NEW ROCHELLE PUBLIC LIBRARY
PHYSICAL CONDITIONS ASSESSMENT
VOLUME ONE – TECHNICAL REPORT

MAIN BRANCH
HUGUENOT CHILDREN'S LIBRARY

CLIENT:

NEW ROCHELLE PUBLIC LIBRARY
One Library Plaza
New Rochelle, NY 10801

PREPARED BY:

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Monday, February 10th, 2020

Mr. Tom Geoffino, Director
New Rochelle Public Library
One Library Plaza
New Rochelle, NY 10801

RE: New Rochelle Public Library
Physical Conditions Assessment Report
Main Branch and Huguenot Children's Library

Dear Mr. Geoffino:

Architectural Preservation Studio, DPC is please to submit the Physical Conditions Assessment Report for the Main Branch and Huguenot Children's Library for your consideration. It is the culmination of the visual investigation by our team and summarizes our observations, findings, and recommendations, which are described in narrative form and illustrated with photographs. The report is being presented in two volumes, the first is the technical report and the second is supplemental and includes the referenced photographs and relevant images.

We are looking forward to reviewing this report and next steps with New Rochelle Public Library Board of Trustees, the Building and Grounds Committee, the Capital Repair Oversight Committee, and your office.

Please feel free to call our office if you have any questions, require clarifications, or have any comments.

Very Truly Yours,

Architectural Preservation Studio, DPC

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PART 1 - INTRODUCTION

1.1 EXECUTIVE SUMMARY

Architectural Preservation Studio, DPC (APS) was retained by New Rochelle Public Library (NRPL) in the Fall of 2019 to prepare a Physical Conditions Assessment for the Main Branch located at One Library Plaza and the Huguenot Children's Library (HCL) located at 794 North Avenue. The intent of this Physical Conditions Assessment is to define existing conditions, trends of deterioration observed, and provide repair recommendations to continue capital improvements and eliminate any deferred maintenance, resulting in an improved experience for library visitors/patrons and employees.

The Main Branch of the NRPL was opened on September 19, 1979 to critical acclaim. Designed by architects Pomeroy, Lebduska Associates of New York City and Fred W. Lyon Associated Architects of New Rochelle, the Main Branch is three-stories, has a partial basement, and is approximately 60,000 SF of usable area. The Main Branch includes: the 148-seat Ozzie Davis Theater, gallery space, circulation, reference, and reading areas, stacks, a children's area, classrooms, computer centers, history rooms, a bookstore run by Friends of the NRPL, offices and support spaces for library staff, and accessory spaces for building systems.

The Huguenot Children's Library was originally constructed in 1869 as a private residence of the Mahistedt family who harvested ice from the adjacent lakes. In 1922, the City of New Rochelle purchased 40 acres from the family. The property was developed as the New Rochelle High School and Huguenot Park. The house was donated to the City and became the Huguenot Children's Library. The building under want a significant renovation in the mid-1990s. HCL is a two-story brick structure in the Second Empire style with a slate-mansard roof. There is a full basement. The HCL includes a program room and support spaces, reading areas, stacks, computers, support spaces for library staff, and accessory spaces for building systems. HCL's audience is children from kindergarten to sixth grade.

A project kick-off was held on November 13th, 2019 to discuss the scope of work, proposed schedule, available materials and previous studies, and the Libraries' needs and expectations. Members of the NRPL Capital Repair Oversight Committee (CROC), the Director, Department heads, and members of the design team were present. Minutes of this meeting can be found in the Appendix Section 6.2.

The information for this report was gathered and prepared by a team of design professionals over multiple site visits during December 2019 and January 2020 (see Section 1.4 for the Project Directory). The observations in this report are based on visual inspections only; no destructive or non-destructive probes were performed. Areas observed at the Main Branch include the site features at the sidewalk and plaza at Memorial Highway; the courtyard off the Children's Room; the walkways and steps adjacent to the Library Green, Lawton Street sidewalks, and the eastern parking lot; the exterior envelope including roof, windows, doors, walls, canopies, foundations; interior finishes including floors, walls, and ceilings; and interior and exterior signage.

Areas observed at the Huguenot Children's Library include site features, although the limits of the NRPL's responsibility is the building perimeter; exterior envelope including roof, windows, doors, walls, canopies, foundations; interior finishes including floors, walls, and ceilings; and interior and exterior signage.

For both buildings HVAC mechanical systems, electrical service, distribution, emergency power, telecommunications, security, and data systems, plumbing and sanitary systems, life and fire-safety systems, and code-compliance were observed.

The evaluations in this report are based on the current NYS Building Codes and applicable reference standards, which can be found in Appendix Section 6.6. Building elements that are noted as currently deficient might have been compliant with the Building Codes in place at the time of approvals and construction. The review of the current conditions against the earlier codes was not part of this project. Additionally, the maximum occupancy of the library should be established and posted as it is considered an Assembly Occupancy.

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, and elevator upgrades.

In general, both buildings were found to be in fair condition with repairs required to abate routine wear and tear and deferred capital improvements. This Physical Conditions Assessment has revealed the following major deficiencies, which should be prioritized moving forward:

- Significant handicapped accessibility issues at the Main Branch in both public and staff areas, including inaccessible accessible staff restrooms, inaccessible offices, inaccessible classrooms. Title II of The Americans with Disabilities Act is relevant to this Condition's Assessment Report (see Appendix Section 6.4 for relevant excerpts of the federal civil legislation).
- 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.
- Correction of life-safety issues at the Main Branch and Huguenot Children's Library. These were immediately brought to the attention of the NRPL for corrective action. See Appendix Section 6.3.
- 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.

NRPL is a NYS school-district library and as such there are yearly fire-safety inspections and annual occupancy certificates that need to be prepared and filed with the NYS Education Department (see Appendix Section 6.5 for relevant citations). The City School District of New Rochelle does this on a yearly basis for all their facilities. We believe that this critical yearly safety inspection has inadvertently fallen through the cracks when the Library transitioned from a municipal library to a school-district library in 2003.

The preliminary estimated construction costs using 2020 first quarter pricing and a 20% design contingency is $15,107,163. A detailed cost estimate for both the Main Branch and HCL can be found in Section 5. This does not include any new construction, only repairs and renovations of the existing physical structures. This preliminary estimated construction cost does not incorporate any soft costs, including, but not limited to architectural and engineering fees, Owners' representative fees, construction manager fees, the cost for any required hazardous-materials abatement, etc.

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.
- 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 costing before approaching the community.

1.2 OBJECTIVE OF THE PROJECT

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 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

The conditions assessment process that has been formalized by the real-estate industry in ASTM Standard E2018-15 Standard - Property Condition Assessments, which was generally followed by APS and the project team. The goal of the standard is to identify and communicate physical deficiencies of the subject property.

The assessment was performed by review of existing documents, interviews with NRPL personnel, visual inspections. Applicable codes will be referenced in prioritizing work items based on life-safety, health, code compliance, and energy issues. The custodians were interviewed, as the project progressed, about the performance of various building systems to be assessed. From the custodians and prior reports, it was possible to get a rough history of the buildings' problems and repairs. The information further helped to identify areas for further study during the visual assessment.

APS reviewed relevant previous reports and drawings including, but not limited to, the property assessment report for the Main Branch prepared by WASA in 2009, the environmental report from Safety Environmental CO. of NY Inc. from 2011, the Flow-Test Data from United Water New Rochelle prepared in 2012, the Acoustical Findings report from SM&W from 2018. APS also reviewed the Trip-Generation Analysis, Proposed Mixed-Use Development memo from Kimley Horn of NY from 2019, and the Zoning Calculation and Shadow Studies from Hill West Architect from 2019.

A visual survey included the following:

- Walk-around survey of the exterior and typical roof areas included taking general photos of each elevation and roof area visible along the inspection route. Recording observations on systems and materials observed at each area and noting any obvious defects or potential defects. Obvious defects include cracks, bulges, displacement, staining, open or deteriorated sealants, missing components, sponginess of roofs, or other forms of distress readily visible to the unaided eye.
- Touring of accessible interior spaces and areas reporting specific problems.
- If significant damage was noted at a specific interior area, additional exterior observations were made proximate to the damage.

APS's scope of observation is limited to the conditions of the subject properties, compliance with codes, and general state of repair. This report excludes the Library Green, parking lot, elevator evaluation, environmental testing for ACM, LBP, PCB, Water and IDAQ, field-measured building and updated CAD drawings, and preventive-maintenance plan. This report does not address a number of items which may be of interest or importance. These items include:

- Questions of programming or the suitability of the premises for its intended use.
- Hazardous materials.
- Building structural systems, including review of loading, lateral and seismic loads.
- Verification of system performance.
- Process related equipment, including kitchen fixtures, hoods, and fire-extinguishing systems.
- Verification of any closed or locked or non-accessible mechanical and electrical equipment.
- Examination of cables, sheaves, governors, or other elevator-control systems.
- Testing the fire-rating of assemblies.
- Determining hazard classifications for fire safety.

- Determining Sound Transmission Classification (STC) of any assemblies.
- Security, IT, and telephone systems and equipment.
- Design considerations for natural disasters.
- Insect and rodent infestations.
- Indoor Air Quality.
- Zoning analysis.

1.3 EVALUATION CRITERIA

The existing conditions, as detailed in Section 2.0 are based on the criteria listed below. The criteria were established by the Center for Architectural Conservation at the Georgia Institute of Technology for the Preservation Assistance Division of the National Park Service.

An element is evaluated as **Good** when:

- The element is intact, structurally sound, and performing its intended purpose.
- There are few or no cosmetic imperfections.
- The element needs no repair and only minor routine maintenance.

An element is evaluated as **Fair** when:

- There are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose.
- There is failure of a sub-component of the element.
- Replacement of up to 25% of the element or replacement of a defective sub-component is required.

An element is evaluated as **Poor** when:

- The element is no longer performing its intended purpose.
- The element is missing.
- Deterioration or damage affects more than 25% of the element and it cannot be adjusted or repaired.
- The element shows signs of imminent failure or breakdown.
- The element requires major repair or replacement.

A **Minor** deficiency of an element exists where:

- Standard preventive maintenance practices and building conservation methods have not been followed, and/or
- There is a reduced life expectancy of affected or related building materials and/or systems, and/or
- There is a condition with long-term impact beyond 5 years.

A **Serious** deficiency of an element exists where:

- There is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element, and/or
- A threat to the health and / or safety of the user may occur within 2-5 years if the deterioration is not corrected, and/or
- There is deterioration of adjacent or related building material and/or systems as a result of the element's deficiency.

A **Critical** deficiency of an element exists where:

- There is advanced deterioration which has resulted in the failure of the building element or will result in the failure of the building element if not corrected within one year, and/or
- There is accelerated deterioration of adjacent or related building materials as a result of the element's deficiency, and/or
- There is a threat to the health and/or safety of the user, and/or
- There is a failure to meet legislative requirements.

The Architect's conclusions in this report using these criteria are based on the firm's professional judgment based on prior experience with the restoration of similar building types and industry standards.

1.4 PROJECT DIRECTORY

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1.5 EXISTING CONDITIONS OF THE BUILDING AND SITE

Location Map – Google Earth Map

A Main Branch

The Main Branch of the New Rochelle Public Library is a three-story high building located on the southwestern side of Huguenot Street, between Memorial Highway and Lawton Street in New Rochelle, New York. Designed by architects Pomeroy, Lebduska Associates of New York and Fred W. Lyon Associated Architects of New Rochelle in September 1979, the building's three floors comprise a total of approximately 60,000 square feet. The main section of the building (60% of the total structures) was refurbished from a former parking garage, with the resulting low ceiling heights offset with the creation of a wide, central skylit areas.

The New Rochelle Public Library offers a comprehensive collection that includes retrospective and current materials; up-to-date technology by which information can be accessed; and a wide range of community services and programs tailored to a diverse audience. Chartered in 1894, NRPL is a school-district library with its own operating budget and a Board of Trustees comprised of seven elected members. It has served the 79,000 residents of New Rochelle from its Main Branch building in the downtown business district since 1979. A smaller branch, the Huguenot Children's Library, is located in the park in front of the New Rochelle High School and underwent a significant renovation in 1997.

The New Rochelle Public Library is a member of the Westchester Library System (WLS). WLS collaborates with 38 libraries in Westchester County to provide access to resources and services and to enhance and support library service for the more than 940,000 residents. They are one of New York State's 23 public-library systems, which were established in 1958 by State Education Law.

The New Rochelle Public Library is a community resource that seeks to improve the life of every citizen in New Rochelle. It is dedicated to encouraging learning in all stages of life, to protecting intellectual freedom, and to providing fair and equal access to information.

1 EXTERIOR ENVELOPE

a MAIN ROOF

The main roof is on two levels (upper and lower) and the access between the levels is by one (1) side-wall-mounted metal ladder with 3 rungs. The existing roof appears to be the built-up type, approximately 18 years-old with small white aggregate in the cap sheet. The main roof appears to be leveled with no or little slope. Vertical flashings are typically ±10" above the finished roof surface and are terminated with a one-piece ±4 ½" metal counter-flashing. The inside face of the parapets, above the counter-flashing is single-ply EPDM, which is fully adhered. There is a one-piece metal drip edge at the outside face of the parapet, ±4" in height, with splice plates. Below the counter flashing and above the roof level, the membrane does not have aggregate embedded. We recommend that a core-cut be performed to determine the type and height of insulation at the main roof.

There is evidence of multiple previous repair campaigns, primarily at the parapets, above and below the counter-flashing. The EPDM membrane has previous adhered patches at the field and at lap joints.

All roof parapets are ±54" above finished roof membrane, except for the east parapet which is ±32" above the finished roof and does not have an adequate OSHA-compliant fall protection.

The primary access to the main roof is from one (1) metal roof hatch measuring ±57 ½" x ±45". The hatch opening is ±18" above roof level. There is no fall protection surrounding the hatch. The access hatch to the roof is via a ship's ladder from the third floor. The hatch is not alarmed or locked.

There are two other types of hatches, they include:

- One (1) elevator: ±52" x ±52"
- Three (3) smoke vents: ±40" x ±34".

All hatches have clear plastic domes on aluminum frames. All hatches have side-wall vents on the short end of the curb. One (1) of the domed smoke vents at the southwest corner has a cracked acrylic dome at corner. All the acrylic domes show signs of aging with crazing. As for the smoke-vent functionality, one (1) was tested and found not to be working.

Vent pipes: Three (3) were located on the low roof and three (3) on the high roof. All are of ±5-1/4" diameter and are ±34" above the finished roof clad fully in metal.

Roof drains are cast-iron type with metal domes: Nine (9) on the low roof and four (4) on the high roof. The inside pipe diameter could not be measured as the domes are fixed in place.

Multiple mushroom-style floor vents of various sizes exist across the roof. All are on low curbs ±12" above the finished roof.

There are two through-wall scuppers on the lower roof, both facing west, ±3 ½" x ±7" and ±2" above the finished roof.

The metal chimney on west side of the roof has a label noting that it is a medium-heat appliance by Van Packer products model HT. No. C32863 UL listed. It is ±34" in diam. and ±16'-0" in height. There are three (3) cables holding it with turn buckles at the ends. The painted finish is failing. At the mid-point of the chimney, a previous metal, butt joint. At the approximate mid-point of the chimney, there is a metal plate that is deteriorating. At the roof level, there is a storm collar that should be removed, and the concealed area inspected. The storm collar at the roof is wider than the chimney by 10" in diameter.

One (1) main cooling tower is located on the west side of the roof. It was manufactured by EVAPCO and installed in 2012; Model "UT 19-412 L", SEMAC #11-410 984. The cooling tower sits on steel dunnage that consists of round posts and I-beams. The painted finish at the dunnage is deteriorating. Distribution piping is supported by smaller members that also have a deteriorated painted finish. All dunnage posts and electrical conduits have pitch pockets. The supply and return lines to the cooling tower are flashed and have collars. There are walk pads from the roof hatch to the east of the main skylight to the cooling tower.

On the south side of the roof, west end, there is one (1) expansion joint ±35'-4" long in the east-to-west orientation, that transitions on east side up the side wall of skylight ±6'-0" vertically. The roof expansion joint is labeled Manville Expand-O-Flash neoprene.

On the southwest corner of roof, there is a Dakin heat-pump model "RXYQ96TATJU," Serial #1803371054 with a manufacturing date of 3/2018. The unit sits on two (2) curbs, which are screwed to the roof. All conduits, refrigerant lines, and drain lines are on supports. The pitch pocket curb is copper and is failing and cracked.

On the southwest corner is a pile of leaf debris. Trees on the Green and Memorial Highway span over parapet level.

Other roof-mechanical equipment includes:

Three (3) small condensers:

- One (1) Mitsubishi Mr. Slim, on wood blocking at the southwest, no model info, with failing pitch pockets.
- One (1) Dist. Mitsubishi Mr. Slim no. model on east corner.
- One (1) Fujitsu split-style A/C model "AOU18RLXFU1" and serial #BSP001418.

Six (6) goose-neck style intakes (±36" x ±46", +1 small) exists with access doors, all on curbs that are ±18". Vents show signs of impact damage and stress cracks.

