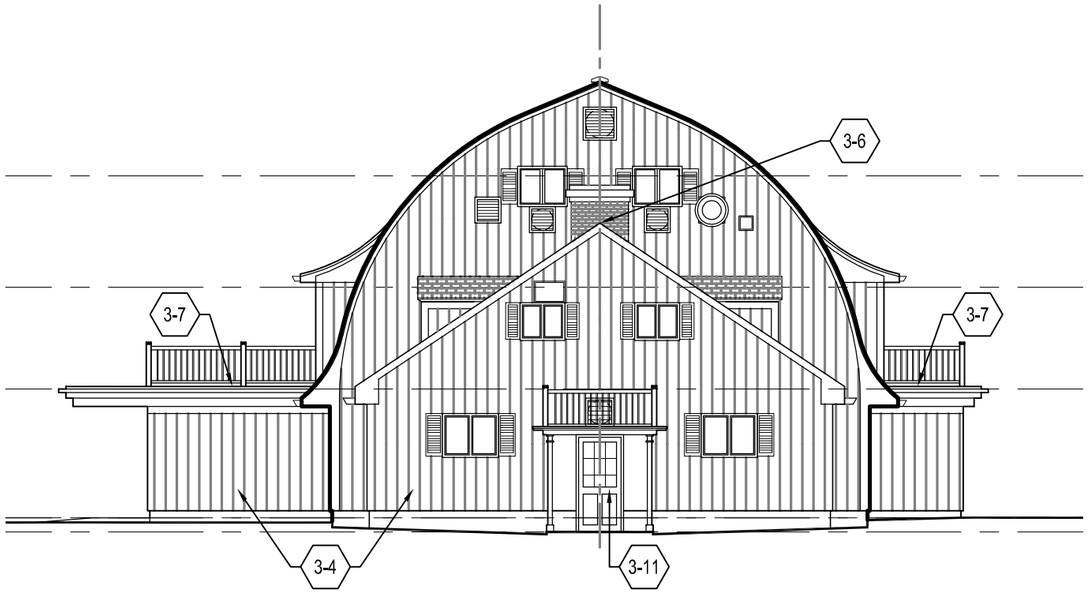
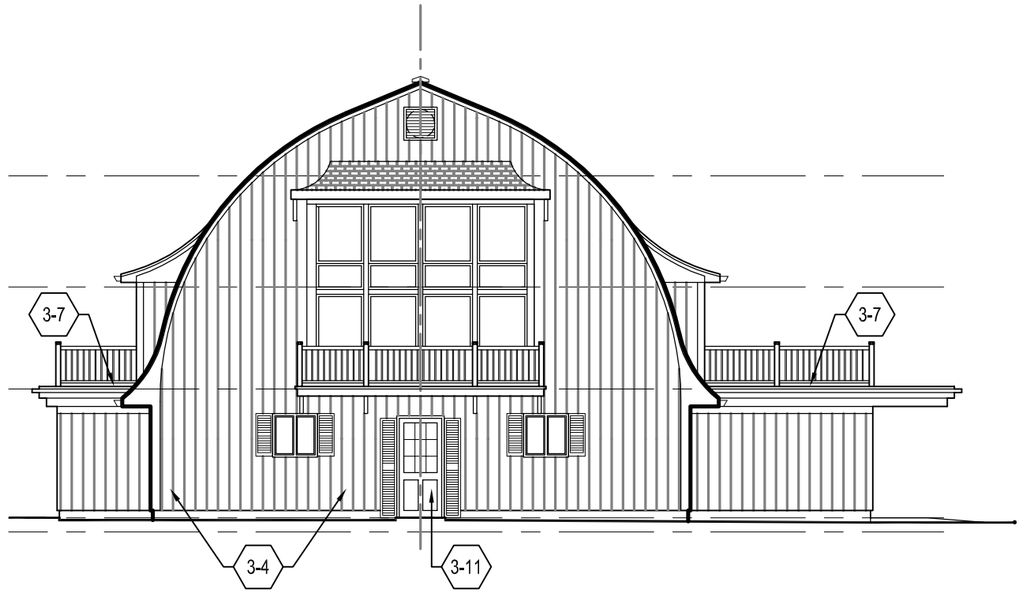
445 GODWIN AVENUE, MIDLAND PARK, N.J. 07432 (201) 447-6400


| DWG. DATE | SCALE | DRAWING NO. |
|---|---|---|
| 08/11/08 | AS NOTED | A-4 |
| PROJECT NO. 2.2882.02 | DWN. BY DLF | |




