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July 8, 2016

Village of Nyack
Village Board
Attn: Douglas Foster, Trustee
9 N. Broadway
Nyack, NY 10960

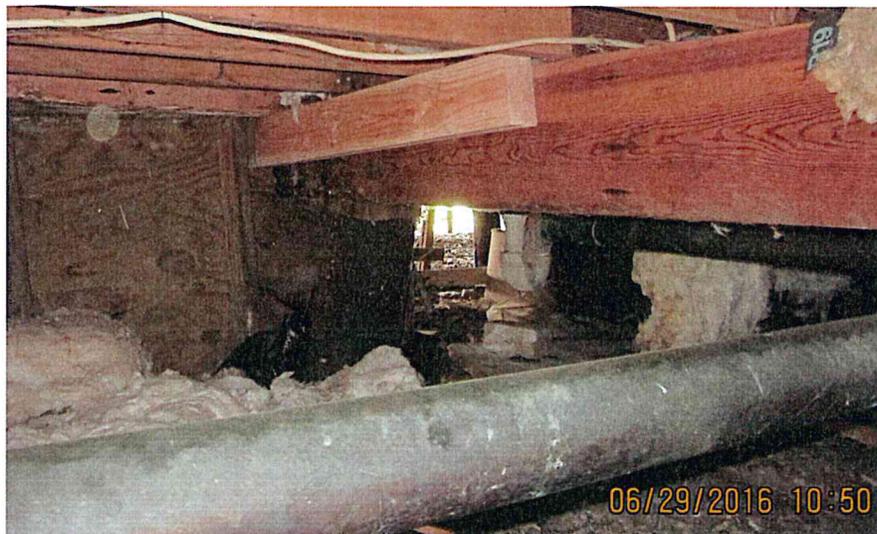
RE: Nyack River Club Restaurant – Structural Assessment

Dear Mr. Foster,

We performed site visits to the Nyack River on June 6, 2016, and June 29, 2016, to assess the structural condition of the River Club restaurant. Photographs, sketches and notes were taken to document our findings. The assessment of the structural problems has been completed and summarized in this report. Six specific problem areas were identified.

Problem Number 1

The most pressing deficiency observed was the crushing of the wood joist support beam ends from a combination of the heavy roof and floor loads, as well as the increased moisture content of the environment. It was determined that the three joist support beam ends in question do not provide sufficient bearing area for the wall and floor loads above, and as a result are crushing, causing excessive deformation of the floor they are supporting. Re-supporting the sagged wall and floor is required.



Problem Number 1 – Failing joist support beam end.

Problem Number 2

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Another issue is the wood box beam along the southern edge of the building has been rotting away, leaving the structure vulnerable to future serviceability problems. Replacement of the rotten portion of the box beam is required.

Problem Number 3

Much like the box beam, this particular joist support beam end is also rotting away, creating a potential failure point. Re-supporting and blocking of the joist support beam is required.

Problem Number 4

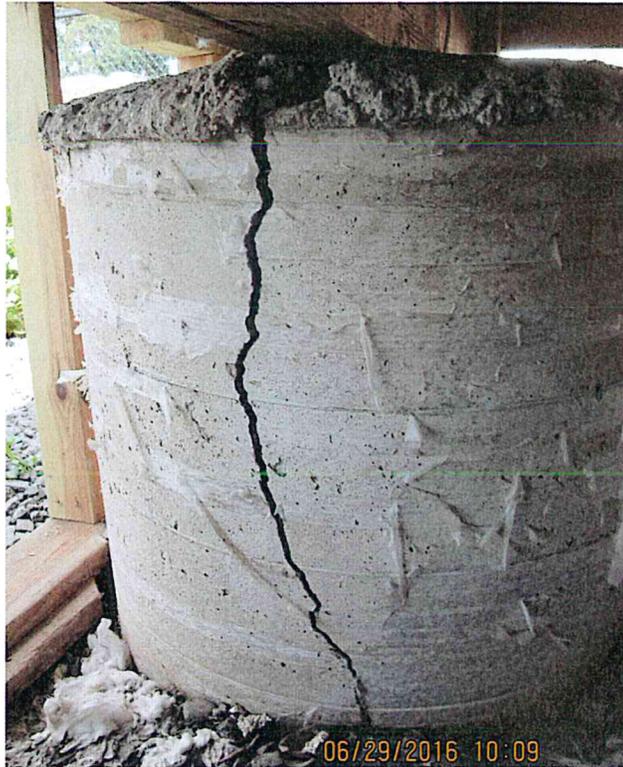
Another joist support beam in the same area as Problems 2 and 3 is displaying a significant amount of twisting about its longitudinal axis. Re-supporting and blocking to prevent further rotation is required.



Problem Numbers 2 through 4 – Rotten box beam and compromised joist support beam ends.
Problem Number 2 in red, Problem Number 3 in yellow, and Problem Number 4 in green.

Problem Number 5

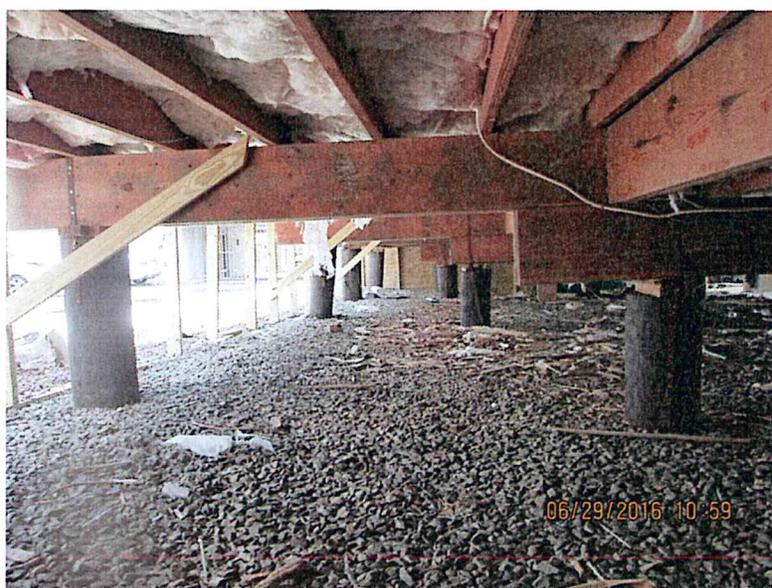
Inspection of the structure resulted in the discovery that a concrete piling cover in the South-Western most corner of the building had cracked down the middle, and is in danger of completely splitting in half. Replacement or strapping of the concrete is required.



Problem Number 5 – Severe cracking of the concrete piling cover.

Problem Number 6

The joist support beams along the North-East wing of the building step up a significant amount, and could be at risk for lateral movement. Blocking at the joist support beam step point between all stepped beams is required.



Problem Number 6 – Joist support beam step.

Attached as Figure 1 is a schematic map of the footprint, which shows the locations of the problem areas.

Attached as Figure 1 is a schematic map of the footprint, which shows the locations of the problem areas.

Please contact our office with any questions or comments you may have.

Sincerely,



Brian Brooker, P.E.

Brooker Engineering, PLLC



Date: 7/8/2016