There are three (3) skylights in the main roof:

- The skylight over the main staircase has nine (9) individual sections. Joints are at ±19" wide, the curb is clad with metal that has an EPDM covering with failed joints. Nine (9) panels also have stress fractures in acrylic.
- One (1) long skylight at the center Atrium.
- One (1) skylight at the Memorial Highway entrance.

All three skylight types are glazed with acrylic-style domes. The acrylic has stress cracks at the base, where it intersects with the aluminum frame. The main linear skylight at the center Atrium has four (4) expansion joints at ±20'-0" intervals. Joints at the plastic dome are highly caulked from previous repairs at the metal frame and fasteners. The metal skylight-curb joints have EPDM repairs, which are now failing. Skylight and curb fasteners are also missing. The skylight has metal scuppers and concrete splash blocks on the west side.

b WALL PANELS

The building façade is clad in a precast panel system comprised of ±2"-thick glazed tile embedded in ±3"-thick concrete. There are two colors of tile: gray and white. The gray bands mimic a soldier-course pattern (8-½" x 3-¾" x 2"), while most of the panels are covered with square white tiles (7-½" x 7-½" x 2").

The perimeter of each precast panel is reinforced with #5, rebar while the main body is reinforced with #4 rebar spaced 9" apart both vertically and horizontally. The size of the panels varies; the largest measures approximately ±30' x ±10'. They are typically hung on a girt system with no supporting lintels.

The joints between each panel are caulked and are generally sound. Weep holes were never installed as there is no flashing for drainage; any water that infiltrates the system will run behind the panels. The system is backed by ±2"-thick polystyrene insulation.

c WINDOWS AND CURTAIN WALLS

The structure has well-lit interior spaces with several tall and wide windows on the northern, eastern and western façades, and smaller fixed and operable windows are located towards the southern façade. The operable windows and curtain walls are all made of extruded-aluminum frames.

Operable windows include of three types:

- Hopper windows.
- Awning windows.
- Casement windows.

During the window survey, APS identified and documented 27 different configurations of operable windows and curtain walls. Water infiltration, loose gaskets, and damaged adjacent interior materials were typical.

d WEST ELEVATION AND PLAZA OFF MEMORIAL HIGHWAY

The sidewalk at the driveway curb-cut has a previous asphalt patch (±30" x ±120"), which is irregular in height and appears to present a tripping hazard. At Memorial Highway, the ±48"x ±48" pits for the street trees need to be reset as they are a tripping hazard; three (3) tree pits have brick set in them. At the side of the Auditorium, there is a ±38"-tall aluminum fence with vertical posts and balusters, and an operable gate with a chain link infill. The fence is loose and flexes when pressure is applied. The gate is currently fixed and should be made operable as part of the egress path out of the Auditorium.

A steel bollard at the top of the driveway is bent over and should be reset with a new concrete foundation. The asphalt driveway to the loading dock/garage has minor cracking and a ±36" previous patch. The driveway has retaining walls on both sides constructed out of concrete and wood railroad ties. Several of the wood ties are deteriorating. A metal trench drain at the base of the drive appears to be clogged with leaf debris. The south side of the trench drain has an open gap of ±12" x ±12" and is a tripping hazard

Both sides of the driveway have a two (2) pipe metal railing with deteriorated painted finish. There are 22 sections of railing, which are each ±6'-0" long. The existing railing appears to be a replacement with older sleeves visible on the top of the concrete retaining wall. On the south side, there are two sections that are missing the mid rail. On north side of the drive, one (1) vertical fence post at the approximate mid-point is bent and should be realigned/reset.

Existing concrete retaining walls appear to be in good condition and vary in height from ±5" to ±4'-0". The walls are typically ±12" wide and have weeps at the base. The walls have only one (1) sealant joint, which is failing. Adjacent to the garage pedestrian door, there is ±3'-0" long crack in concrete exterior floor slab on either side of the existing catch basin. The existing door is used by the employees as an entrance. The door is ±40" (W) x ±119" (H) tall; its lock set is broken and has an interior remedial slide lock.

The garage door has peeling paint. The operable door is insulated. The top panel of eight (8) was replaced approximately 2 years ago. The garage-door motor is wall-mounted. The garage door does not appear to have an optical sensor.

Wall panels at the side of the auditorium are typically±22'-0" wide. The joints between panels have sealant, which are in poor condition. Wall tiles are ±7-1/4" (H) x ±7-1/2" (W). Tiles are white with a rectangular accent band in light gray, half the size of the white in width. Seven to eight white tiles at the Plaza, west and south are fully missing. Four to six gray tiles are fully missing. At the underside of the garage entrance, ± 6 gray tiles have spalled. At west wall at the Plaza, three (3) large art pieces are mounted to the wall, the anchorage is not visible and should be inspected periodically to ensure structural soundness. There are approximately eight (8) anchors on the Auditorium wall with ferrous staining visible. There are approximately 30 white tiles missing or severely cracked. Approximately 12 are from previous destructive probes.

Water washes over the skylight and down this portion of the façade. A divider needs to be added.

Off Memorial Highway, there are two (2) raised planting beds with concrete walls. They include:

- Large planting bed: ±13'-0" x ±22'-0" bed appears to have an irrigation system. There are (2) sealant joints in the wall, which are failing, approximately 54" in length.
- Small planting bed: 5'-9" x 29'-0" of approximately 60" in length.

The Plaza off Memorial Highway is paved with 8" x 8" brick pavers. There are multiple areas where the pavers are displaced or missing. The Plaza has six (6) light posts, which appear to have been retrofitted with LED lamps. The spacing of the lamp posts at the lower portion of the ADA ramp is interspersed with the existing trees. The spacing limits the walking area (±24" to ±26", with one ±40"). It is odd and difficult to navigate by a person with a disability. The lower ramp has a slope of 1"/Ft. Multiple low walls/round recessed tiered-seating areas in the Plaza have scrapes from skateboards. At the tier seating area, the sealant at the two (2) sets of concrete steps has failed. On the side of the northwest side, the steps have displaced downward by ±1".

There is a 20-bike metal rack with a deteriorated painted finish. We recommend that the bike rack be relocating or adding signage since it is an amenity that is not visible from the public thoroughfare.

The Memorial Highway entrance canopy is approximately four years old and is in good condition. At the pin-mounted signage, the "H" in Rochelle is loose and needs to be reattached. There is one (1) open joint at intersection with the west wall. On the left side of the doors, a section of the stone baseboard is missing, and a 3"-wide wood temporary patch was installed. The left side full-glass door appears to be displaced/skewed (distance at top:1/2", distance at bottom: 0"). The sealant and backer rod at the entrance steps are failing.

The multimedia LED screen appears to have several dead pixels at top.

e NORTH ELEVATION

Above and flanking the recessed north elevation entrance doors, the walls are clad with metal panels. The panels have minor impact damage, remains of previous sign anchorage, and weathering/soiling. Sealant at panel joints appears to be in good condition. At the main entrance, the two (2) pairs of doors and associated storefront system are single-glazed, infill panels that appear to be aluminum, which show signs of pitting. Each door leaf is 31" x 90" with center pivot hinges at top and bottom. Only the right-side double door is operable, the left door handle is at 46" and the right door is at 54" A.F.F. There is a bulletin board at this storefront with a sign directing patrons to the accessible entrance on Memorial Highway side of the building. Above the entrance door are remains of an earlier revolving-door assembly. There are two (2) light fixtures above these doors; they are recently replaced LED type. Signage above entrance is metal. The "L" in Public has been replaced in wood and is in poor condition.

The balance of the façade is concrete wall panels that match the west elevation. Due to poor construction tolerances, the wall panels do not align at their intersection, creating ledges and offsets. ±10 Gray and ±10 white tiles both have cracks, spalls and defects visible. Sealant between pre-cast concrete wall panels is failing and in poor condition. Additionally, wall panels and windows are showing atmospheric soiling.

There appears to be a pigeon-roosting problem at the north elevation roof parapet.

On the north elevation, there appear to be six (6) egress points, including two (2) pairs of double doors used at the main entrance facing the Library Green.

The four (4) other doors are egress doors but are not posted as such. There are three (3) on-grade egress doors and the four is at the basement level. The three metal doors on grade are in good condition. From west to east, they are:

- One (1) ±41" x ±86" –Two (2) pairs of hinges, out-swing door is in good condition. 12" of open sealant joint on the left side.
- One (1) ±43" x ±115" – Two (2) pairs of hinges, out-swing door. Metal door is good, but perimeter sealant failing.
- One (1) ±43" x ±117" – Two (2) pairs of hinges, out-swing door. Metal door and sealant are in good condition.

At the left side of the Main Entrance there is a covered existing concrete sidewalk that provides egress from the basement. The sealant joint at the concrete has failed along with the east/west joint along the building. Additionally, it appears soil has eroded and created a 10" drop off. The stair up from the basement is enclosed with a chain-link fence with a door. This chain-link door has diamond plate protecting the interior push bar and a closer, which is broken. Also, there is debris on the basement stairs and basement landing.

There seven (7) recessed windows are insulated glass at the center of the wall, which is aligned with the main staircase. The aluminum frames are pitted, and the gaskets appear to be in fair condition. At the left side of recessed wall panel, approximately ±10'-4" LF of sealant has failed.

Although not part of library, the flagstone walkway in the Library Green between Lawton Street and Memorial Highway, especially at the east side, shows significant settling. In general, on this walkway, there are multiple cracked or delaminated flagstones.

f EAST ELEVATION

Adjacent to the Lawton Street entrance is a curb-cut in the existing sidewalk. The sidewalk is brushed concrete with a brick-edge accent and stone curb. The concrete flags appear to be in good condition. The brick accent shows signs of settling and could be a tripping hazard.

The recent metal entry canopy and associated illuminated signage appears to be faring well with minor graffiti and stickers at the bottom. The entrance canopy has a roof consisting of a PMMA fluid-applied membrane. Purple metal panels show atmospheric soiling and should be cleaned. The two (2) pairs of fully glass-entry doors appear to be in good condition. The left pair appears to require realignment with a bigger gap at the bottom and smaller gap at the top (± 1" at bottom- ±1/2" at top). The low-power door opener appears to be functional. At the entry canopy, at four (4) linear LED slots, the lens should be cleaned, and at the right side, wiring reset so it is not visible. The floor tiles at the entry are 12" x 24" flamed-finish granite in good condition. The slope between the sidewalk and doors is ±7/8"/ft. Behind the canopy at the northeast corner are two (2) floor-mounted bike racks; minor rust at the base plates is visible.

Below the new signage, two (2) white tiles have previous patched and open mortar joints. At the northeast corner, two (2) gray tiles are broken/missing at the band between first and second floors. One (1) white tile is cracked/ missing at second to third floor. At the back side of the pier, the wall tiles have open mortar joints (horizontal and vertical). White wall tiles below the ground floor windows to the south of the entrance are spalling or cracked in ±10 to 15 locations. Along Lawton Street there is a large section of white wall tiles at the third floor at the southeast corner that are cracked, roughly in an area of 20 tiles by 20 tiles.

The Children's Room garden wall is ±12'-6" tall x ±16" wide is in fair-to-poor condition. The street side has extensive crazing and cracking, biological growth, and significant open joints at the round opening (±1/2" wide). The top of the wall appears to have an aluminum coping. The circular opening on the wall is ±80" diameter. There is a metal grille at the opening that has a deteriorated painted finish. The southeast corner of the wall has impact damage and open mortar joints at the bottom (11) courses of tiles.

Behind the new entrance canopy, the base-building wall panels are metal, which were painted white as part of the canopy project. The paint on the north side is peeling in an area of ±24"x±24". Behind the pier, at the recessed ceiling, there is a ±5'-0"-long roof drainpipe, which has minor surface rust.

To the left of the entrance door is a two-pipe Standpipe Fire Department connection, elevator alarm with sign, vent, and hose bibb. The cover plate at the standpipe appears to have slipped ±1/2" and a small area of wall cavity is exposed.

The window gaskets and sealants at the ground-level windows (into the Children's Room) have failed and had previous and poorly executed remedial repairs.

The ground level Children's windows are five (5) bays wide and consist of large lower fixed panes and two (2) hopper-style windows above; a low fixed pane is ±90" wide x±87" tall. All four (4) show deflection in the glazing. The left window (southernmost) is a slightly different configuration with four (4) hoppers, not two (2). The second-floor windows are seven (7) bays wide and consist of two (2) large upper fixed panes and one (1) hopper-style window below.

g SOUTH ELEVATION

The south elevation is on two (2) planes and includes the Children's Courtyard. The Children's Courtyard is formed by the building walls to the north and west the and ±12'-5" street wall to the east. The south is delineated by a staggered-slat aluminum fence that is ±8'-0" in height; there is a door on the east side that is 48" wide. The fence appears to be in good condition.

The wall at the ground level is six (6) bays wide and consists of single fixed panes, obscure glass, and a door at the left side, previously mentioned in the west elevation garage. Gasket and sealant are in poor condition. On the second floor, there are seven (7) bays wide of single fixed panes, obscure glass. This wall has atmospheric soiling.

At the southwest corner, two (2) white tiles are broken/ missing below the gray band at the second floor. At the northeast corner on both sides at the gray band of the second floor, there are three (3) gray and two (2) white tiles spalled. At the second-floor window level, there are four (4) tiles missing; the wall has been patched. At the lower right corner of the first-floor windows, there are two (2) white tiles cracked. All the wall-panel joints are in poor condition.

There is a pole-mounted sign directing patrons east or west to entrances.

2 INTERIOR FINISHES

a BASEMENT

ESL Room #1

This room has a "U"-shaped seating area for ten (10) people, a workstation/desk for one (1) person, and additional seating for two (2). There is a white board on the east elevation.

The ceiling is a 24" x 24" acoustical tile suspended in a metal tee frame. Tiles are in fair-to-good condition with minor abrasions and one (1) tile missing. There is an electrical box in the ceiling without a cover plate.

The room is illuminated by ±2'-0" x ±4'-0" recessed fluorescent fixtures in good condition.

The walls are painted GWB; all walls need paint. Walls are scuffed; consider adding a chair rail on the west wall ±10'-5" long.

The floor is 12" x 12" VCT tile in fair condition with minor missing or damaged tiles.

On the west wall is an electrical panel, which is not lockable.

There are wall-mounted illuminated exit signs on the north and south walls, both working.

On the south wall are a series of fixed and operable windows to a ±52" (D) areaway. The areaway walls are concrete and are covered with a metal grille at the grade level above. One (1) operable window ±23" x ±43" (clear opening width of 24") in this south elevation acts as a means of egress to the Areaway. To exit using this window, one needs to step over a ±30" (H) x ±16-1/2" (D) window stool. On the wall of the areaway is a metal ladder up to the first floor Children's Room Courtyard.

A permanent extension cord has been installed to supply electrical power to a window-mounted air conditioner. The cord should be removed.

A wall-mounted ABC fire extinguisher is in the southwest corner of the room; it should be replaced with a "K" type due to the adjacent pantry with stove.

Off the ESL Room #1 is a small pantry with a 24" x 24" acoustic-tile ceiling with one (1) missing and there is an open electrical box at the ceiling without a cover plate. The ceiling height is ±7'-3".

There are upper and lower metal cabinets on the north wall and plastic-laminate lower cabinets on the south wall. The north wall has an electric oven and range. The room has no visible exhaust. Additionally, the wall electrical outlets are not GFCI type. There is a non-functioning cloth washing machine that should be removed.

At the southeast corner of the ESL Room #1 is a small access door (±9" x ±9") that is broken and needs to be replaced.

Areaway (south facing)

The areaway and base-building walls are all exposed concrete. The lower portion of the base building wall is a loose rubble. When one steps out the window from ESL Room #1, there is a ±36" step on to a broken milk crate. There is one (1) floor drain, which is clogged. On the south wall are two (2) conduits that are capped with electrical tape at the floor level.

On the west side is an existing louvered metal door that provides access to the small mechanical room that leads to the fuel-oil pumps.

There is a floor-mounted HVAC condenser on the east side.

ESL Bathroom

Off the ESL Room #1 is a unisex bathroom that includes a wall-mounted sink, floor-mounted toilet, and a shower. The shower-faucet handle has been removed to make it inoperable. There is wall-mounted soap, toilet paper, and paper-towel dispensers. The sink does not have pipe wrap on the exposed pipes underneath. There is no mirror above the sink. The electrical outlet next to the sink is not GFCI protected.

The ceiling is a 24" x 24" acoustic tile suspended in a metal tee, in good condition.

The walls and floor are 2" x 2" ceramic tiles (gray) in good condition.

The existing flush-metal door into the room is ±27" (W)x±78" (H) and has a pair and half of hinges, ball-style handle.

The room is illuminated by a wall-mounted fixture above the sink.

The bathroom is not handicapped accessible.

ESL Room #2

This room is set up as a computer lab with seven (7) workstations and a wall-mounted flat-screen television on the north wall.

The ceiling is a 24" x 24" acoustical tile in a suspended metal tee. The tiles are in fair-to-good condition with several tiles having impact damage. There are two (2) ±24" x ±48" recessed fluorescent-light fixtures in good condition.

The walls are painted GWB and in good condition. There is a ±24" section of vinyl baseboard that is loose.

The floor is 12"x12" VCT in good condition.

There is an existing aluminum window with insulated glass on the south wall with two (2) in-swing awning units. The window has an ±8" clear opening. These windows should be limit-stopped. The center of the window is missing a mullion cover (48").