1 / A-5 **Existing East Elevation**

3/32" = 1'-0"




2 / A-5 **Existing West Elevation**

3/32" = 1'-0"

Certificate of Authorization
Eng'r. Nos. GA276878
Arch. Nos. AC124

PROJECT: Hominy Hill Golf Course Clubhouse

DRAWING TITLE: EXISTING EAST AND WEST ELEVATIONS


**LAN ASSOCIATES**
engineering • planning • architecture • surveying INC.
445 GODWIN AVENUE, MIDLAND PARK, N.J. 07432 (201) 447-6400

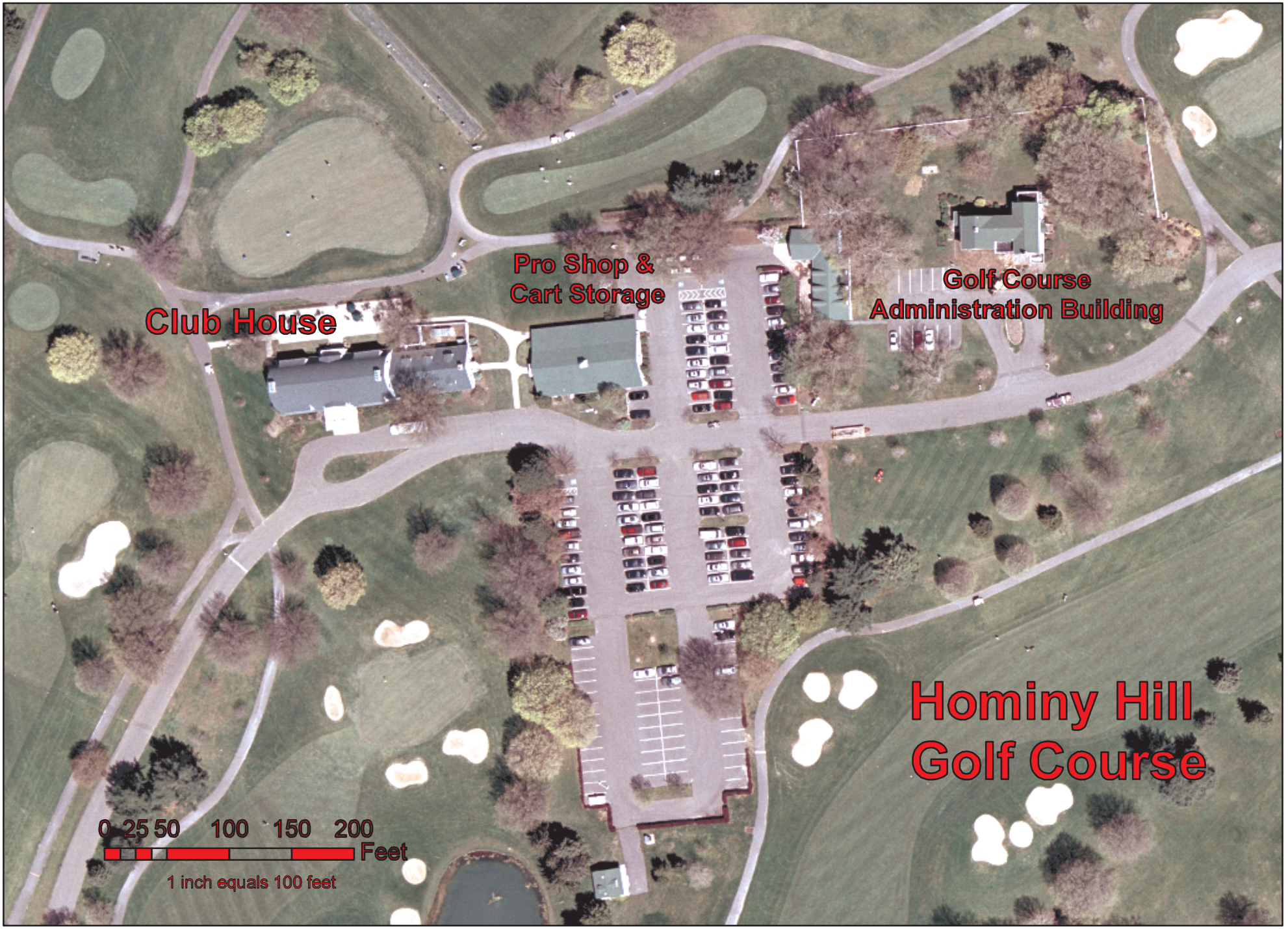

Michael J. McGovern, RA
Title: Registered Architect License No. 21A101232200

| DWG. DATE | SCALE | DRAWING NO. |
|---|---|---|
| 08/11/08 | AS NOTED | A-5 |
| PROJECT NO. 2.2882.02 | DWN. BY DLF | |

