Moving a Basement Column

By Nancy Nichols, Vice President

The lally column is in the way. Can it be moved to over there…?

We usually hear this type of questioning when a client wants to create open space in a basement. We all understand that the lally column is structural. How much load it is required to carry would surprise some people. The loads on a column in the basement often come from the snow on the roof and roofing system, the attic, and all of the floors between basement and attic. This load may be as low as 5,000 pounds (1 floor load only) or as high as 50,000 pounds (multiple floors and roof).

The lally column installed during house construction has a footing underneath. The purpose of the footing is to spread the load out. Soil has only so much bearing capacity. The footing spreads the load out so that the soil can support the load. If the load is not satisfactorily spread out and supported by the soil, the most common result is for the footing to settle. Usually settlement is not uniform across the footing, and the footing and column both sink and tip. The floor framing above then slopes or dips; and wall finishes crack, bow, or pop. So, if the lally column is to be moved, the new load on the column should be determined, and the column should be installed on a properly sized and constructed footing.

The Hidden Benefits of a Team Engineering Reserve Study

By Eric Battey, Project Manager

What is a Reserve Study?

To understand this, we really need to know what is the purpose of a Reserve Study. A Reserve Study is a financial planning tool for a Condominium or Homeowner’s Association (i.e., Association). The Reserve Study can best be described as a two-part process: The Physical Analysis and the Financial Analysis.

The Physical Analysis or phase 1 is performed by observing significant property elements that are to be maintained or repaired by the Association. Along with the inventory, a condition assessment is completed. The purpose of this assessment is to estimate when the element should be replaced, which is based on present operating condition, maintenance history, and expected useful life.

The Financial Analysis or phase 2 is performed following the Physical Analysis with present-day cost estimates, assumptions regarding inflation and interest rates, and financial modeling software. This phase assesses the Association’s reserve balance or “fund status” (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the “funding plan”.

Team Player Spotlight - Marie O'Keefe
Obstacle course racing (OCR) is a sport in which a competitor, traveling on foot, must overcome various physical challenges that are in the form of obstacles which are representative of military training (rope climbs, cargo nets, walls, swims, etc). Mud and trail runs are combined and the races are designed to result in mental and physical challenge. Most are timed events with multiple level options. Marie, our Operations Manager has been participating in these events since 2013. She competes in the Elite Division and Masters (over 50). Last fall she placed 3rd in her age group at the OCR World Championships in Toronto Canada.

Marie is an inspiration to all of us, go Marie go!

Charitable Giving: Goffstown Network Food Pantry

The Goffstown Network is a community based non-profit organization dedicated to providing the residents of Goffstown, Dunbarton and New Boston with food in times of crisis. It is staffed entirely by volunteers who serve in many capacities allowing the Food Pantry to operate on a regular schedule of two hours two days a week. In addition, the Pantry volunteer organization provides holiday food baskets during the Thanksgiving and Christmas seasons.

MISSION STATEMENT
The mission of the Goffstown Network is to provide for the hunger related needs of our neighbors in Goffstown, Dunbarton and New Boston. Founded with the governing principle that no person should go hungry and that every person deserves our care. Goffstown Network assists the citizens of the communities we serve by providing food and other related services on an emergency, short term basis. Through its volunteers and member organizations, Goffstown Network fulfills its mission through a cooperative spirit of community and mutual caring.

Team Engineering has proudly donated $150 this month to The Goffstown Network.

What's happening with Team Engineering
Turbo enjoying a little chiropractor attention