The existing flush-metal door into the room is ±31-1/2" (W) x ±79-1/2" (H) and has a ±29" clear width. The door is not accessible and does not have the required width and pull-side clearance. This room is not handicapped accessible.

The ceiling height is ±7'-1" to ±7'-2" tall, which is below the required 7'-6" for occupiable spaces, habitable spaces and corridors.

There is a wall-mounted fire extinguisher (Halotron type) without signage.

There is a piece of Plexiglass surrounding the window-mounted A/C unit. The single plexi-glass should be replaced with an insulated panel.

The copier in the ESL Hallway decreases the hallway width to 29", which makes it not handicapped accessible.

Basement Hallway

The Basement Hallway is used exclusively as circulation space. It has multiple doors into the ESL Classrooms, bathrooms, storage rooms, Elevator Machine Room, the Friends Bookstore storage, storage closets, and the egress stair up to the first floor and out to grade.

The ceiling is acoustic tiles of various dimensions, suspended in a metal tee. The ceiling is ±6'-10" high. which is below the required 7'-6" for occupiable spaces, habitable spaces and corridors. The ceiling tiles are in fair condition with miscellaneous impact damage and scrapes.

The room is illuminated with three (3) fluorescent light fixtures. Two (2) of the plastic lenses are broken and require replacement.

The walls are painted CMU in good condition; the vinyl baseboard is missing and should be replaced.

The floor is 12"x12" VCT in good condition.

The existing flush-metal door inswings into the ELS classroom; it is ±35-1/2" (W) x ±80" (H). The door is in a demising partition and has a UL label (that is painted). The door has a pair and a half of hinges, and a ball-style handle at 38" AFF. The door needs a closer added. Additionally, the door has ±33" clearance but does not have the required ±12" or ±18" pull/push-side clearance, currently ±11" on both sides. Above the ceiling at the ESL Hallway door, there is a penetration in the CMU demising wall for cabling and conduits; the penetration shall have been fire-stopped.

The two (2) bathroom doors are flush metal, ±36" (W) x ±80" (H) and have bottom louvers.

The existing flush-metal door into the egress stair is ±36" (W)x±80" (H); the door in-swings into the stair. It has a pair and a half of hinges, a closer, push-bar at 33" AFF, and a handle on the pull side. The door has a UL label of 1-1/2 hour.

On the west side is an existing flush-metal door of ±36" (W) x ±80" (H) that leads into the Friends Storage Room. The door appears to be in a demising wall as it is a UL labeled 1-1/2hr-rated door. The door should have a closer and the floor kick-style hold-open removed to protect its integrity. The door has impact damage from carts. Above the door into the Friends Storage Room are multiple penetrations in the demising wall that need fire-stopping.

The exit sign at the west side of the hall directing you to the Friends Book Storage should be removed as this door is kept locked and is not a means of egress.

Book carts are stored in this hallway, which is not recommended.

The entry into the elevator is ±35-1/2" (W). The car button is ±42" AFF, the floor signage at the jamb is at ±60" O.C. AFF, and the sign is at ±76" AFF. The metal door jamb into the elevator should have two (2) ±48"-tall metal corner guards added.

Elevator Machine Room

The elevator machine room equipment was recently replaced in 2015.

The ceiling is exposed metal decking with spray-applied fireproofing. The walls are CMU and concrete. The floor is painted concrete.

There is a wall-mounted ABC fire extinguisher.

The existing metal door is ±39-1/2" x ±80 is out-swing into the hallway, has a ball-style handle at ±38" AFF, a closer and kick-style floor hold-open. The UL label has been painted over.

On the north wall is a Mitsubishi Mr. Slim A/C and a wall-mounted condensate pump.

There are five (5) penetrations through the CMU-demising wall that need fireproofing.

Storage Room #1

This room is used for the storage of maintenance items.

The ceiling is an exposed poured concrete slab and beams. The walls are unpainted CMU. The floor is unpainted concrete.

There is an electrical sub-panel on the west wall that appears to have been recently installed. A larger panel (PP-A1) is in the southeast corner. Both electrical panels need to have materials stored in front of them removed, so they have 36" of clearance in all directions.

Paint storage should be kept in an appropriately rated storage locker.

The existing flush-metal door is ±36" x ±80" in-swinging; the door has a UL Label painted over, a ball-style handle, and a kick-style hold-open. A closer should be added to this door.

There are multiple wall penetrations that need firestopping.

Storage Room #2

This room is used for the storage of maintenance supplies.

The ceiling is an exposed poured concrete slab and beams. The walls are unpainted CMU. The floor is unpainted concrete.

The existing flush-metal door is ±36" x ±80" in-swinging; the door has a UL Label painted over, a ball-style handle, and a kick-style hold-open. A closer should be added to this door.

There are multiple wall penetrations that need firestopping.

Storage Room #3 (Fire Command Center)

This room is used as a Janitor's Closet.

The ceiling is 24" x 24" acoustic tile suspended in a metal tee. There are ten (10) ceiling tiles that are missing and need to be replaced. The room is illuminated with two (2) 12"x24" fluorescent fixtures. Both need plastic lenses added.

The walls are painted CMU; there is a 12"x12" transfer grille on the north wall below the fire-command center. This should be closed up with CMU. On the north wall is the fire-command center, booster-power supply and batteries. The system is GE and is EST-3 Model. Mounted on the south wall is the main IP-telephone systems.

The floor is 12"x12" VCT in fair-to-good condition.

The door into this room is in-swing flush-metal 35-1/2" x 80". The door has a UL label, a ball-style handle and a kick-style hold-open. A closer should be added to this door.

This room has no signage; it should be labeled as the Fire Control Center.

The room has a wall-mounted ABC fire extinguisher.

The directions to silence the fire-alarm system should be removed from the wood panel next to the fire-alarm panel.

There are ±8" penetrations of various sizes in the CMU wall above the dropped ceiling. These penetrations need to be firestopped.

The garbage carts should not be stored in front of the Fire-Alarm Panel Control.

Hallway Bathroom #1

The room is used a Women's Restroom, specifically for the Friends of the NRPL.

The ceiling is a 24" x 24" acoustic tile suspended in a metal tee; two (2) tiles are missing.

The walls are painted CMU. The floor is 2" x 2" ceramic tile. This bathroom includes a wall-mounted sink at 30" AFF, a wall-mounted mirror, a floor-mounted toilet at 16" AFF with flushometer. There is a walk-in shower stall that is functional, and a wall-mounted paper-towel dispenser. There is a metal stall separating the toilet from the shower area.

There is one wall-mounted outlet that is not GFCI protected.

The room is not handicapped accessible.

Hallway Bathroom #2

The room is used a Men's Restroom, specifically for the Friends of the NRPL.

The ceiling is a 24" x 24" acoustic tile suspended in a metal tee; two (2) tiles are missing.

The walls are painted CMU. The floor is 2" x 2" ceramic tile. This bathroom includes a wall-mounted sink at 30" AFF, a toilet at 16" AFF with flushometer. There is a walk-in shower stall that is functional, and a wall-mounted paper towel dispenser. There is a metal stall separating the toilet from the shower area.

There is one wall-mounted outlet that is not GFCI protected.

The room is not handicapped accessible.

Exit Stair Pump Room

One (1) wall penetration needs to be fireproofed. The electrical outlets are not GFCI protected.

"Y"-piping has been replaced with PVC and no-hub connections.

Friends Storage Room

This room is used for dense storage of used books that are donated to the Friends of the NRPL, before they are sold at the store in the first-floor lobby.

The ceiling is exposed concrete with concrete-encased steel beams. There are multiple areas where the concrete has spalled exposing structural steel; these beams have been recoated with spray-applied fireproofing. At several locations at the northwest corner, the spray fireproofing is missing. The concrete ceiling should be sounded to see if there is any additional loose concrete; if so, it should be removed and the concrete patched.

All ceiling penetrations should be inspected to ensure the integrity of the firestopping.

Two (2) abandoned recessed electrical outlets were observed without cover plates at the ceiling. The wiring should be inspected, terminated and covers added to the boxes.

The walls are exposed concrete or unpainted CMU. There are multiple penetrations that need to be closed including those at demising wall.

On the north wall, there are two large electrical junction boxes that are missing cover plates and have exposed and dangling wiring. The junction boxes should be inspected by an electrician to determine their function and cover plates added. Additionally, at this location, books need to be moved to ensure 36" clearance in all directions.

The room is illuminated with pendant-style downlights 6-1/2" x 48"; single-lamp fluorescent-light fixtures. 20-25 lamps need new bulbs.

At the northeast corner two (2) fixtures are powered by electrical cords. These need to be hardwired.

Nine (9) of the bookshelf aisles are less than 36" in width and not accessible. Additionally, all storage needs to be removed from aisles and corridors.

The pathway to the north egress door, towards the Main Boiler Room, continues to be blocked with large carts. This needs to be immediately corrected.

The storage room currently has two (2) illuminated exit signs adjacent to the two exit doors, two to four additional exit signs should be added to ensure clear sightlines to egress path.

The illuminated exit sign to the south hallway is at 60" AFF. As such it is partially obscured by book storage along the west wall. Storage adjacent to the exit signs needs to be removed.

Although access to this room is accessible, the exit path to the south hallway does not have the required 12" push-side clearance.

There are two (2) ABC-type fire extinguishers in the room. One is wall-mounted; signage should be added. The second is placed on a desk, which is not permitted.

There is extensive use of plastic cable ties holding IT cabling at the ceiling. These should be moved to trays to prevent the wires from falling in a fire event. It should be determined if the ties should be replaced with metallic type or acceptable non-metallic type.

The northeast corner of the room contains the main soil stack, trap, and vent pipes. A large plastic cart has been placed underneath the trap.

Along the north wall, there are several instances of low ceiling heights due to ductwork. Signage and protective measures should be taken.

Egress Hallway (Next to the Main MER/Boiler Room)

The door to the Boiler Room is left open, compromising the integrity of the 1-1/2hr fire-rated door. Additionally, a closer should be added to the door between the hall and MER.

The ceiling is exposed metal deck and exposed steel beams covered with fireproofing. The fireproofing is missing in multiple locations.

The room is illuminated with four (4) surface-mounted dual-bulb 12" x 48" fluorescent fixtures; one (1) has bulbs that require replacement. Two (2) fixtures require lens replacement.

The walls are painted GWB and CMU in fair condition. There are multiple large and small penetrations in the demising wall with the main MER/Boiler Room that require patching and firestopping. The floor is unpainted concrete. There is a large continuous area of standing water on the floor ±10-0"x±46". It appears to be coming from the crawl space, which implies a broken water and/or HVAC pipe that should be repaired.

The space has two illuminated exit signs, one wall-mounted and one ceiling-mounted. Both appear functional.

On the far north side of the wall is a door to an exterior stair up to grade. The door is a flush-metal ±36" (W) x ±83" (H). The door has a push-bar and closer. The closer is not attached and requires replacement.

Outside this door is a light fixture with a broken or missing globe. Before the door is a set of steps with three (3) risers. A handrail needs to be added to these steps.

Main MER

The ceiling is metal deck with exposed steel beams and columns; all are protected with spray-applied fireproofing. One (1) column is missing approximately ±5 SF of fireproofing. Walls are painted CMU and all have holes and unprotected penetrations that need patching and fireproofing including those walls separating the MER and Boiler Room. The floor is unpainted concrete.

Miscellaneous issues in Main MER space:

- On the northwest side is a sump pit that is only protected with two wood 2x4s; additionally, the electric outlet directly above is not GFCI.
- There is extensive loose and missing insulation on ducts.
- This space has three (3) B/C-type fire extinguishers; two are sitting in the floor. They need to be wall-mounted and signs added.
- Miscellaneous trash should be removed.

There is only one (1) visible egress light fixture visible; it appears not to be functional.

North Areaway

There is a metal ship's ladder from the northeast side of the Main MER, which leads to this areaway.

One (1) drain was clogged with standing water. On the east side, there is a metal ladder up to grade at the Library Green. General leaf debris needs to be cleaned from this area.

Boiler Room

The ceiling is metal deck with exposed steel beams and columns; all are protected with spray-applied fireproofing. Walls are painted CMU and all have holes and unprotected penetrations that need patching and fireproofing. The steel column adjacent to the east boiler is missing ±10 SF of fireproofing.

The door into Boiler Room does not latch; the door is UL label for 3 hrs. and needs to be fixed.

There is a wall-mounted BICARB fire extinguisher.

In the northwest corner of the Boiler Room is a metal ship's ladder that leads to the exterior.

Electrical Switch Gear Room

Both doors were propped open with buckets. These doors need to be kept closed. There is a telephone-wiring harness partially blocking the top of the south door.

The bottoms of the main electric-service switch, and three main-panel disconnects are rusting.

Two (2) secondary electric sub-panels are blocked by a wood ladder and rigid insulation; ±3'-0" clearance is required in all directions.

On the west wall below the ceiling are two transfer grilles that appear to be protected with a fusible link. The damper in the north grille appears to have been tampered with.

On the west wall at the south corner, just below the ceiling is an electrical splice box missing its cover plate.

The room has a B/C-type fire extinguisher on the floor. It should be wall-mounted, and signage added.

Also, on the west wall is a battery-powered single-head egress light fixture, which does not work.

b FIRST FLOOR

Women's Public Restroom

The ceiling is painted GWB in good condition with recessed 2'-0" x 2'-0" light fixtures. Walls are 6" x 6" ceramic tile, white with two (2) band accent color in blue, in good condition. Tiles are the full height of the walls. The floor is 3" x 3" gray ceramic tile in good condition; the floor includes one (1) floor drain.

The Women's toilet includes the following:

- Total of three (3) toilets of which one is accessible. The divider stalls appear to be of recent installation; all toilets are wall-hung.
- Two (2) wall-mounted sinks at 34" AFF with motion-activated faucets; the bottom of the sinks have concealed water lines to protect from scalding.
- Two (2) mirrors at 40" AFF.
- An electric hand dryer is wall-mounted at 40" AFF.
- A multifold hand-towel dispenser is wall-mounted at 48" AFF.

The accessible toilet stall has 60" diameter turning radius, two (2) wall-mounted grab bars at 35-1/2" AFF to the centerline. The accessible toilet is 18" AFF.

The door into restroom is 35-1/2" (W) x 83" (H), with a 33" clear space; door hardware includes a continuous hinge, pull-type handle, push plate, two (2) kick plates, and a closer. The closer force is too heavy and needs to be adjusted.

The door into Women's room has two (2) signs, including braille.

Men's Public Restroom

The ceiling is painted GWB in good condition with recessed 2'-0" x 2'-0" light fixtures. Walls are 6"x6" ceramic tile, white with a two (2) band accent color in blue, in good condition. Tiles are the full height of the walls. The floor is 3"x3" gray ceramic tile in good condition; the floor includes one (1) floor drain.

Men's room includes the following:

- Two (2) sinks at 33-1/2" AFF with motion-activated faucets; the bottom of the sinks have concealed water lines to protect from scalding.
- Two (2) mirrors at 40" AFF.
- Two (2) urinals; one (1) is at 24" AFF and one (1) at 16" AFF.
- One (1) toilet, wall-hung at 18-1/2" AFF.
- Two (2) grab bars are 35" AFF to the center.
- Stall partitions are in good condition and appear to have been recently installed. The accessible stall is 60" (W) x 80" (D).

Auditorium

At the time of observation, the room had a combination of fixed and operable seating for (140) people. The NRFD posted room capacity is (148) people.

All seating and flooring were replaced eight to ten years ago and are in good condition.

At the time of observation, there were two (2) movable seats in the ADA wheelchair-reserved positions.

Walls and ceilings are painted GWB and in good condition. The ceiling design above the seating and stage includes ±8 linear diffusers. The wall at stage left includes three (3) linear diffusers; the bottom 6'-0" is closed with sheet metal.

The stage floor is 2-1/4" strip-wood flooring. This shows normal wear and tear; the wood needs refinishing.

Four to six years ago, the room has been outfitted with a supplemental A/C system. The condenser is roof-mounted, the AHU is on the third floor (former Page Room). At the east and west wall, at the intersection with the ceiling, is a perforated fabric duct for distribution.

There is a fire extinguisher on the stage and in the upper control booth.

Dividing the Auditorium from the Meeting Room is a movable-partition wall, previously noted, and a fabric curtain. The curtain has a label noting it as flame-retardant.

The Auditorium has a combination of step lights, wall lights, up-lights, track lights, and sport lights on mounting arms. Lighting controls are in the lower control room and in a closet at stage left.

The amplification system is via five (5) wall and ceiling-mounted speakers.

The Auditorium was outfitted with an FM-assisted listening device; there is no signage indicating that it is available.

There are two (2) egress doors from the Auditorium seating area:

- The one (1) to the west is a metal door ±43" (W) x ±89" (H) with a push-bar at ±38-1/4" AFF to the centerline. Outside of door is an areaway with a clogged floor drain and concrete steps up to grade and two-side retaining walls.
- The second egress door is a pair of metal doors out to the lobby, ±55-1/4" (W) x ±90" (H). The doors were retrofitted with vision panels ±4" x ±46", each with UL label.
- The egress doors to the lobby include two (2) power-actuated openers (Norton), approximately six to eight years old and still operable.