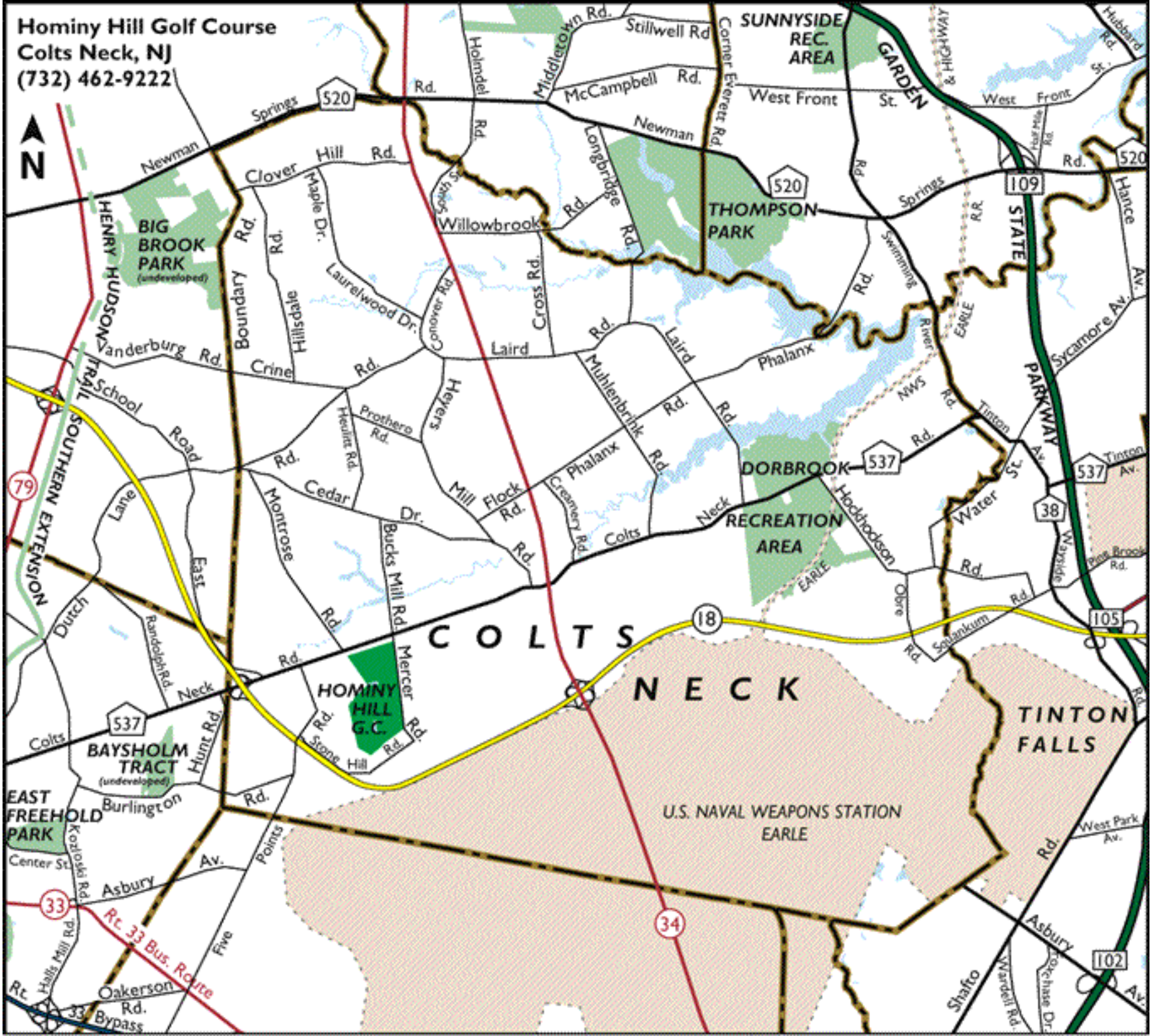
# ATTACHMENT NO. 6

## AERIAL PHOTOGRAPH / LOCATION MAPS


2003- PHOTOGRAPHY PROVIDED BY MONMOUTH COUNTY PARK SYSTEM



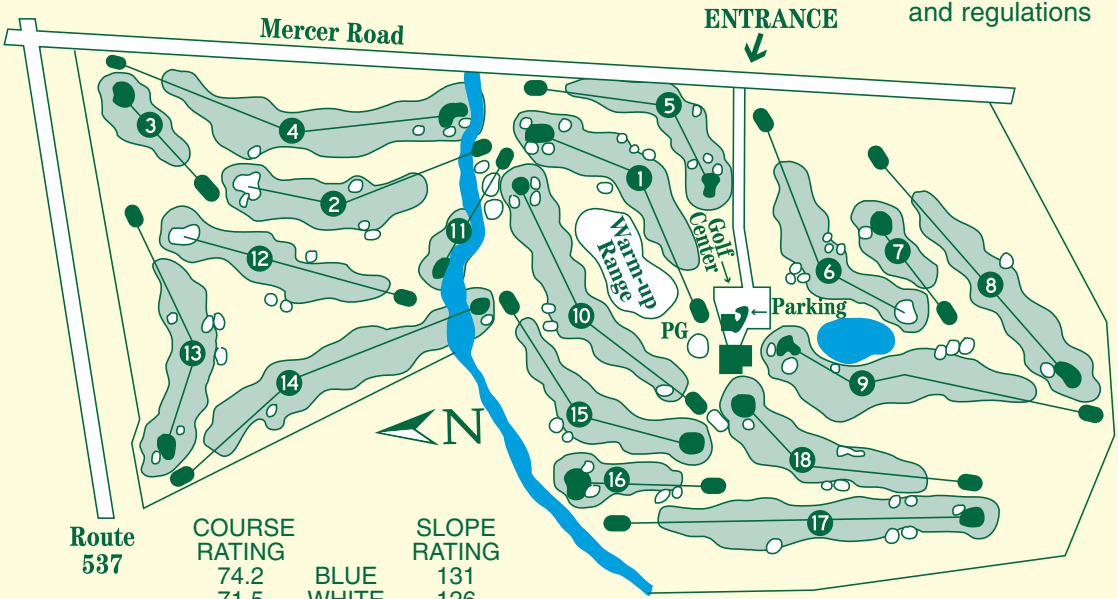

2003- PHOTOGRAPHY PROVIDED BY MONMOUTH COUNTY PARK SYSTEM


Hominy Hill Golf Course
Colts Neck, NJ
(732) 462-9222
N
BIG BROOK PARK (undeveloped)
THOMPSON PARK
SUNNYSIDE REC. AREA
DORBROOK RECREATION AREA
HOMINY HILL G.C.
BAYSHOLM TRACT (undeveloped)
EAST FREEHOLD PARK
U.S. NAVAL WEAPONS STATION EARLE
COLTS NECK
TINTON FALLS
HENRY HUDSON TRAIL
SOUTHERN EXTENSION
PARKWAY
STATE
GARDEN
Newman Springs Rd.
Clover Hill Rd.
Boundary Rd.
Maple Dr.
Hillsdale Rd.
Laurelwood Dr.
Conover Rd.
Willowbrook Rd.
Holmdel Rd.
Middletown Rd.
Stillwell Rd
McCampbell Rd.
Corner Everett Rd.
West Front St.
Longbridge Rd.
Cross Rd.
Laird Rd.
Vanderburg Rd.
Crine Rd.
School Road
Prothero Rd.
Heulitt Rd.
Heyers Mill Rd.
Cedar Dr.
Montrose Rd.
Bucks Mill Rd.
Flock Rd.
Creamery Rd.
Muhlenbrink Rd.
Phalanx Rd.
Colts Neck Rd.
Hockhockson Rd.
Water St.
Tinton Av.
Sycamore Av.
Hance Av.
Half Mile Rd.
Hubbard Rd.
Swimming River
NWS
EARLE
Lane
East
Dutch
Randolph Rd.
Hunt Rd.
Mercer Rd.
Stone Hill Rd.
Obre Rd.
Sanlankum Rd.
Wyckoff Rd.
Pine Brook Rd.
Burlington
Kozloski Rd.
Center St.
Asbury Av.
Halls Mill Rd.
Oakerson Rd.
Rt. 33 Bypass
Rt. 33 Bus. Route
Five Points
West Park Av.
Asbury Av.
Shafto Rd.
Wardell Rd.
Orchard Dr.
520
109
537
79
18
38
105
102
33
34

