NEW ROCHELLE PUBLIC LIBRARY

PHYSICAL CONDITIONS ASSESSMENT

MAIN BRANCH HUGUENOT CHILDREN’S LIBRARY

Presentation to the Library Board
October 8th 2020
Tonight's Objective

Provide a high-level overview of the project.

Timeline

• RFP Issued by Library: March 2019
• Proposal Submitted: April 2019
• Agreement Approved: End of October 2019
• Kick-off Meeting: November 13th, 2019
• Field Investigation: November 2019 Through January 2020
• Meeting to Review Draft Report: February 11th, 2020
• Report Issued: February 28th, 2020

Project Team

• Architectural Preservation Studio, DPC (APS) – Architecture
• OLA Consulting Engineers – MEP Engineering
• Charles Minozzi, Jr. - Code Review
Project Objective

APS was retained by the New Rochelle Public Library to undertake a Physical Conditions Assessment at the Main Branch and Huguenot Children’s Library, including site features, building-envelope elements, interior finishes, MEP and fire-protection infrastructure, life-safety, and code compliance.

The goal of the project is to provide the Owner with comprehensive knowledge of the condition of the physical plant and its infrastructure. The findings and budget estimates listed in the summary of recommendations are based on experience and probable cost for the direct replacement or current code-compliance upgrades.

A Physical Conditions Assessment is not:

• A Schematic Design
• A Master Plan
• A Program
Assessment Methodology

This conditions assessment by APS and the project team generally followed the ASTM Standard E2018-15 Standard - Property Condition Assessments. The goal of the standard is to identify and communicate physical deficiencies of the subject property.

- Reviewed existing documents
- Interviewed NRPL personnel
- Visual inspections included:
  - Walk-around survey
  - Recording observations on systems and materials observed at each area and noting any obvious defects or potential defects.

This report excluded the Library Green, parking lot, elevator evaluation, environmental testing (ACM, LBP, PCB, Water and IDAQ), field-measured building and updated CAD drawings, probes and non-destructive testing, and a preventive-maintenance plan.
Actual Report (1)

The Physical Conditions Assessment Report Consisted of Two Volumes:

- Volume One – Technical Report, 179 Pages
- Volume Two – Existing Conditions Photographs, 255 Pages
Actual Report (2)
Summary of Findings (1)

In general, both buildings were found to be in fair condition with repairs required to abate routine wear and tear and deferred capital improvements.

It should be noted that significant capital improvements to the physical plant and aesthetics have already been undertaken by the NRPL over the last 10 years at the Main Branch. Those improvements have included, but are not limited to:

• a new boiler
• a new cooling tower
• new sprinkler-system infrastructure and branch piping in the basement and first floor
• new entrances at Lawton Street and Memorial Highway
• new circulation and registration desk
• new seating for the theater
• elevator upgrades
Summary of Findings (2)

This Physical Conditions Assessment has revealed the following major deficiencies, which should be prioritized moving forward:

• Correction of immediate life-safety issues at the Main Branch and Huguenot Children’s Library (completed).

• Handicapped issues at the Main Branch in both public and staff areas.

• Assuming full occupancy based on the calculated occupant load per the 20155 NYSBC Chapter 10, Table 1004 Occupant Load, there are inadequate toilet fixture counts for the general public at the Main Branch.
Summary of Findings (3)

- Several systems at the Main Branch, including the air handlers and electrical switch gear, are from the original construction and require replacement as they have reached the end of their service life after 40 years.

- The completion of the sprinkler cross and branch piping on the second and third floors.

- Dysfunctional vertical circulation at HCL.
Next Steps (1)

We recommend the following next steps:

- A space analysis and development of current existing conditions drawings in electronic format to determine the current building usage.

- A programing phase to determine the extent of any new space requirements and moving/relocating of spaces to accommodate shortcomings in the existing building programing/space allocations including, but not limited to:
  - New public and staff restrooms.
  - New entrance off the Library Green that is aligned with the Main Entry Steps.
  - New addition to the Huguenot Children’s Library for improved vertical circulation.
Next Steps (2)

• We recommend that energy modelling be undertaken to determine the energy efficiency that can be achieved and determine payback periods for any applicable capital improvements, including the over-cladding of the facades, windows, and roofs.

• Budget verification by a professional construction cost-estimation firm to ensure the most accurate costs are presented to the community in any future Bond resolutions for Capital Improvements.

• Developing a realistic schedule to allow for any required programming, design, phasing, and updating of construction costs before approaching the community.