There is a small control room accessible via a door on the west side of the south wall. Lower control room has a sliding clear glass with three (3) sliding sections.

The upper control room is accessible via a metal ship's ladder and a vertical ladder. The upper room appears to not be used.

The Auditorium includes a ceiling-mounted projector, two (2) cameras, and a screen suspended at the stage ceiling.

There is a closet at stage right used for storage. The back side of the wall panels are visible with waterproofing at the portion of the wall below grade.

There are two (2) steps from the seating up to the stage, at stage left and right; these should have handrails.

The auditorium has two (2) wall-mounted illuminated exit signs with egress lighting.

Meeting Room (west side of hall)

Walls and ceiling are painted GWB and in good condition. The floor appears to be ±76"-wide roll flooring, either vinyl or linoleum, which is in good condition.

Light fixtures are suspended up and down-pendants and appear to be in good condition.

The existing door into the Meeting Room from the Lobby is metal with a single panel 42" (W)x 90" (H) in good condition with some impact damage. The inside of door has a push-bar at 36-1/2" AFF to center, the door also has a closer and hold-open. From the lobby side, there is 2-1/2" on the pull side. The door does not have the handicapped-accessible pull side clearance.

On the south wall, there is manually operable full-height partition wall that divides the Meeting Room from the Auditorium. It is by Modernfold and is six to eight years old and appears to be in good condition.

The Meeting Room has five (5) closets of various sizes. The closet closest to the Auditorium has an illuminated tube transformer at the ceiling (non-functioning).

There is a small pantry/kitchen on the north elevation wall that includes a small sink, three (3) electric burners, and an electrical stove that is antiquated. The upper and lower cabinets are metal. The equipment in the pantry/kitchen is antiquated and should not be used.

On the west side on the north elevation wall is an existing metal door to the Fire Stair. The door is 43-1/2" (W) x 92" (H). The door has a UL label, but is painted over. The door swings into the fire stair and the egress patch is upward. The door has two (2) pairs of hinges, a push bar at 36-1/2" AFF, a closer, and a floor hold-open. The hold-open should be removed from the door, so as not to compromise the integrity of the Fire Stair. As you enter the Fire Stair, the light-fixture bulb is out and there is inadequate illumination.

On the south wall, an electric panel (LP1C) is unlocked.

At the ceiling next to the Auditorium, there is a linear diffuser that is missing ±48" of fins.

Above both egress doors, there are wall-mounted illuminated exit signs with egress lighting.

On the west wall are two (2) windows closer to the ceiling and not visible due to the blinds being drawn.

Main Lobby (west side)

The Memorial Highway entrance faces south and is accessible by stair and a ramp. The entire Memorial Highway vestibule was constructed approximately four to five years ago and is in good condition.

Walls and ceilings are purple metal panels with purple sealant joints. The west wall has an electric wall heater. There is an inner and outer set of two (2) pairs of full glass doors; the western-most pair have two (2) power-actuated door-openers operated by paddle-style button. The floor is flamed-granite tiles with a center walk-off mat.

Adjacent to the Memorial Highway entrance is the book-drop slot. Above the entry door, there is ceiling leak in the room. The leak is most likely from the curtain wall above.

Between the Memorial Highway entrance and the Library Green Entrance the floor (±17'-9" x ±23'-3") is 10" x 10" ceramic tile, light brown in color, it is in good condition. Walls and ceilings are primarily painted GWB in good condition. Walls are lime and ceiling off-white.

The Memorial Highway Atrium is lit with a combination of up-lights and MR-16 track lights.

Hanging in the three-story Memorial Highway entrance Atrium are three (3) banners suspended from air-craft cable. The Memorial Highway three-story Atrium has an optical smoke-detector beam just below the skylight.

To the north are steps ±17'-9" wide leading to the Library Green entrance doors. The steps are brick and have risers that are ±6-1/2" typical and treads that are ±12" deep. There is a total of seven (7) risers. The steps are in good condition. The steps have four (4) aluminum handrails that are ±33" tall; the railings are ±2-1/4" diameter and include posts and top and mid-rails. They do not have a railing extension at the top and bottom. The landing clear distance to the doors is ±49-1/2".

The Library Green entrance includes and two pairs of inner doors and two pairs of outer doors in a vestibule configuration; all are full glass doors with aluminum frames. The doors swing outward. Each individual door is ±2'-6" (W) ±90" (H). The vestibule distance between the exterior and interior doors is ±48" with the doors in the closed position. The clear distance with the doors in the open position is ±18". The two (2) sets of doors on the east side are locked. The vestibule has an electric heater on the west wall, but grilles are blanked off.

The base of the west Library Green vestibule wall has damage, ±36"x±12".

Additionally, the Library Green Vestibule has the remains of a circular door at the floor and ceiling.

The vestibule floor is the same brown 10" x 10" floor tile in good condition. Walls and ceiling are painted GWB in fair condition.

The vestibule has no light fixtures or other means of illumination.

From interior, there is no signage indicating that the "east doors are not in use", which could be confusing in an emergency.

The west elevation has doors into the Meeting Room and Ossie Davis Theater; there are signs above the entrances, but not in Braille.

Main Lobby (center and east)

The north side of this portion of the Lobby occupies an exhibit space and the Friends Bookstore.

The Gallery and Friends Bookstore walls and ceiling are GWB, in good condition. There is a ±10'-0" long crack in the ceiling at the Friends Bookstore. Walls are painted lime-green color and the ceiling is off-white.

Ceiling light fixtures are a combination of track lights (primary) supplemented with high hats along the north wall.

The carpet is broadloom, low pile with a pattern. The carpet at the circulation path (east to west) includes a "river" pattern of solid carpet and is approximately five years old in good condition.

The Gallery is created with a flexible-post system with wall panels, and a picture rail.

Across from the registration desk is a large window facing north that is ±34'-8" (W) x ±10'-2" (H). There are two columns on each side of the window opening. There are several (±6) areas of approximately ±1-1/2" diameter; the aluminum appears to be corroding on the north facing portion of the east column.

As previously mentioned, on the north façade, this window should be considered for replacement with a new grade park entrance that could be on axis with the stairs up to the second floor.

To the west of the windows there is a storage closet for tables, ±19-3" (L) x 14" (D).

The Friends Bookstore was built in the last two to four years and is made from a prefabricated wall-partition system that is 8'-0" (H); the top two feet are transom glass.

There is a new reception desk and a security desk that engage the Atrium apace above. The registration desk and security desk are ± one year old. The new Registration Desk has heights at ±31-1/2" AFF and ±39" AFF.

The opening into the library from the Lobby is ±10'-10" wide. The opening is secured with a roll-style security grille.

To the left of the entrance and behind the security desk is a ±35-1/2" (W) x ±88" (H) glass door with aluminum frame. This door swings into the library and should be reversed, panic hardware added, as well as an exit sign.

At the east side of lobby is the Lawton Street Vestibule. Walls and ceilings are purple metal panels with purple sealant joints. The west wall has an electric wall heater. North to south sides are full glass doors; the western-most pair has two (2) power-actuated door-openers. The floor is flamed granite with center walk-off mat.

To the left of the Lawton Street Vestibule is the book-drop room.

Next to the Lawton Street Vestibule is a fire alarm annunciator panel.

West Side of Main Stairs (movies/audiobooks/laptop bar)

Walls and ceilings are painted GWB. The ceiling is off-white, and the walls are blue and orange in good condition. At the ceiling, there are eight (8) to ten (10) ± 4" x ±4" holes that need to be patched, most likely from previous cabling projects. The carpet tiles are 24" x 24" in good condition and appear to have been recently installed.

The entire first floor ceiling is articulated with rectangular recessed panels that are approximately 12" deep and constructed in an east-west orientation; single slot linear diffusers are located in each of the east-west panel beams. Located in the recess is a pendant-style linear downlight with three (3) single fluorescent bulbs (one after another). The light fixtures appear to be of original construction.

Located across the entire first floor ceiling is a sprinkler system including cross mains, branch piping and primarily upright sprinkler heads. The Atrium and Gallery space is not protected. The sprinkler system at the basement and first floor was installed in 2011. See Fire Protection section for further information.

The West Reading Room has five (5) columns clad with aluminum covers that are in good condition. At several columns are floor-mounted raceways providing power to tables with raised outlets. The outlets show impact damage from chairs.

Signage for the various bookshelves is suspended from the ceiling.

There are five aluminum windows along the west elevation. The windows have insulated glass. The south window is sub-divided into two (2) panes. Three (3) water stains are visible at the ceiling on the West side of the room at the intersection of the windows.

There is a free-standing information desk to the west side of the Main Stairs, it appears to have been recently installed ±30-1/2" AFF. Access to the desk is between ±32" and ±40".

A small closet with two (2) pairs of doors was recently added to the east wall adjacent to the hall to the Custodian's Office.

There is a ±9'-0"-wide exhibit case at the southeast corner of the room with three (3) sections. Each section has an upper panel and a lower illuminated exhibit case.

On the south wall are doors to the Community Relations Office and Library Friends Office.

Access to the elevator is via a hallway on the east side of the room, behind the Main Stairs.

Community Relations Office

The Community Room consists of three rooms, they include the following: Open Work Room, Office, and Storage closet.

The ceilings of all three rooms are 24" x 24" acoustic tiles in a suspended metal tee. Ceiling tiles are in fair-to-good condition with impact damage and missing tiles. All walls are painted GWB and in good condition. All floors are 12"x12" VCT.

The open room is illuminated with (15) ±4'-0" two-lamp surface-mounted fluorescent fixtures, industrial type with metal reflectors. Consider re-lamping rooms to lower light level; three (3) of 15 fixtures are made inoperable to lower light.

The existing flush-metal door into the room from the West Reading Room is ±35 x 94" and is in-swinging. The door has a pair and a half of hinges, closer and hold-open. The door out of the office does not have pull-side front-approach clearance of ±18"; it is just ±2". The door into the office has a sign, no braille and is not high contrast.

On the south side of the room is another existing metal door ±36" (W) x 94" (H). This door swings inward and has a UL label with a 1-1/2 hr fire-rating. The door includes a closer, surface-mounted deadbolt, and two (2) pairs of hinges. This fire-rated door is between the Office and Garage.

On the south wall is an electric through wall fan (Nutone) that exhausts into the Garage. The through wall duct is in a fire-rated wall with no damper.

Along the north wall is millwork consisting of upper bookcases and lower counter and cabinets below. Counter tops are plastic laminate and are in fair-to-good condition. There is a small bar sink at the west side of the counter. The existing wall-mounted paper towel dispenser is broken. There is a wall-mounted fire extinguisher adjacent to the sink.

The aisle along the east wall of the Open Office is ±35" wide. Access to desks as currently configured is greater than ±32".

These rooms have no natural daylight.

Community Room Office

The office is "L"-shaped with the small portion divisible with a manual Modernfold sliding partition, which was not tested for operability.

There are two (2) flush-metal in-swing doors into the office, both are ±31-1/2" (W) x ±94" (H).

The clear space with the door in the open position is ±29" (non-ADA accessible office, to staff or public).

There is a ±53-1/2" (W) x ±52-1/2" (H) single-glazed window between the Office and Open Office. The window is 32" AFF. The glazing is not labeled to ensure its safety type.

Additionally, the desk configuration is not ADA accessible; the space between furniture is ±15".

A ceiling tile was moved on the east wall of the office exposing the CMU wall to the underside of the ceiling. Visible was a wall penetration for wiring. The penetration is not fire-stopped. If this is a demising wall, fire stopping assembly should be added.

Community Room Closet

The room is used for supply storage.

The existing flush-metal door into the closet is 31-1/2" (W) x 94" (H). At the rear of the room is a locked door to the hallway.

Friends Office

The ceiling is a 24" x 24" acoustic tile suspended with a metal tee. Four (4) tiles have moved and should be pushed back.

The walls are painted GWB, in fair condition; need paint and a section baseboard added. Damage white primarily adjacent to the north facing door. The north and east walls have upper and lower millwork consisting of upper wood adjustable shelves and a corner desk at 28-1/2" AFF clad with plastic laminate.

The floor is ±12" x ±12" VCT, in good condition with normal wear.

There are two (2) doors, north and south; the south door goes into the Garage and is closed. NOTE: The south door has a vision panel without glass but with a wood panel covering it; the wood compromises integrity of door fire rating.

The north door is flush metal ±35-1/2" (w) x ±93-1/2" (H). The door swings into the room. The door has a pair and a half of hinges, closer, kick-down door-holder and ball-style handle. The room does not have the ±18" pull-side required ADA clearance.

The floor slopes downward at the south door creating a fall hazard.

Garage

The room is used for vehicle storage, cleaning-supply storage, trash storage, general storage, snow-blower storage, delivery receiving, and as a work room/shop for repairs, including carpentry.

There is no space separation between the various functions. Combustible materials and gas storage are located within this room.

The ceiling of the garage is 100% covered with sprayed fireproofing; there are three (3) visible conduit and wiring penetrations at the ceiling with no fire-stopping. The ceiling has five (5) surface-mounted 4'-0" dual-lamp fluorescent-light fixtures with gasketed lenses. All lenses are either loose or missing.

At the northeast corner of the ceiling is a gas-fired heating unit.

All walls are unpainted CMU in good condition.

The Garage has no visible exhausts or carbon monoxide detectors.

The floor is concrete and is highly worn. The floor slopes upward at ±1/2" / FT.

At the southwest corner of the Garage is an out-swinging metal door that is ±39-1/2" (W) x ±116" (H). The door only has a push-bar at ±46" AFF. The saddle is leveled but the floor slopes resulting in a ±2-1/2 rise at the low side, that is not handicapped accessible. The push side front clearance is also not handicapped accessible as there is ±5" clear at the door jamb. The door has a closer and two (2) pairs of hinges. It is locked with a sliding bolt. Above the door to the exterior is an illuminated exit sign and emergency-egress lighting. This door is the de-facto employee entrance and needs to be fully handicapped accessible or not used for employees as an entrance.

On the north wall is a wall-mounted fire extinguisher with signage.

There is a pair of existing flush-metal doors separating the Maintenance Office and Garage; each door leaf is ±25-1/2" (W) x ±95" (H). Each door has a closer, kick-down door-holder and ball-style doorknobs.

There is a significant amount of cleaning materials stored in front of the Garage sprinkler control values. The materials should be moved so to comply with required of NFPA13 16.9.3.1 that they are clear of obstructions.

There are no security cameras or controlled access points covering the Garage or exterior door.

Noted in Community Room is a through wall duct in a fire-rated wall with no damper.

On the south wall are six (6) hopper-style aluminum windows. They are not accessible due to storage. The wall above the window is clad with rigid insulation, which is flammable.

On the west elevation is an electric garage door with insulated horizontal panels; the upper most leaf is a replacement and the motor is wall mounted.

Custodian's Office

This room is used as an office, workshop, changing room and storage.

The existing ceiling is a 24" x 24" acoustic tile suspended in a metal tee in good-to-fair condition. Four (4) tiles require replacement as they are missing or cracked.

Walls are painted CMU, in good condition.

Floors are 12" x 12" VCT in good-to-fair condition and show signs of wear. Four (4) floor tiles require replacement.

On the south wall are two (2) desks with computer workstations. The desks are plastic laminate and ±28-1/2" AFF.

On the north wall, a NRFD permit is posted of the ceiling-mounted gas burner/heater (Crailin).

Southwest Connector Hallway (between West Room and Maintenance Office)

The existing ceiling is a 24" x 24" acoustic tile with a metal tee suspension system in fair condition; three (3) require replacement due to impact damage. There are two (2) surface-mounted linear light fixtures at the ceiling. Both appear to be retrofitted with LED lamps. The southern fixture is dual bulbs; one end prong holder is broken and can only hold one of two lamps.

Walls are painted CMU. There are two (2) small ±1" diam. holes on the east elevation that require patching. Walls need painting. On the west wall, one (1) elect outlet needs a new cover plate.

The floor is covered with 12" x 12" VCT in good condition but shows signs of wear. Three (3) tiles require replacement.

On the north side of the hall is a pair of doors that swing into the public room. Each leaf is ±25-1/2" (W) x ±93" (H). Each leaf has two (2) pairs of hinges, kick plates on the hall side, closer, kick-down door-holder, push plates and one (1) handle on outside. The west leaf has minor impact from carts.

Also, on the east CMU wall is a Bosch Radion security-alarm panel, fire extinguisher, and an AED (Automated External Defibrillator).

Janitor's Closet Off Hallway

The ceiling is painted GWB. There is a ±6" x ±24" uncompleted patch that requires taping and painting.

The walls are a combination of painted GWB and 12" x 12" white ceramic wall tiles. There are approximately ±30" x ±18" and ±50" x ±24" of wall that were patched but not taped or painted. On the east wall just below the ceiling is a medium porcelain base light with an exposed A19 lamp.

The -loor has 2" x 2" ceramic tiles and a floor-mounted slop sink with a 10" curb.

The existing ±32" (W) x ±93" (H) metal door has been removed.

The south door is a single flush panel metal door, ±43-1/2 (W) x 93" (H), UL labeled 1-1/2-hour fire rating. Door swings into the hallway, door has two (2) pairs of hinges, closer, ball-style passage handles, and kick-down door-holder.