# Hominy Hill Golf Course

Colts Neck, NJ 07722
Telephone (732) 462-9222
SITE OF THE 1983 MEN'S USGA AMATEUR PUBLIC LINKS
SITE OF THE 1995 WOMEN'S USGA AMATEUR PUBLIC LINKS

RULES
1. USGA rules govern play
2. Please follow all signs, notices, and directives
3. All patrons shall follow all Park System rules and regulations




| COURSE RATING | | SLOPE RATING |
|---|---|---|
| 74.2 | BLUE | 131 |
| 71.5 | WHITE | 126 |
| 73.6 | RED | 129 |

www.monmouthcountyparks.com

**LAN ASSOCIATES**

# ATTACHMENT NO. 7

# PRELIMINARY COST ESTIMATE

Monmouth County Park System
**Hominy Hill Golf Course Clubhouse**
**Physical Condition Survey**
Preliminary Cost Estimate



| Description | Unit | Quantity | ($)Cost /Unit | ($)Subtotal | ($)Total | Category |
|---|---|---|---|---|---|---|
| **2.0 Sitework** | | | | | | |
| Installation of additional site lighting fixtures (w/ photocell or time clock) | EA | 4 | 6,000.00 | 24,000.00 | | **1** |
| Repair of underground stormwater drainage piping at SE and NE corners | Allow | 1 | 8,000.00 | 8,000.00 | | **1** |
| Provide additional ADA reserved parking spaces and signage | Allow | 1 | 1,500.00 | 1,500.00 | | **2** |
| Re-striping of parking lot | Stall | 70 | 50.00 | 3,500.00 | | **3** |
| Macadam repair | Allow | 1 | 15,000.00 | 15,000.00 | | **3** |
| Parking lot drainage improvements (south side) | Allow | 1 | 15,000.00 | 15,000.00 | | **3** |
| Prune large trees that are touching the building | Allow | 1 | 2,000.00 | 2,000.00 | | **4** |
| Total | | | | | **69,000** | |
| **3.0 Concrete** | | | | | | |
| Removal of protection mat over concrete sidewalks | Allow | 1 | 2,500.00 | 2,500.00 | | **1** |
| Total | | | | | **2,500** | |
| **4.0 Masonry** | | | | | | |
| Repair parging and water damage @ south foundation wall/ Seal wall penetrations | Allow | 1 | 2,500.00 | 2,500.00 | | **3** |
| Total | | | | | **2,500** | |
| **5.0 Metals** | | | | | | |
| New railings at stairs | LF | 60 | 75.00 | 4,500.00 | | **2** |
| Total | | | | | **4,500** | |
| **7.0 Thermal Envelope** | | | | | | |
| Insulate underside of Men's Locker Room at Basement | SF | 1,500 | 3.00 | 4,500.00 | | **1** |
| Replace aluminum siding/ wrap wood elements/ provide soffits/ replace shutters | Allow | 1 | 85,000.00 | 85,000.00 | | **3** |
| Replace/ Repair missing asphalt shingles | Allow | 1 | 1,500.00 | 1,500.00 | | **3** |
| Provide Ridge Vent above Men's Locker Room Building | Allow | 1 | 1,000.00 | 1,000.00 | | **3** |