Closet (next to elevator)

The painted GWB ceiling is in poor condition. Two (2) large holes, ±36" x ±24" and ±24" x ±24" exists. The walls are painted CMU. The floors are ±12" x ±12" VCT.

The room has three (3) abandoned transformers for the neon lights.

Additionally, there is a wall-mounted panel for a fire-alarm system.

Elevator Hallway

The ceiling is painted GWB in good condition. There is a ±13" x ±50" surface-mounted light fixture with a plastic lens and an illuminated exit sign at the door to the Fire Stair.

From the West Room above the opening to the elevator hallway is a wall-mounted exit sign, this sign has limited visibility.

Walls are painted GWB and are in fair condition with impact damage from library carts. On the east side of the hall there is a manual Modernfold wall partition that is kept in the closed position to separate the public Hall and the Children's Room.

The floor is carpet and there is a carpet runner from the West Room to the Elevator.

There is no signage from the West Room directing patrons to the egress stair and basement classrooms.

The door to the elevator on the south wall is 36" (W), has call buttons at ±42-1/2" AFF, floor signage with Braille, and floor indicator at ±7'-0" AFF (just below ceiling). The elevator signage is ±75-1/2" AFF.

The existing flush-metal door to the stair is ±41-1/2" (W) x 91'(H). The door is ±33" clear. Its push-bar is at ±37" AFF. The door swings into the stair, has two (2) pairs of hinges, and signage with no braille.

Door has a UL label for 1-1/2-hour fire-rating.

Egress Stair #6

The ceiling is painted GWB. There is a ±2'-6" x ±3'-6" opening exposing the floor deck above. Above the GWB ceiling a small penetration at a pipe repair that appears open.

The existing flush-metal door ±40" (W) x ±88" (H) with vision lite form the egress stair downward does not have a closer and is left in an open position. This is contrary to the sign that the door always needs to be kept closed. Note: It was open at the time of the inspection.

First Floor Main Stair

The center stairs from the first floor upward to the second are ±90" clear with risers that are ±7" and treads that ±12" deep including the abrasive nosing with 4"x4" white ceramic tiles. There are (15) risers to an intermediate landing. From the landing there are two sets of stairs ±46" wide each with a ±2-1/4" round top rail. The railing is ±33" tall measured at the tread edge. The glass is not labeled as tempered.

The north wall just beyond the main stair does not have an illuminated exit sign.

The egress stair is ±90" clear then increases inward at the magnetic-control device next to the checkout desk to ±111".

The intermediate landing between the first and second floors is approximately ±17'-4" wide and ±11'-6" deep. The landing is used for the posting of community information, including employment postings. The intermediate landing is not accessible and should be relocated as its not fully available to the public.

Children's Room

The majority of the Children's Room ceiling consists of recess beams that are the same as the West Room. They are painted GWB, off-white in color, in good condition. Three (3) ±6" x ±6" areas need to be patched.

Walls are painted GWB and in good condition with minor scruffs and impact damage. The east wall is articulated with a large aluminum window-wall system with five (5) main panes of ±90" (W) x ±87" (H) each. These are insulated-glass panes with two (2) awning-style windows above. In six to eight locations across the east window at the ceiling are visible areas of water damage. The awning window, second from the south, has a broken pane of glass. Four (4) handles are missing from the ten (10) awning windows. The south wall has nine (9) aluminum hopper-style windows ±54" (w) x ±56" (H) on the west side. Above the hopper windows are five (5) fixed-transom windows. The hopper balances appear not to work.

The interior of the main space has four (4) aluminum-clad columns.

The carpet is 24"x24" carpet tiles, which are in good condition.

The south door has two unequal leafs. The overall opening is ±87-1/2" (W) x ±87" (H). The operable leaf (west) is ±35-1/2" (W)x±86" (H). Both leafs have closers. The operable leaf has a push-bar at ±35-1/2" AFF.

Air distribution appears to be by linear diffusers along the north and south elevations just below the ceiling.

The exit sign to the southwest door is barely visible.

There are two (2) electric panels on the west interior elevation (one labeled as LPIB). The panels are not locked.

A room was created just to the south of the stairs and is accessible by a ±36"-wide sliding door. The room has no exit sign.

There is a children's librarian desk, which is ±28-1/2" AFF.

Children's Restrooms

Overall room dimensions are ±52" (W) x ±62' (D).

Each toilet room has a painted GWB ceiling with a light cove on the north side. No lamps are in these fixtures.

Walls and floor have 2" x 2" ceramic tiles in good condition.

The doors into the rooms are flush metal ±29-1/2" (W) x ±89-1/2" (H). The clear opening is ±27-1/4". The door has pair and a half hinges, closer, ball-style handles, kick plate, and a high slide lock. The room has a paper-towel dispenser at ±47" AFF, a toilet-paper dispenser at ±35" AFF, and a soap dispenser at ±42" AFF.

The sink is ±22-3/4" AFF. There is a floor-mounted toilet is ±14" AFF and a mirror at ±32" AFF.

The Girl's Restroom also has a diaper-changing station; these is none in the Boy's Restroom.

Note: These Boy's and Girl's Restrooms are used by adult patrons and staff since there are not enough toilets.

Registration Desk Office

The space was recently reconfigured.

There is an egress door in the northwest corner with a push-bar but no illuminated sign. Note: The door was blocked with library carts at the time of inspection.

The two doors from the desk are slide types.

The door out of the space into the west room swings outward; the pull-side ADA clearance is blocked by a library cart.

c SECOND FLOOR

Adult Service Staff Office

The staff office includes seating for ten (10) in GWB cubicles and free-standing desks.

The ceiling is painted GWB in good condition. There is a combination of ±4'-0" surface-mounted light fixtures, including seven (7) dual-lamp fluorescent fixtures and five (5) single-lamp fluorescent fixtures, one (1) bulb in the single-lamp fixtures need replacement. The ceiling has multiple cover plates from former fixtures.

The walls are painted GWB in fair-to-good condition. On the north wall and at the Memorial Highway Atrium, below the windows is millwork consisting of adjustable shelves, sliding-glass doors, and plastic-laminate counter, ±39" AFF and ±29" at the Atrium. The ±18'-0" long counter at the south facing Atrium has no under-desk space. On the south wall facing the Atrium and above the desk is a ±20-1/2" 18'-0" aluminum window with single pane glass with butt joints. There are no labels as to it is safety type.

The floor is carpet, which is heavily worn and stained.

There are nine (9) aluminum awning-style windows on the north elevation. Six (6) are kept locked, three (3) are operable, and two (2) have chain-style limit stops.

Air distribution is via a linear diffuser in the wall just below the ceiling. The west wall has a return-air grille.

There are five (5) primary doors for this room and two (2) closet doors. On the east elevation, there are two doors between the office and the stacks.

At the floor and ceiling of the east wall is an expansion joint, "W"-style in a metal bead at the ceiling. It should be determined if these joints need to be fire-rated.

At the southeast corner, below the countertop and above the floor-expansion joint, there is a ±1-1/2" x ±27" gap in the GWB that is patched. From there the expansion jointed continues.

Door #1: On the north side is a pair of existing flush-metal doors that swing outward. Each leaf is ±21-1/2" (W) x ±87-1/2" (H). Each leaf has a surface-mounted closer, pair and a half hinges, ball-style handle at ±38" AFF, and one leaf is kept closed with top-and-bottom latches. The operable door has a clear space of ±19-1/2". There is no exit sign over Door#1 as a means of egress.

Door #2: On the south side is a single-leaf flush-metal out-swing door, ±27-1/2" (W) x ±86-3/4" (H) with a clear space of ±25". This door is missing its closer, has a pair and a half of hinges and a ball-style handle at ±37" AFF at center.

Door #3: The door is at the northwest corner and leads into Stair #7. This door is a single-leaf flush-metal out-swinging door, ±39-1/2" (W) x ±96-1/2" (H); it has a U- label but it has been painted over. Above the door is a ceiling-mounted exit sign. The door has two pair of hinges, a push-bar at ±36-1/2" AFF at center, and a closer. The door has signage indicating that it is a "Fire Exit only, Alarm will sound". However, the door is no outfitted with an alarm.

Door #4: The door is into the Mechanical Room. It is an in-swinging flush metal door, ±40" (W) x ±96-1/2" (H). It has a closer and a ball-style handle at ±37-1/2" AFF, and two pairs of hinges. The door into this MER should be locked. Its currently unlocked.

Door #5: The door is in the southwest corner and leads into the Attic space over the Auditorium. The flush-wood door is in-swinging, 28" x 85-1/2". This room has a non-locking thumb latch. This door should be kept locked at all times; signage should be added that beyond it is a fall hazard (±18"). Additionally, the door should be potentially replaced with a fire-rated assembly as the wall between is CMU. A ±36" metal railing should be added. Additionally, a catwalk should be considered as vendors access the metal framing over the interstitial space over the theater seating.

Per staff, this room needs a sink. Additionally, Consider adding a security camera on the outside of this door to ensure staff safety.

There is a fire extinguisher on the east wall with signage.

Northwest Mechanical Room

There is limited visibility due to equipment. It appears to have (2) AHUs.

The floor is exposed concrete. The west wall has two (2) aluminum windows (no obscure glass as would be expected for a MER). On the east wall is CMU (only a small area is visible). The wall has several penetrations in the CMU.

On the north wall is a wall-mounted fire extinguisher.

There are electrical panels on the north wall including PP-B and LP2C.

Technical Service Staff Office (Southwest corner)

The Technical Service Office has a combination of three (3) private offices; open-office seating for (11) and several worktables.

The ceiling is a 24" x 24" acoustic tile in a suspended metal tee. In general, the ceiling tiles are in good condition except for six (6) tiles, which are missing. There appears to be a wet tile in the southwest corner. The spray-applied fireproofing is off the structural beam above the ceiling along the south wall due to leaks.

The room is illuminated by two different styles of surface-mounted ±4'-0" single-lamp fluorescent fixtures. One run of eight (8) fixtures is missing lamps. They were most likely removed due to increased light levels. Several lamps and ballasts appear not to be working.

The walls are painted GWB and in good condition. There are multiple wall penetrations. Three (3) small areas at ±4" x ±4" and one (1) large at ±36" x ±36" at the north wall (left side of entry door) walls need touch-up paint.

Air distribution is via a linear diffuser on the north wall just below the ceiling. The western side of the diffuser is covered with duct tape.

The north, east and south walls have partial and full-height adjustable wood shelving with plastic-laminate counters in good condition.

There are (14) aluminum awning windows on the south- and east-facing walls, seven (7) on each side. The windows have been fixed with the exception of three (3), which have been limit-stopped with chains at ±7". A film has been added to the interior face of the south-facing window for solar control. The film is bubbling/failing.

Approximately 75% of the room has new 24" x 24" carpet tiles, which are in good condition. An earlier carpet is on the west side of the room, which is in fair condition.

There are two doors into this room on the north elevation. Neither have illuminated exit signs. There is one (1) wall-mounted fire extinguisher on the north wall and a recessed wall cabinet on the west elevation without a fire extinguisher.

The three offices are on the east side of the room. They have aluminum center-pivot doors and single and butt-glazed glass windows. All the doors have shims on the bottom hinge to create a ±1-1/2" gap assumed that this is for return air. The main door in the center of the north wall is flush metal.

North Side (west corner)

The typical stacks aisle width is ±38". Three (3) aisles are less then ±36"; the three are typically ± 31" to ±32" wide, which is not handicapped accessible.

To the left of the fire door is a metal panel with clock, non-functioning phone, garbage can and recessed cabinet for a fire extinguisher with signage.

In the far northwest corner is a small Study Room (#1) with a shallow desk that measures approximately ±70" x ±58". The room does not appear to have any supply or return air. It is very small.

Walls and ceilings are GWB in good condition, paint. There are surface-mounted ±4'-0", single-lamp fluorescent fixtures.

The carpet is ±18" x ±18" tiles in fair condition. The carpet is worn and has edge-lifting in multiple areas.

Adjacent and to the west of the Computer Center is a larger Study Room (#2), ±73" (D) x ±10'-0" (W). This room has a transfer grille. The room has an additional high grille providing air conditioning. The room has a free-standing table.

The north wall is full height, an aluminum window with a convection baseboard for heat.

The door into Stair #1 (Fire Stair) is a pair of out-swinging flush-metal doors with a total width of ±48" (W) x ±87-1/2" (H). There is an illuminated exit sign visible to the south only.

Fire Stair #1

The ceiling is painted GWB. The floor is unpainted concrete. The walls are painted CMU.

The treads are ±11" and the risers are ±7-1/2"; there is a ±1-3/4" handrail that is ±32" above the nosing. The door has a pair and a half hinges, surface-mounted closers, and a push-bar at ±37" O.C. AFF.

The wall-mounted fluorescent fixtures at the landing and at the base of the first floor are old and do not provide adequate illumination. The stair to the third floor is missing guard or infill panels, previously noted.

The door has a sign saying "Fire Exit only, Alarm will sound" but the alarm has been removed.

Computer Center (North Center)

The walls and ceiling are painted GWB in good condition. The illumination is from a surface-mounted single-lamp fluorescent fixture. The north-facing wall is full-height aluminum windows with a baseboard convection heater.

The floor is ±20" x ±20" carpet tiles in good condition; they appear to have been recently installed.

The area has five (5) computer workstations with a countertop at ±28" AFF.

Northeast Corner

Study Room (#3) is ±57-1/2" x ±74" deep; the room has a shallow desk (±18" deep). Air is provided by a transfer grille on the west wall.

Study Room (#4) is in the far northeast corner and is approximately the same size as Study Room (#3).

Three (3) of the aisles are less than ±36" (±33" actual). The balance are ±36" or greater in width; none are ±42" wide.

Fire Stair #4

The ceiling is painted GWB. The floor is unpainted concrete. The walls are painted CMU.

The treads are ±11" and the risers are ±7-1/2"; there is a ±1-3/4" handrail that is ±32" above the nosing.

The wall-mounted fluorescent fixture at the landing and at the base of the first floor are old and do not provide adequate illumination.

Atrium

The second floor Atrium is protected with a combination bookshelf and single horizontal pipe with a combined height of ±41-1/4" (±38-1/4" + ±3"). Code requires ±42".

E.L. Doctorow Local History Room

This room holds local history materials including books and maps. The room has two (2) seats at the north-facing desk and one (1) workstation. The approximate room dimensions are ±13-10" x 25'-0".

The ceiling is painted GWB in good condition with surface-mounted single-lamp fluorescent-light fixtures. The ±9-6" ceiling of this room partially engages the double height space to the third floor.

The room's partitions are a prefabricated-metal wall system with glass and wood paneling. On the east elevation, the southeast part of the wall is the full-height curtain wall.

The floor is ±18" x ±18" carpet tiles, which are in fair condition.

It should be determined if the room requires any special temperature and humidity control for the paper based collections.

Homework Help Center

The area has two (2) desks with eight (8) seats.

There is no ceiling in this space. It is open to the third floor Atrium above.

The E.L. Doctorow Room is to the north and the Teen Room to the south. Sound transmits from the adjacent Teen Room to this area and the double-height space above. This area was very noisy at the time of inspection.

The north wall is a full-height curtain wall. The bottom of the wall has five (5) hopper-windows and a convector-style heater. The awning windows are not limit-stopped and open to ±11".

The floor is ±18"x±18" floor tile in fair condition.

Teen Room

The Teen Room is an "L"-shaped space for teens. It has three (3) round ±4'-0" diameter tables, one (1) high table with two (2) bar-stool-type seating, and six (6) workstations surrounding the northeast column.

The ceiling is painted GWB and in good condition. An approximately ±18'-0" section of this room is open to the double-height space above.

The illumination is by ±4'-0" linear fluorescent-downlight fixtures suspended on air-craft cable. There is one (1) ceiling-mounted exit sign in the center of the room that does not necessarily direct patrons to the two exit doors.

The northwest corner of the room is created using a prefabricated-metal wall system with metal panels and glass above. There are two (2) sliding doors proving access between the main library and the Teen Room. The doors are ±36" (W) x ±74" (H). There are (11) aluminum windows on the south elevation and a double-height curtain wall on the east elevation.

The carpet is ±24" x ±24" carpet tile in good condition, recently installed.

There are two (2) electric panels on the west wall.

Second-Floor Center Space

The Main Stair intercommunicates between the first and second floors. The Main Stair has a combination of guardrail/handrail heights, at landings levels the total height is ±33-1/2" AFF and at the intermediate level is ±34-1/2" AFF.

The three-sided guardrail surrounding the Main Stair is constructed of a bookcase and horizontal single metal pipe, which is ±40-3/4" AFF (±37-3/4" + ±3").

On the second and third floors have recessed drinking fountains. The one on the third floor does not work. The unit on the second floor is operable. The drinking fountains have carpet beneath them, which should be replaced with a hard surface. The vinyl baseboard below the second-floor fountain is missing and needs to be replaced.

The door to the elevator is ±36 (W) x ±89" (H). The Braille floor signage is 59" AFF, the call button is at ±41-1/2" and the signage is above the elevator.

The door into egress Stair #6 is in-swinging flush metal ±40" (W) x ±80" (H) and has ±35" clear space. The door includes two pairs of hinges, a push-bar at a ±37-1/2" and a closer. The door is UL labeled at 1-1/2 hrs.

The west side of the second floor has a renovation scheduled; no plans have been shared with the design team.

The second-floor information desk at the center of the room is wood and plastic laminate. Its counter is at two heights at ±36" for patrons and ±28-1/2" for the employee workstation.

On the west side of the floor at the double height space there are two operable hopper-style windows at ±40" AFF. The inswing windows are not limit-stopped and can open to ±12" clear. They need to be limit-stopped.

At the northwest corner of the west double-height space is the Conference Room/Help and Learning Center. The room was added by a metal-panel system with wood and glass infill. The entrance to the room is by a ±36" (W) x ±84" out-swing flush-wood door. An adjacent bookshelf blocks the 18" required front approach pull-side clearance, making it not accessible. The room includes three (3) workstations and a central desk for six (6) people.

At the southeast corner of the west double-height space is another Conference Room/Meeting Room. The door is ±37" x ±84". The room has a conference table for ten (10). The south and west walls have full-height wood bookshelves. The north and east wall is a metal-panel system with glass and wood-infill panels. The recessed fire-extinguisher cabinet is blocked.

d THIRD FLOOR

Northwest Corner

On the third floor, all walls and ceilings are painted gypsum-wall board in good condition. Floors are carpet tile, in good condition. The baseboard is vinyl, which appears to have been painted and is holding dust.

All columns are circular at ±24" diameter and are clad with aluminum covers, in good condition.

A pair of doors lead into Fire Stair #1 swing inward and are ±46-1/2" (W) x ±87" (H) overall. Both doors have push-bars at ±36" AFF. Above the doors is an illuminated exit sign visible from east and west but not south. At the top of Stair #2, there is an exit sign (in south orientation) directing one to Stair #1.

Between Stair #1 and #2 is a largely redundant metal wall-panel divided into seven (7) smaller panels that include the following:

- One (1) non-functioning telephone.
- One (1) clock.
- One (1) recessed garbage receptacle.
- One (1) recessed fire-extinguisher cabinet. The fire extinguisher does not have signage (like all others).
- Two (2) speakers.
- One (1) blocked unused panel.

On the east and west side of the north elevation, there are intercommunicating stairs between the second and third floors. There is a soffit at the ceiling at the top of both steps that is ±11" in height; the vertical side of the soffit includes a linear diffuser. No smoke baffle was observed.

Stair #2 and #4 have ±7" treads and ±12" risers; both sides of the stairs have a ±2-1/4" diameter handrails at ±32" above nosing. The railing offset from wall is ±2"; the top of railings does not have returns. The clear width is ±40-1/2". At the stair (south side), there are no balusters for ±13'-0", which is a fall hazard. On the south side of the stair at the third floor, it is protected by a bookshelf with a single metal top rail that is ±44" above the finished floor.

At the east side of duct-chase #1, at the third floor, the louver is partially blocked by the bookshelf.

A Stair #2 on the west side of the curtain wall, the left side has an open joint approximately 5-feet long.

North Center

At center of this space is the Buiss Music Center. At the Buiss Music Center, eight (8) of the ceiling light fixtures were replaced with suspended linear up/downlights, which are in good condition. The carpet tiles at Buiss Music area are 20" x 20" and are recent in good condition.

At the center Atrium, the opening is protected with a guardrail consisting of a bookcase (±41") and a single metal rail (±3") for a combined height of ±44". There is no smoke baffle protecting the Atrium from smoke during a fire event.

At each floor of the Atrium, there is a non-functioning neon-light system at the four sides. To the east of the Information Desk, at the ceiling, there are three (3) luminous-tube transformers labeled as High Voltage.

At the top of the Atrium just below the skylight, there is an optical-beam smoke detector in the east/west orientation.

There appear to be several small movement cracks in the GWB at the intersection of the four (4) north/south beams just below the skylight.

The existing metal doors at the entry into Stair #4 are ±46-1/2" (W) x ±87" (H). Both doors have push-bars at 36" above finished floor. Adjacent to the doors to west is a fire-alarm pull station. Above the door is an illuminated exit sign visible from east and west, but not south.

To the left of the Stair #4 door is the same metal panel subdivided into seven (7) smaller panels, this one has signage for the fire extinguisher.

Also, directly to the left of the door is a locked electrical panel (LP3A).

East Side

There is a large opening at east side looking down to second floor (History Room and Teen Rooms). The opening is protected with a guardrail consisting of a bookshelf (±38") and single metal pipe-rail (±3") with a combined height of ±41" above finished floor. It needs to be ±42" AFF.

At the north side of the opening are two fans, wall and floor types.

Southeast Corner

To left of the Administrative Office entrance is a fire extinguisher in a recessed housing with signage.

The eastern two-floor atrium does not have a smoke baffle.

South Center

The existing door to Stair #6 is flush metal ±40" (W) x ±90" (H), in-swinging into the Fire Stair. The door has a push-bar at ±37" above finished floor at center. Additionally, the door has signage "Fire Exit Only-Alarm will sound"; there are three adjacent illuminated exit signs, which appear to be non-functioning. At this door, the floor carpet tiles are loose and need a transition strip.

The entrance to the elevator is ±36" (W) x ±90" (H); the elevator has signage with braille. There is no signage at elevator saying not to use it in case of a fire.

The ceiling mounted exit sign is ±5" from the wall plane and is not visible from the east/west aisle.

Janitor's Closet

This room is used as a Janitors Closet with a hot and cold wall faucet and 10"-tall floor basin.

The west wall has one penetration and the ceiling also has one (1) penetration. At ceiling is a luminous-tube transformer (non-functioning). Hung from the room ceiling is a copper condensation pipe, which drains to the basin.

The floor is ceramic tile; a floor drain was not visible.

The existing metal door to the closet has no signage.

Classroom and Meeting Room at Southwest Corner

Tables are configured in a "U" shape; the aisle on west side is ±22" with the chairs pushed in. Tables are on rollers and can be reconfigured. An ADA accessible configuration should be established.

This room was created by adding a prefabricated wall-partition system on the east side. The door has been taken off and is sitting on the floor. The south wall has two televisions/monitors.

The north wall has a single vision panel to the west double-height atrium. The ceiling also has three remaining mounting points for exhibit posts. Original light fixtures at the ceiling have been replaced with four (4) ±4'-0" ceiling-mounted fluorescent fixtures with plastic lenses. The fixtures are plugged into the existing ceiling tracks.

This room includes a door, which is the second means of egress door from the South MER. This door is blocked from the classroom side. This access should always be kept clear.

All electronics on the south wall are fed from a power strip.

West Atrium

The west Atrium is protected by guardrail consisting of bookshelf and one horizontal metal pipe; total height is ±41-1/2" (±38-1/2" + ±3"). No smoke baffles are visible.

The west curtain wall is double height consisting of 14 large fixed panes of insulated glass. Bottom center has two (2) hopper-style windows at second level. All windows at double-height atrium have roller style solar shades.

Northwest Corner

At the main space, there are four (4) plastic panels separating the third floor from the Memorial Highway Atrium. The center two (2) panels have a 6" gap at the top.

At the third-floor book elevator, the bottom of the metal-clad column is split and separated by ±1-1/2".

Information Desk (at center)

The third-floor Information Desk is a recent replacement in good condition. The desk has upper and lower counter heights at ±29" and ±39"; it seats two (2) people.

The desk is located between two metal clad columns and is separated by ±62" from a back cabinet that goes from column to column, the space between the columns and the desk is ±34" with a low door on each side, enclosing the information desk area.

The metal column on the west side has a fan mounted to the side for ventilation.

Main Stair

At the Main Stair, the clear space between railings is ±44". The treads are ±12" and the risers are ±7". The railing height is ±33", which is not a compliant-guardrail height.

The skylight above stair is supported by a steel round structure 4 x4 in design. There is an optical beam smoke detector in the east/west orientation just below the skylight.

The top edge of Main Stair Atrium is lit with ten (10) track lights. The edge also has remains of neon-tube lighting.

South MER

The room is used for mechanical equipment and the storage of files, furniture, supplies, etc.

The underside of the roof deck is exposed; spray fireproofing is visible. The room is illuminated by ±4'-0" linear fluorescent fixtures, either ceiling mounted or suspended. Insulation from ceiling ductwork is loose in several locations.

The north wall is exposed CMU; the west and south walls are painted GWB. The room has miscellaneous small wall penetrations. The floors are painted concrete. Two out of three floor drains were reported clogged.

There are seven (7) windows on the east elevation, which are awning style, operable with a ±17-1/2" throw.

There are two (2) wall-mounted fire extinguishers next to the two (2) doors with signage.

The room appears to have no illuminated exit signs.

Switchgear on the north wall does not appear to have adequate clear space due to storage. A 36" clear space is required in all directions.

Archives Room #1

The walls and ceiling are GWB; there are several holes. The carpet is broadloom and has stains.

The existing metal door into the room from the third-floor public space is ±32" (W) x ±87-1/2" (H). The clear space is ±30". The door swings into the room. The door has a closer and a pair and half hinges.

The room has a desk facing south that is ±30-1/2" AFF, and a small sink on the west side of the desk. There is a single-glazed glass window facing onto Memorial Highway Atrium.

Archives Room #2

Walls and ceiling are painted GWB. The floor is VCT covered with a low-pile rug.

On the south wall is an electrical panel (LP3C). It appears that shelving is too close to it and these protrude into required clear floor space. A conduit penetrates into ceiling has open GWB.

In the northwest corner of the ceiling are two (2) neon transformers that are non-functioning.

Archives Room #3

This is a small interior room with perimeter metal shelves and desk.

Walls and ceiling are painted GWB. The floor is ceramic tile.

Staff Hallway at Northwest Corner

The walls and ceiling are painted GWB. The floor is low-pile carpet, which needs to be cleaned.

There are eight (8) awning-style metal windows along the north elevation. All are locked with the exception of two (2). These two (2) are chained/limited stopped with a clear space of ±8".

The south wall has four (4) doors ±46-1/2" (W) x ±87" (H). These go into Archive Room #3, a Women's Restroom, a Men's Restroom and a MER.

On the west side of hallway is a door into Fire Stair #7. The door is 1-1/2hr fire-rated. The door swings into the stair and is ±39-1/2" (W) x ±97" (H). This door has a push-bar at ±36-1/2" AFF and a closer that requires adjustment, as the door does not fully latch closed. There is an illuminated ceiling-mounted exit sign above the door.

The doors into the two (2) restrooms are metal and have louvers at the bottoms.

Men's and Women's Restrooms have signage but not in braille.

MER at Northwest Corner

This room houses the equipment for the Daikin HVAC unit that supplies the Auditorium below.

The walls and ceiling are painted GWB and have several small holes and large openings. The floor is carpet at the entry hall and painted concrete where the equipment is located, separated by a concrete curb. The room has a fire extinguisher set on the floor.

At the entry door, the interior side handle has punched through the GWB.

None of the outlets are GFCI protected.

Staff Lounge at Northwest Corner

There is a ±34" (W) x ±88" (H) glass door with aluminum frame on the south elevation that leads to an ±8'-0" wide terrace consisting of concrete pavers. The balance of the roof is a granulated-cap sheet built-up roof. There is a ±27-1/2" aluminum railing separating the terrace from the balance of the roof. The low railing could be a tripping hazard.

The walls and the ceilings are painted GWB in good condition. The carpet is the low-pile type in fair-to-good condition.

The lighting in the room is four (4) runs of three (3) 4'-0" single-bulb fluorescent fixtures. The bulbs are exposed as there are no lens.

On the south elevation, there are three (3) hopper-style windows with insulated glass. On the west elevation there are four (4) awning-style windows with insulating glass.

On the north interior elevation is a pass-through into the pantry, an opening into the pantry (no door), and a small closet.

Staff Lounge Pantry

The walls and ceiling are painted GWB in good condition. The flooring is VCT in good condition.

Millwork consists of upper and lower cabinets clad in plastic laminate.

The pantry has a sink on the west elevation and refrigerator on the east, and several microwaves.

There is one (1) window above the sink.

Furniture consists of a large table, ±5'-0" x ±10'-0", in the center of the room with a non-fixed seating, and several couches at the perimeter walls.

The pantry has wall-mounted fire extinguisher and signage.

None of the electrical outlets within six feet of the sink are GFCI protected.

Men's Staff Restroom at Northwest Corner

The Men's Staff Restroom foyer has 2" x 2" gray ceramic tile floor, and painted GWB walls and ceiling. The right side of the ceiling is open (±8" x ±6'-0").

The toilet room and bathroom foyer does not appear to be handicapped accessible. At the foyer, the clear space from foyer door open door to the restroom door is 41", which is not handicapped accessible.

The Men's Staff Restroom has the following: one (1) sink, one (1) urinal and one (1) toilet.

There is no handicapped-accessible turning radius at the toilet and clear space between the face of the sink and opposite wall is ±48".

The door from the hall is ±33-1/2" (W) x ±87-1/2" (H). The clear door space when door is in the open position is ±30-1/2" is not handicapped accessible.

Women's Staff Restroom at Northwest Corner

The walls and ceiling are painted GWB. The ceiling shows signs of two (2) leaks. The floor is 2" x 2" gray ceramic tiles. The distance between the countertop and the door is ±34".

The first room has two (2) sinks in a counter that is ±31" AFF. The countertop is plastic laminate. The west wall has a full-length mirror.

The second room has three (3) toilet stalls:

- Two (2) are ±33" (W) x ±55-1/2" (D).
- One (1) is ±42" (W) x ±92" (D) and appears to be ADA accessible.

The large stall includes a toilet and a corner sink. The area outside the stalls is ±33" wide.

Light levels in Women's Staff Restroom are very low.

The door from hall into the women's room is 33-1/2" (W) x 87-1/2" (H). The clear space with door is open is 31". This is not handicapped accessible.

Administrative Offices

The main door into the Administrative Office from the third-floor public space is ±42" (W) x ±95-1/2" (H). The right leaf is locked. The left leaf has a ±19" clear space, which is not handicapped accessible.

The existing flush-metal door from the Open Office to the Director's Office is ±31-1/2" (W) x ±9'-0" (H). The door in-swings into the Director's Office. Accessible access does not exist due to the copier at the push-side clearance.

The doors into the Business Manager's Office and Conference Room are ±30-1/2" (W) x ±8'-0" (H) with 29" clear.

The second door on the west side is flush metal with no closer and a ball-style handle, ±30-1/2" (W) x ±8'-0" (H), with a 29" clear non-ADA compliant, no push-side forward-approach clearance.

There are boxes in front of the electrical panel LP3B.

The floor was recently recovered with a plastic laminate.

The open office has a desk, file cabinets, and a postage/fax area.

There is a small bathroom (non-accessible). The door into it is ±31-1/2", flush metal with a closer, kick plate and ball-style handle. The bathroom is ±35" (W) x ±7'-6"(D) and includes a wall-hung sink at ±31" AFF, toilet at 16-1/2"AFF, mirror, wall mounted soap dispenser at ±51"AFF, toilet-paper dispenser at 23-1/2" AFF, and paper towel dispenser at ±56" AFF.

B Huguenot Children's Library

Location Map – Google Earth Map

1 EXTERIOR ENVELOPE

The Huguenot Children's Library is a three-story high building located on 794 North Avenue. Originally constructed as a private residence in 1869, it served three generations of the same family (Mahistedt Family). The property was purchased by the City of New Rochelle in 1922.

The building style is Second Empire, accented with brick walls, wood cornice and a mansard roof. The lower portion of the roof is steep slope and clad with gray slate shingles with a 4-1/2" to 5" weather. The upper portion of the roof is a single-ply EPDM.

A brick chimney is on the north and south elevation above the gutter.

There are multiple exterior light fixtures that are out, including those:

- At the south elevation.
- At the north elevation.
- At the west elevation.
- At pole illuminating the east façade.

Site features include:

- Concrete sidewalks.
- Brick pavers (with donor names).
- Book-drop box.
- Flagpole.
- Benches.
- Small garden at the middle of the ramp to the lower level.
- Concrete stairs with metal railing.
- Building sign.

Air handlers are located on grade at the southwest corner.

The walkway that connects the street sidewalk to the Main Entrance has brick pavers with donor names. The walkway has a slope of 1/2" to 1-1/2"/FT. The walkway that connects the street sidewalk to the basement back entrance is concrete with a slope is 5/8" to 7/8"/FT and seven (7) concrete steps. The ramp that connects the two aforementioned walkways also has brick pavers with donor names, and the slope is 1/4"/FT.

There is a switchback-style ramp going to the rear façade. The first segment's slope is 3/4" to 1"/FT with a 1/4" cross slope. The second segment's slope is 3/8"/FT with a cross slope of 3/8"/FT.

a WEST ELEVATION

The west elevation is also the rear façade. The basement is fully exposed and clad with stucco with hairline cracks and cracking at the northwest corner.

The basement has three (3) windows and one (1) door that is used as entrance to the basement-level Program Room.

There is a plastic air-intake louver on the wall, which is broken.

A retractable fabric canopy is mounted between the basement and the first floor and appears to be of recent vintage. It is in good condition.

The basement light fixture located over the door is broken.

There are downspouts that are 3" in diameter made from copper pipe that change to PVC at grade.

There is a wall-mounted security camera pointing at the basement entrance.

The first floor is brick masonry and has five (5) windows. There are three (3) area lights alternating between the windows. The lintels and sills are bluestone.