| Replace metal balcony roofs (east and west) | Allow | 1 | 4,000.00 | 4,000.00 | | **3** |
| Replace built up balcony roofs (north and south) | SF | 565 | 25.00 | 14,125.00 | | **3** |
| Replace all gutters and downspouts | LF | 425 | 10.00 | 4,250.00 | | **3** |
| Total | | | | | **114,375** | |
| **8.0 Windows & Doors** | | | | | | |
| New fire rated door and frame to basement | EA | 1 | 4,500.00 | 4,500.00 | | **1** |
| New fire rated door and frame at secondary egress stairwell | EA | 2 | 4,500.00 | 9,000.00 | | **1** |
| New fire rated door and frame at Kitchen | EA | 3 | 4,500.00 | 13,500.00 | | **1** |
| New ADA hardware for all Interior doors | EA | 25 | 450.00 | 11,250.00 | | **2** |
| New 36" wide doors for Toilet and Shower Rooms | EA | 4 | 5,000.00 | 20,000.00 | | **2** |
| Replace all windows at first floor of clubhouse | EA | 20 | 2,000.00 | 40,000.00 | | **3** |
| Replace window frame and glazing of North and South Vestibules | SF | 160 | 150.00 | 24,000.00 | | **3** |
| Replace existing seven (6) exterior doors with heavy duty insulated doors | EA | 6 | 6,000.00 | 36,000.00 | | **3** |
| Total | | | | | **158,250** | |
| **9.0 Finishes** | | | | | | |
| Asbestos tile abatement and VCT installation | SF | 950 | 12.00 | 11,400.00 | | **1** |
| Egress corridor from Banquet Room through Kitchen | Allow | 1 | 8,000.00 | 8,000.00 | | **1** |
| Kitchen re-design | Allow | 1 | 45,000.00 | 45,000.00 | | **1** |
| Removal of doors at South Vestibule/ Installation of new finishes | Allow | 1 | 8,000.00 | 8,000.00 | | **2** |
| Install new +/- 12' interior ramp at South Entry | Allow | 1 | 5,000.00 | 5,000.00 | | **2** |
| Toilet/ Shower Room ADA renovation including finishes, fixtures, accessories | Allow | 1 | 185,000.00 | 185,000.00 | | **2** |
| Replace gypsum board at north wall of attic | Allow | 1 | 500.00 | 500.00 | | **3** |
| Repaint or re-stain all interior wood paneling and repaint all interior rooms | Allow | 1 | 10,000.00 | 10,000.00 | | **4** |
| Replace existing ceiling tiles throughout clubhouse | SF | 7,500 | 7.00 | 52,500.00 | | **4** |
| Replace all carpeting | SY | 700 | 55.00 | 38,500.00 | | **4** |
| Renovate Snack Bar Kitchen with new finishes/ counters | Allow | 1 | 40,000.00 | 40,000.00 | | **4** |
| Total | | | | | **403,900** | |
| **10.0 Specialties** | | | | | | |
| Interior and exterior ADA signage | Allow | 1 | 5,000.00 | 5,000.00 | | **2** |
| Total | | | | | **5,000** | |

| Description | Unit | Quantity | ($)Cost /Unit | ($)Subtotal | ($)Total | Category |
|---|---|---|---|---|---|---|
| **13.0 Special Systems** | | | | | | |
| New automatic sprinkler system for all floors | Allow | 1 | 350,000.00 | 350,000.00 | | 1 |
| Portable Fire Extinguishers | EA | 3 | 300.00 | 900.00 | | 1 |
| Total | | | | | **350,900** | |
| **14.0 Conveying Systems** | | | | | | |
| New Limited Use/ Limited Access (LU/LA) Elevator | EA | 1 | 60,000.00 | 60,000.00 | | 2 |
| Total | | | | | **60,000** | |
| **15.0 Mechanical** | | | | | | |
| 15.1 HVAC: | | | | | | |
| Seal dryer vent at flue penetration and repair door | Allow | 1 | 500.00 | 500.00 | | 1 |
| Removal of Transite panels above boilers and installation of fire rated GWB | Allow | 1 | 2,500.00 | 2,500.00 | | 1 |
| Provide shaft enclosure for the Kitchen exhaust ductwork through attic | Allow | 1 | 5,000.00 | 5,000.00 | | 1 |
| Provide ducted exhaust for Banquet Hall | Allow | 1 | 25,000.00 | 25,000.00 | | 1 |
| Replace AHU-1 & 2 Servicing Banquet Hall | Allow | 2 | 25,000.00 | 50,000.00 | | 1 |
| Provide Ventilation Air to Banquet Hall During Heating Season | Allow | 1 | 50,000.00 | 50,000.00 | | 1 |
| Provide make up air to first and second floor kitchens | Allow | 2 | 15,000.00 | 30,000.00 | | 1 |
| Replace kitchen hood ductwork in attic | Allow | 1 | 12,000.00 | 12,000.00 | | 1 |
| Provide make up air to locker rooms and lounges on first floor level | Allow | 4 | 20,000.00 | 80,000.00 | | 1 |
| Replace exhaust system to first floor locker rooms, lounge areas and toilet areas | Area | 4 | 15,000.00 | 60,000.00 | | 1 |
| Provide air conditioning to women's lounges and locker room | Allow | 1 | 40,000.00 | 40,000.00 | | 3 |
| Provide ventilation air and exhaust to snack bar area | Allow | 1 | 20,000.00 | 20,000.00 | | 1 |
| Provide exhaust to maintenance area | Allow | 1 | 6,000.00 | 6,000.00 | | 1 |
| Remove abandoned duct work from snack bar to men's locker room | Allow | 1 | 3,500.00 | 3,500.00 | | 1 |
| Replace section of hot water return header at boilers | Allow | 1 | 3,000.00 | 3,000.00 | | 1 |
| Provide additional combustion make up air to boilers | Allow | 1 | 6,000.00 | 6,000.00 | | 1 |
| Repair radiant heating loop to women's shower area | Allow | 1 | 20,000.00 | 20,000.00 | | 1 |
| Insulate heating hot water pipes in basement | Allow | 1 | 10,000.00 | 10,000.00 | | 3 |
| Remove abandoned oil lines in basement | Allow | 1 | 3,000.00 | 3,000.00 | | 1 |
| Removal of abandoned freezer and heating equip. in basement | Allow | 1 | 5,000.00 | 5,000.00 | | 3 |
| HVAC Total | | | | | **431,500** | |
| 15.2 Plumbing | | | | | | |
| Removal of old domestic water pressure tank and pump | Allow | 1 | 4,000.00 | 4,000.00 | | 1 |
| Insulate domestic water piping in basement | Allow | 1 | 6,000.00 | 6,000.00 | | 3 |
| Provide proper supports for main domestic water line in basement | Allow | 1 | 500.00 | 500.00 | | 1 |
| Replace plumbing isolation valves throughout building | Allow | 1 | 10,000.00 | 10,000.00 | | 1 |
| Cap abandoned U trap in basement | Allow | 1 | 400.00 | 400.00 | | 1 |
| Plumbing Total | | | | | **20,900** | |
| **16.0 Electrical** | | | | | | |
| Replace Federal Pacific electric sub panels | Allow | 1 | 15,000.00 | 15,000.00 | | 1 |
| Remove abandoned motor starters and contactors | Allow | 1 | 4,000.00 | 4,000.00 | | 3 |
| Upgrade lighting to more efficient lighting | Allow | 1 | 30,000.00 | 30,000.00 | | 3 |
| Modify existing fire alarm system | Allow | 1 | 35,000.00 | 35,000.00 | | 1 |
| Replace emergency lighting units | Allow | 1 | 4,500.00 | 4,500.00 | | 1 |
| Total | | | | | **88,500** | |
| **Summary of Totals** | | | | | **1,711,825** | |
| **Construction Contingency (20%)** | | | | | **342,365** | |
| **Construction Total** | | | | | **2,054,190** | |

**NOTE:** LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. (LAN) has no control over the cost of labor, materials, equipment, or services furnished by others, over the contractor's methods of determining prices, or over competitive bidding or market conditions. LAN's opinions of probable total costs and construction costs provided herein are made on the basis of LAN's experience and qualifications and represent LAN's best judgment as an experienced and qualified professional engineering firm, familiar with the construction industry. LAN does not guarantee that the proposals, bids, or actual project or construction costs will not vary from the above estimated costs prepared by this office. The estimate excludes any asbestos abatement unless specified above. Estimated escalation costs per year are 10%.