The second floor is part of the mansard roof clad in slate with three (3) dormer windows. Windows have mesh security grilles.

The rear patio is broom-finished concrete with ±20 inlaid donation plaques and one (1) minor crack.

b NORTH ELEVATION

The existing concrete stairs, stone retaining wall, and metal railing, all are in fair-to-good condition. The stone wall has open joints. The concrete steps are deteriorating at upper most riser. The existing metal railing at the stairs has minor rust.

The handicapped accessible ramp is brushed concrete and in good condition.

The east to west walkway is also brushed concrete; two (2) flags have cracked corners (12" x 6" and 4'-8" x 6").

The exposed foundation wall is painted stucco with hairline cracks. The gas meter and fiber-optic (Cablevision) meter and box are mounted against the foundation wall.

A metal and wood bench at the walk are in good condition.

The wood cornice is in good condition.

The slate mansard appears to have one (1) cracked slate.

c EAST ELEVATION

The existing cornice and brick wall are in the same condition as north elevation. The upper portion above door has about 3'-0" long area of peeling paint.

The entry has an upper and lower copper flat-seam roof. The lower roof is curved inward north to south.

The walls are clad in 4"-wide wood clapboard that are in fair condition, with deteriorated and worn painted finish.

The columns flanking the door appear to be PVC or plastic-composite material, not wood.

There is a Siamese connection behind the shrubs on the south side of entrance. It has signage above mounted to the brick.

Located at both corners are 3"-diameter copper downspouts.

The east and west lintels and sills are bluestone and in good condition.

d SOUTH ELEVATION

The electric meter is at the southeast corner and partially obscured by the exterior metal stair.

The light fixture is broken next to the exterior stair tower.

The metal exterior stair is in good condition but has signs of biological growth and failing paint on the vertical posts.

The air-handlers are enclosed with a chain link fence with heavy and encroaching plant material surrounding equipment.

At the stucco foundation wall, a and pipe penetration is open.

There are (2) white aluminum leaders at the west side concealing HVAC lines.

The south chimney appears to be capped with copper.

The windows on the west elevation have mesh security grilles.

2 INTERIOR FINISHES

a BASEMENT

The basement has a Program Room with five (5) smaller rooms off it. These include:

- Boiler Room
- A/V Equipment Room
- Storage Closet
- Sprinkler Closet
- Restroom

Program Room

According to the librarian, access to this room is only from the exterior and not interior wood stair at the northeast corner. This interior stair is only for staff use.

Interior walls and ceiling are painted GWB; in general, they are in good condition. There is one (1) area of water-damage at the ceiling; it is surrounding the southern support column ±41" x ±32".

The ceiling also has the following:

- Surface-mounted camera.
- Cover plates for sprinkler heads.
- (11) 4-1/2"-diameter recessed high-hat light fixtures.

Three (3) walls have built-in millwork, including:

- South: A pantry with upper and lower cabinets, sink and microwave.
- East: A locked storage with open cubbies above.
- West: Storage Closet and two (2) benches with storage under the seats.

There are two (2) ±4-1/2"-diameter metal columns that are exposed. It should be determined if they need to be fire-rated. This room has (3) windows facing west.

The floor is 18"x18" VCT with a circular inlay. It is in good condition. The VCT floor has a large area rug over it. There is one (1) small floor drain visible in front of the A/V Closet.

The door to the exterior is ±35-1/2" (W) x ±79" (T) and is on the west elevation. It is a six (6) panel wood-core door with pressed-metal cladding. The clear ADA space is ±31", which is not handicapped accessible. Th door also includes:

- Interior push-bar and surface mounted latch at 33" AFF.
- An outside latch is ±34" AFF.
- A threshold that is ±1-1/4" to ±1 -1/2" tall, which is not handicapped accessible.
- A hold-open.
- A pair of ½ hinges, the bottom hinge is rusted.
- Sill weather-stripping that is loose and failed.
- An interior strike for the egress push-bar is loose and could fail.

The doors to all equipment and support room were unlocked at the time of inspection.

A pendant-mounted exterior light fixture is installed above the door and is broken.

In the southeast corner is an electric panel. The panel door was not locked. The room has surface-mounted egress lights, two (2) heads and exit signs; both were tested and operable.

The room has one (1) wall-mounted Mr. Slim A/C and a free-standing humidifier next to the Sprinkler Room.

None of the rooms or closets have signage with braille.

There are multiple pieces of audio-visual equipment including:

- Ceiling-mounted projector.
- Ceiling-mounted screen with valance.
- Five (5) surface-mounted speakers.

Boiler Room

The Boiler Room has the following mechanical equipment:

- One (1) Weil-McLain boiler (Gold CGI) recent vintage with one circulation pump.

- One (1) 40 Gal.-hot-water heater and tank – appears to be new, AO Smith Pro-line, Model XCR-40-400.
- One (1) wall-mounted ABC fire extinguisher.
- One (1) ABC fire extinguisher.
- A wall-mounted CO detector.
- A sub-grade sump with electric pump at the floor.
- A fresh-air intake, 9-1/2" in diameter. The breach looks deteriorated.

The floor is concrete and has minor cracks. There is no threshold between the VCT and concrete.

The walls and ceiling are painted GWB. The west wall has multiple openings at the breach. The north and west wall has a gap at the floor.

The Boiler Room has ceiling-mounted fluorescent light fixtures.

The ceiling has two (2) copper pipes, which have been cut.

The door to the Boiler Room is metal but no label with fire-rating visible.

A/V Equipment Storage

The A/V Equipment Storage has two (2) wall-mounted racks, including:

- Security-camera recording and DVD, etc.
- Computer rack.
- The room also has fiber optic cable (Cablevision) and modems.
- Wall-mounted Tyco Security panel.
- Sprinkler head.

The ceiling and walls are GWB. The ceiling has multiple penetrations that have not been patched. At the interior right side of the door at the floor is missing sheetrock approximately 18" x 28" in size.

The floor is sheet vinyl in good condition.

The metal exhaust pipe for the boiler runs through this room. It has a replacement door leaning on it.

The room is also used for table and paint storage.

Storage Closet

The Storage Closet is partially located below the stair. The ceiling and walls are painted GWB. The floor is sheet vinyl. The ceiling has one (1) surface-mounted fluorescent light fixture, two (2) lamp fixtures, and one (1) sprinkler head.

Sprinkler Closet

The Sprinkler Closet includes:

- 4"-diameter alarm valve.
- Floor sump pump with electric motor.
- There is a Tyco addressable fire-alarm control panel (Unimode 200 UDLS).
- Gate and water-flow switches.
- Electrical disconnect on the east wall at the back corner.

The ceiling is missing most of its plaster, and wood joists and underside of the subfloor is exposed.

The east and south walls are painted rubble. The floor is painted concrete.

ADA restroom

The ADA restroom includes:

- Toilet.
- Sink.
- Wall-mounted grab bars.
- Wall-mounted toilet dispenser.
- Wall-mounted diaper-changing station.
- Wall-mounted soap dispenser.
- Wall-mounted hand dryer.

The ceiling-mounted fan has loose cover.

The south, east, and part of north walls are partial height 4" x 4" ceramic tiles. There is a ±6"-wide hole in the tile wall below the toilet-paper dispenser.

The floor is 2" x 2" ceramic tile. The floor appears not to be leveled and is irregular. A small section of eight (8) tiles is missing at northwest corner. The floor has a 24" x 24" metal diamond-plate cover just in front of the toilet.

A garbage can encroaches on the handicapped accessible clear space.

The wood door into room has ±34" clear space.

The underside of the sink has anti-scald guard pipe covers.

Stairs

The stairs have been scheduled to be rebuilt. If done, reconsider tread and riser heights, lighting handrails, etc.

The stair to the first floor (Staff only) includes a parged foundation wall at the north and east. The east wall has several areas of efflorescence.

The stair is wood with open risers; the upper section is ±26" wide and it has no handrail, lower width is ±24" with treads that are ±9-3/4" wide and risers that are ±8" typical. The intermediate landing appears to be tilted.

There is one (1) ceiling-mounted light fixture at the stair landing towards the bottom, no light at the upper portion, inadequate lighting.

The room should have egress lighting and two (2) illuminated exit signs.

There is one (1) ceiling sprinkler head, and one (1) head at the open riser and one (1) above the door at the first floor.

At the bottom of the stair, at the landing, chairs are stored; no storage should be kept in the stair hall.

The door at base of stair has a passage lock.

b FIRST FLOOR

The first-floor houses books/collections for first and second grades.

Vestibule

The ceiling is wood beadboard.

The upper portion of the walls are painted GWB. The lower portion are brick or beadboard.

The floor is low pile 100% walk-off material. It has one (1) floor-mounted radiator.

There is a small entry vestibule. Both wood doors are 35" wide with upper simulated divided-light vision panel. The clear space when opened is 33". Both doors at the lower portion on the inner side have impact damage. Both doors have metal thresholds that are: outer threshold is ±1" to ±1-1/2" high, inner threshold is ±3/4" high. Both vestibule doors have closers.

There is a small wall-hung bulletin board and two (2) plaques.

Open Room

The walls and ceilings are painted GWB in good condition, except for several small holes in the ceiling on the west side of the room. Bookcases are mounted on perimeter walls. The ceiling has dropped beams and two 11" x 11" square columns. The south column at the dropped beam has an area of water damage.

The floor carpet is in good condition. There are multiple flush-mounted electrical outlets at the floor.

Windows are located on both the east and west wall and none of the north and south sides. The windows are six-over-six double-hung with insulating glass; the windows appear to be recently installed. The Librarian said recently replaced). The windows are wood with simulated divided lites. All windows have interior metal horizontal blinds.

The south wall has a non-functioning fireplace with decorative wood and stone surround and painted hearth. The southwest corner has wall-mounted air-conditioner.

The north wall has a carpeted open wood stair to the second floor with wood balusters and handrail. An ADA restroom is at the northwest corner. There is also a desk for librarian.

The ceiling has a combination of surface-mounted fixtures at each recessed bay and six (6) MR-16 spotlights on the east.

Egress lighting and exit sign are wall-mounted above the vestibule door.

There are five (5) floor-mounted radiators three (3) on the west and two (2) on the east.

There is one security camera for the first floor located at the southeast corner of the ceiling.

ADA Restroom

There is a handicapped-accessible restroom in the northwest corner of the room. The door into the room has signage with braille. The restroom has the same finishes as the Basement Accessible Restroom, 2" x 2" floor tiles and partial height 4" x 4" wall tiles. The underside of sink has only one (1) anti-scald guard. There is a floor-mounted storage cabinet. It potentially impedes on clear space in front of toilet. The window has obscure glass. The windowsill is 22" AFF and does not have limit-stops.

The first floor includes:

- Wall-mounted egress lighting and exit sign above the vestibule door.
- Multiple flush-mounted electrical outlets at the floor.
- One (1) security camera for the first floor located at the southeast corner of the ceiling.
- Five (5) floor-mounted radiators; three (3) on the west and two (2) on the east.
- A wall-mounted air-conditioner on the southwest corner.

Note: At the time of the inspection, carts were impeding clear access to the stair to the second floor.

c SECOND FLOOR

Open Room

The second-floor collection has books for third to sixth grades. The second floor has bookcases, circular desks, several workstations, and a desk for the Librarian. Behind the Librarian's desk is a small pantry with a sink.

The walls and ceiling are painted GWB in good condition. There is a small north-south stress crack in the ceiling. The floor is low pile wall-to-wall carpet in good condition. There are multiple flush floor-mounted electrical outlets.

There are ten (10) wood double-hung windows with six-over-six simulated divided lites. All windows have metal horizontal blinds. The lower sash is fully operable.

The second-floor egress door is a ±35" wood door with alarmed push-bar that leads to an exterior metal stair. The push-bar alarm does not work.

The exterior stair has a 32" clear space between the handrails. The treads are ±12" and the risers are ±6-1/2". The guardrail is ±42". There is a small open area on west side of the upper landing that is ±8-1/2". The baluster spacing is ±4-1/2". Treads and the upper platform are of the metal bar-type grating.

There is a stair between the first and second floor on the north side of the room, which is "L"-shaped and ±29" wide to the upper portion. This stair has carpeted treads that are ±10" deep and risers that are 8" in height. The existing guardrail for the north stair is ±31" AFF. It consists of a wood handrail and wood balusters. The space between balusters is ±3-1/2" to ±3-3/4". The entire railing assembly is loose. Also, the guardrail is not ±42" AFF. The second-floor stair opening is protected by a freestanding computer desk with back that is greater than 42". This desk is not permanent. If moved, a low guard rail condition would be created.

Heat is provided by six (6) floor radiators with metal enclosures. Air-conditioning is provided by a wall-mounted Mr. Slim A/C. Refrigerant lines are exposed in the small hall.

The second floor includes:

- Illuminated exit signs with battery packs above both egress paths.
- Ten (10) flush-mounted fixtures.
- Seven (7) sprinkler heads; two (2) are missing cover plates.
- A wall-mounted egress light with a battery pack at the north wall.

At the time of the survey, the egress door on the south elevation was partially blocked.

PART 2 - DEFICIENCY LIST

It should be noted that each deficiency noted below can include conditions at multiple locations in a particular area.

2.1 MAIN BRANCH DEFICIENCIES

A Site conditions

1 West Elevation

a Existing asphalt patch on concrete curb (See Existing Conditions Photo 01)

i Description: There is an asphalt patch (±30" x ±120"), irregular in height, at the sidewalk driveway curb

ii Classification: Recommended, Building integrity.

iii Assessment: The sidewalk driveway curb is concrete; it was patch with asphalt as part of infrastructure updates.

b Minor cracking at asphalt driveway (See Existing Conditions Photo 02)

i Description: The asphalt driveway has minor cracking; it has a previous ±36" patch.

ii Classification: Recommended, Building integrity.

iii Assessment: The asphalt deterioration is due to age and use.

c Steel bollard is bent over (See Existing Conditions Photo 02)

i Description: One steel bollard is bent over.

ii Classification: Recommended, Functionality.

iii Assessment: A vehicle hit and bent over the bollard.

d Deteriorated railroad ties at driveway retaining walls (See Existing Conditions Photo 02)

i Description: The driveway has retaining walls at both sides built on concrete and railroad ties (±30' x ±10"). Ties are deteriorating.

ii Classification: Necessary, Building integrity.

iii Assessment: This condition is due to age.

e Deteriorated paint, bent post and missing rail at pipe metal railing (See Existing Conditions Photos 03, 04)

i Description: Paint has deteriorated at both sides of the driveway pipe metal railing, there is one bent post on the north side of the driveway and one section is missing the mid rail on the south side.

ii Classification: Necessary, Building integrity, Appearance.

iii Assessment: Deteriorated paint, bent post and missing mid rail section are due to age and weather exposure.

f Concrete retaining wall sealant joint failing (See Existing Conditions Photo 04)

i Description: A 30" sealant joint section is failing.

ii Classification: Necessary, Building integrity.

iii Assessment: Sealant failed due to weather exposure or improper installation.

g Trench drain gap is a tripping hazard (See Existing Conditions Photo 05)

i Description: On the south side of the driveway there is a trench drain open gap of ±12" x ±12" and is a tripping hazard to the south door. Trench drain appears to be closed with leaf debris.

ii Classification: Currently critical. Functionality.

iii Assessment:

h Concrete crack at catch basin (See Existing Conditions Photo 05)

i Description: 3'-0" long crack in concrete exterior floor slab at either side of a catch basin.

ii Classification: Necessary, Functionality.

iii Assessment:

i Failing joints at upper and lower planters (See Existing Conditions Photo 06)

i Description: There are sealant joints at the upper and lower planter walls which are failing.

ii Classification: Necessary, Building integrity.

iii Assessment: Sealant failed due to age, improper installation or excessive moisture.

j Bike metal rack paint failing (See Existing Conditions Photo 07)

i Description: Bike metal rack paint is peeling.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment: Normal wear and tear

k Bike Rack hidden by low walls and missing signage (See Existing Conditions Photo 07)

i Description: The bike rack is hidden between low concrete walls and there is no signage on the main walkways that points at its location.

ii Classification: Recommended, Functionality.

iii Assessment: The lack of signage hides the bike rack from the public.

l Missing and displaced pavers at West Plaza (See Existing Conditions Photos 08-10)

i Description: There are multiple areas where the brick masonry pavers are displaced or missing at the main Plaza.

ii Classification: Potentially critical, ADA Compliance, Functionality.

iii Assessment: Pavers are displaced due to settling.

m Round recessed tiered seating have scrapes from skateboards and sealant has failed (See Existing Conditions Photo 11)

i Description: Multiple low walls / round recessed tiered seating have scrapes from skateboards. Sealant has failed at the two (2) sets of steps.

ii Classification: Recommended, Building integrity.

iii Assessment: Concrete has been hit with skateboards multiple times causing scrapes.

n Entrance steps sealant has failed (See Existing Conditions Photos 12, 13)

i Description: Approximately 30 Feet of sealant has failed at entrance steps.

ii Classification: Necessary, Building integrity.

iii Assessment: Normal wear and tear

o Aluminum fence is loose and flexes (See Existing Conditions Photo 14)

i Description: At the side of the auditorium there is a ±38" tall aluminum fence with vertical posts and balusters operable gate. Fence is loose and flexes when pressure applied.

ii Classification: Potentially critical, Building code compliance.

iii Assessment: Poor original installation.

p Dead pixels at multimedia LED screen (See Existing Conditions Photo 15)

i Description: Multimedia LED screen has several dead pixels at top.

ii Classification: Recommended, Functionality.

iii Assessment: Normal wear and tear

q Tripping hazard at the street trees pits (See Existing Conditions Photo 16)

i Description: At Memorial Highway, the pits for the street trees need to be reset, they are a tripping hazard, approximate dimensions are 48" x 48". In three (3) locations pits have brick set in.

ii Classification: Currently critical, Building code compliance.

iii Assessment: Determine if this is the responsibility of the City of New Rochelle or the Library. The tree roots have grown outside the pit and it has pushed the bricks out.

r Wall-mounted art pieces inspection (See Existing Conditions Photo 17)

i Description: There are three (3) large art pieces mounted on the wall, the anchorage is not visible.

ii Classification: Recommended, Building integrity.

iii Assessment:

s ADA ramp compliance (See Existing Conditions Photo 18)

i Description: The spacing of the posts at the lower ADA ramp with trees limits walking area, between 24" to 26" with one 40" space. It's difficult to navigate with wheelchair or baby carriage.

ii Classification: Necessary, ADA Compliance, Functionality.

iii Assessment: Per ADA Standards - Chapter 4- Accessible Routes

403 Walking Surfaces

Section 403.5.2 Clear Width at Turn.

Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn.

Exception: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required.

2 North Side

a Cracked and delaminated flagstones at walkway (See Existing Conditions Photos 19, 20)

i Description: The flagstone walkway between Lawton Street and Memorial Highway, especially the east side, shows significant settling. In general, in this walkway there are multiple cracked or delaminated flagstones.

ii Classification: Currently critical, Building code compliance.

iii Assessment: Contact the City of New Rochelle or County of Westchester, the walkway is not part of the library.

b Eroded grade at concrete walkway (See Existing Conditions Photo 21)

i Description: At the concrete walkway, it appears grade has eroded and created a 10" drop off.

ii Classification: Necessary, Building code compliance.

iii Assessment:

c Sealant failing at concrete flags and along the building (See Existing Conditions Photo 22)

i Description: There is a covered existing concrete wall to egress from the basement at the left side of Main Entrance. The sealant joint at the concrete flags has failed and the east/west joint along the building.

ii Classification: Necessary, Building integrity.

iii Assessment: Normal wear and tear.

3 East Side

a Minor rust at bike racks and roof drainpipe (See Existing Conditions Photo 23)

i Description: Minor rust showing at bike racks base plates and roof drainpipe.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment: Normal wear and tear

b Brick accent at sidewalk settling (See Existing Conditions Photos 24, 25)

i Description: The brick accent at east elevation sidewalk appears to be settling and could be a tripping hazard.

ii Classification: Currently critical, Building code compliance.

iii Assessment: Determine if this is the responsibility of the City of New Rochelle or the Library.

c Garden wall in poor condition (See Existing Conditions Photos 26-31)

i Description: The street side has extensive crazing and cracking, biological growth, significant open joints at round opening (±1/2" wide). The metal grille is rusting. The southeast corner of the wall has impact damage and open mortar joints, bottom 11 courses of tiles.

ii Classification: Potentially critical, Building integrity, Appearance.

iii Assessment:

B Exterior Envelope

1 Roof

a Deteriorated roofing membrane at roof and parapet (See Existing Conditions Photos 32-35)

i Description: There are open seams and membrane has cracked above and below the metal flashing at parapets and bubbling at roof various locations.

ii Classification: Necessary, Building integrity.

iii Assessment: The membrane is deteriorated due to age.

b Parapet height non-code compliant (See Existing Conditions Photos 36, 37)

i Description: The southern portion parapet height is ±32" above the finished roof, on five (5) sides.

ii Classification: Currently critical, Life-safety code compliance, Building code compliance.

iii Assessment: Parapet heights do not meet the minimum 42" height requirement of the current NYS Building Code.

c Organic growth at roof various locations (See Existing Conditions Photos 38, 39)

i Description: Organic growth at the base of the parapet and around some of the mechanical equipment vents.

ii Classification: Recommended, Building integrity.

iii Assessment: Biological growth which denotes excess moisture.

d Metal chimney show signs of corrosion (See Existing Conditions Photos 40-42)

i Description: The bottom and middle part of the metal chimney show signs of corrosion; lower band should be removed, and the concealed area should be inspected. The turnbuckles that keep the chimney fixed are also rusting.

ii Classification: Potentially critical, Building integrity.

iii Assessment: The condition is due to weather exposure and corrosion of steel.

e Paint peeling at cooling tower dunnage and pipes supports (See Existing Conditions Photos 43, 44)

i Description: The cooling tower dunnage and distribution pipes supports (vent post, angles and channels) have failing paint.

ii Classification: Necessary, Building integrity.

iii Assessment: The condition is due to weather exposure and corrosion of steel.

f Miscellaneous equipment supports need to be repaired (See Existing Conditions Photos 45-48)

i Description: The cooling tower drainpipe is on the roof. The heat pump curbs are screwed to the roof and the existing pitch pockets have standing water. Mitsubishi A/C pitch pocket has failed. Fish mouths at Fujitsu A/C.

ii Classification: Necessary, Building integrity.

iii Assessment: The condition is due to age and improper installation.

g Gooseneck style vents deteriorated (See Existing Conditions Photos 49, 50)

i Description: Gooseneck style vents show signs of impact damage and stress cracks.

ii Classification: Recommended, Building integrity.

iii Assessment: This condition is due to age and improper handling.

2 Skylights

a Deteriorated frame with improper sealant repairs at skylight (See Existing Conditions Photos 51-53)

i Description: Deteriorated skylight frames especially at the expansion joints were observed.

ii Classification: Necessary, Building integrity.

iii Assessment: Membrane flashings have outlived their service life and are aged and deteriorated.

b Acrylic domes cracked and crazing (See Existing Conditions Photo 54-56)

i Description: Acrylic domes at main skylight have cracked and crazing. The smoke hatch dome at the southwest corner has a crack at the corner and the acrylic shows signs of aging with crazing.

ii Classification: Necessary, Building integrity.

iii Assessment: Acrylic dome has outlived their service life and are aged and deteriorated.

c Loose and missing fasteners at skylights (See Existing Conditions Photo 57, 58)

i Description: Some fasteners are loose and missing at various locations of the skylight.

ii Classification: Necessary, Building integrity.

iii Assessment: This condition is due to age.

d Roof access hatch is not locked or alarmed (See Existing Conditions Photos 59)

i Description: Roof access hatch to roof is not locked or alarmed, public could access to this area.

ii Classification: Potentially critical, Functionality.

iii Assessment: This condition might have been overlooked.

e Smoke vent access door does not open

i Description: Smoke vents pull door does not work.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment: The condition is due to age.

f Deteriorated flashing and membranes at skylight (See Existing Conditions Photo 60)

i Description: Severely deteriorated sheet-metal and torn membrane flashing were observed. Deteriorated membrane flashing improperly patched with sealant.

ii Classification: Necessary, Building integrity.

iii Assessment: Membrane flashing have outlived their service life and are aged and deteriorated.

3 Windows and Curtain Walls

a Poor fabrication and installation at windows and curtain walls (See Existing Conditions Photo 61, 62)

i Description: Gaps between the frame at the corner. Improper application of sealant to prevent air and water infiltration. Note the gap between the ceiling and the upper portion of the window.

ii Classification: Necessary, Building integrity.

iii Assessment: Gaps between the frames at the corner due to poor workmanship during fabrication and installation. The corners of the frames have been improperly sealed with sealant to avoid air and water infiltration at the gaps. Note: the gap between the ceiling and the upper portion of the frame at the southern façade at the cellar.

b Leaks from Window Frames and Curtain Walls (See Existing Conditions Photos 63, 64)

i Description: Staining due to water leaks from the window and curtain walls.

ii Classification: Necessary, Building integrity.

iii Assessment: The observed leaks are due to deterioration of the weather seals and potentially the lack of waterproofing at the lintel. Poor workmanship and detailing during manufacture and during construction are is another cause for leaks from the windows in this building.

c Condensation between the glazing (See Existing Conditions Photo 65)

i Description: Condensation of water and algae growth was observed between the window glazing.

ii Classification: Necessary, Building integrity.

iii Assessment: Condensation between the glazing is due to the compromised weather seal.

d Deteriorated gaskets and sealants at windows (See Existing Conditions Photos 66-69)

i Description: Deteriorated gaskets and sealants were observed in the majority of the windows on all facades in this building.

ii Classification: Necessary, Building integrity.

iii Assessment: Gaskets and sealant have outlived their service life and are aged and deteriorated. Inadequate length of the gasket and poor workmanship has resulted in air and water infiltration into the interiors.

e Corroded, broken and missing hardware at windows (See Existing Conditions Photos 70, 71)

i Description: Corroded, broken and missing hardware was observed at the majority of the operable windows at all facades.

ii Classification: Necessary, Building integrity.

iii Assessment: Corrosion of handles and hardware is due to water infiltration.

f Improper previous repairs at windows (See Existing Conditions Photos 63, 66, 68)

i Description: Corroded, broken and missing hardware was observed at the majority of the operable windows at all facades.

ii Classification: Necessary, Building integrity.

iii Assessment: Gaps in the window frames due to poor workmanship have resulted in seepage of water into the interiors. Sealants have been applied at these joints as a remedial measure to avoid further water infiltration.

4 West Elevation

a Wall tiles are missing or broken (See Existing Conditions Photos 72-75)

i Description: White and gray tiles are missing or broken at multiple locations.

ii Classification: Potentially critical, Building integrity.

iii Assessment: Cracked tiles and deteriorated mortar joints permit intrusion of water, which becomes trapped within the masonry. During the winter, the water freezes and expands, enlarging the crevice in which it resides. Deterioration and displacement increase with each successive freeze-thaw cycle.

b Entrance canopy letter "H" is loose (See Existing Conditions Photo 76)

i Description: The letter "H" in Rochelle is loose at the entrance canopy.

ii Classification: Potentially critical, Building integrity.

iii Assessment:

c Open joint at entrance canopy/wall intersection and at wall panels at the side of the Auditorium (See Existing Conditions Photo 77)

i Description: There is one open joint where the canopy intersects with the left wall. Also, the joint between the wall panels at the side of the Auditorium is in poor condition.

ii Classification: Necessary, Building integrity.

iii Assessment:

d Stone baseboard missing and one door is skewed at the left side of exterior double doors (See Existing Conditions Photo 78)

i Description: On the left side of the full glass exterior doors, a section of the stone baseboard is missing. A wood patch has been installed as a temporary patch 3" wide. Also, the left most door appears to be displaced/skewed, distance at top is 1/2", distance at bottom is 0".

ii Classification: Necessary, Building integrity, Functionality.

iii Assessment: Missing baseboard is due to age. Door is misaligned due to constant use.

e Anchors staining the walls (See Existing Conditions Photo 79)

i Description: There are eight (8) anchors with ferrous staining on wall.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment:

f Garage door paint has failed (See Existing Conditions Photo 80)

i Description: Garage door has peeling paint.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment: Paint has failed due to weather exposure and age.

g Garage door missing optical sensor (See Existing Conditions Photo 80)

i Description: Operable garage door does not appear to have optical sensor.

ii Classification: Recommended, Functionality.

iii Assessment:

5 North Elevation

a Primary entry doors locked and missing signage (See Existing Conditions Photo 81)

i Description: Half of one of the four primary entry doors are locked. None of the doors are marked as egress doors.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

As per NFPA 101-Life Safety Code - Chapter 4 General

4.5.3.3 Awareness of Egress System: Every exit shall be clearly visible, or the route to reach every exit shall be conspicuously indicated. Each means of egress, in its entirety, shall be arranged or marked so that the way to a place of safety is indicated in a clear.

b Remains of revolving doors (See Existing Conditions Photo 82)

i Description: Above the entrance doors are remains of an earlier revolving door assembly.

ii Classification: Recommended, Appearance.

iii Assessment:

c Aluminum infill panels at entrance storefront pitting (See Existing Conditions Photos 83-85)

i Description: At the storefront system, appear to be aluminum and show signs of pitting.

ii Classification: Recommended, Building integrity.

iii Assessment:

d Signage letter above entrance in poor condition (See Existing Conditions Photo 86)

i Description: Signage above entrance is metal, letter "L" in Public has been replaced in wood and it's in poor condition.

ii Classification: Recommended, Appearance.

iii Assessment:

e Wall tiles are missing or broken (See Existing Conditions Photos 87-90, 93)

i Description: White and gray tiles are missing or broken at multiple locations. Approximately 10 white tiles and 10 gray tiles have cracks, spalls and defects visible.

ii Classification: Potentially critical, Building integrity, Appearance.

iii Assessment: Cracked tiles and deteriorated mortar joints permit intrusion of water, which becomes trapped within the masonry. During the winter, the water freezes and expands, enlarging the crevice in which it resides. Deterioration and displacement increase with each successive freeze-thaw cycle.

f Sealant failing at precast concrete wall panels (See Existing Conditions Photo 91)

i Description: Sealant between precast concrete wall panels clad in tile and metal is failing or in poor condition.

ii Classification: Necessary, Building integrity.

iii Assessment: Normal wear and tear.

g Sealant failing at grade egress doors (See Existing Conditions Photos 92-94)

i Description: Perimeter sealant failing at one grade egress door, also 12" open sealant at a second on grade egress door.

ii Classification: Necessary, Building integrity.

iii Assessment: Normal wear and tear.

h Atmospheric soiling at wall panels and windows (See Existing Conditions Photo 95)

i Description: Wall panels and windows are showing signs of atmospheric soiling.

ii Classification: Recommended, Appearance.

iii Assessment:

i Birds roosting at roof parapet (See Existing Conditions Photo 96)

i Description: There appears to be a pigeon roosting problem at north elevation roof parapet.

ii Classification: Recommended, Functionality.

iii Assessment:

j Weathering and soiling at entrance metal panels (See Existing Conditions Photos 97, 98)

i Description: Flanking and above the recessed entrance doors, walls clad in metal panels, are showing weathering/soiling.

ii Classification: Recommended, Appearance.

iii Assessment:

k Broken closer and debris at Basement stair enclosure (See Existing Conditions Photos 98, 99)

i Description: Basement Stair is enclosed in chain link. The chain link has a door closer which appears to have a broken arm. Also, there is debris at stairs and bottom landing.

ii Classification: Necessary, Functionality.

iii Assessment:

l Ledges and offsets at concrete panels (See Existing Conditions Photo 100)

i Description: Precast concrete panels do not align at intersections, creating ledges and offsets.

ii Classification: Building integrity.

iii Assessment: Warping of the pre-cast concrete panels was the result of insufficient curing time before installation. The sealant is generally sound and requires selective replacement.

6 East Elevation

a Wall tiles are missing or broken and have open joints (See Existing Conditions Photos 101-104)

i Description: White and gray tiles are missing or broken at multiple locations. At the back of the pier, the wall tiles have open joints.

ii Classification: Potentially critical, Building integrity.

iii Assessment: Cracked tiles and deteriorated mortar joints permit intrusion of water, which becomes trapped within the masonry. During the winter, the water freezes and expands, enlarging the crevice in which it resides. Deterioration and displacement increase with each successive freeze-thaw cycle.

b Sealant failing at precast concrete wall panels (See Existing Conditions Photo 105)

i Description: Sealant between precast concrete wall panels clad in tile and metal is failing or in poor condition.

ii Classification: Necessary, Building integrity.

iii Assessment: Normal wear and tear.

c Minor graffiti, stickers, and soiling at canopy wall panels (See Existing Conditions Photo 106)

i Description: Entry canopy and associated illuminated signage appears to be faring well, with the exception of minor graffiti, stickers and soiling.

ii Classification: Recommended, Appearance.

iii Assessment:

d Peeling paint at white metal wall panels (See Existing Conditions Photo 107)

i Description: Behind the pier, the base building metal panels were painted white as part of the canopy project. The paint on the north side is peeling.

ii Classification: Recommended, Appearance.

iii Assessment:

e Lens clean and wiring reset at entry canopy LED slots (See Existing Conditions Photo 108)

i Description: At entry canopy, linear LED slots lens should be clean, and right-side wiring should be reset.

ii Classification: Recommended, Appearance.

iii Assessment:

f Displaced/skewed doors (See Existing Conditions Photo 109)

i Description: Left pair of doors appear to be displaced/skewed, distance at top is ±1/2", distance at bottom is ±1".

ii Classification: Necessary, Building integrity, Functionality.

iii Assessment:

g Wall cavity exposed around standpipe cover plate (See Existing Conditions Photo 110)

i Description: The cover plate at the standpipe appears to have slipped 1/2" and a small area of wall cavity is exposed. The cover plate is not the right color for Fire Department identification,

ii Classification: Necessary, Life-safety code compliance, Building integrity.

iii Assessment:

h Window gaskets and sealant failed (See Existing Conditions Photo 111)

i Description: Window gaskets and sealant at the ground level windows has failed and had remedial repairs.

ii Classification: Necessary, Building integrity, Energy.

iii Assessment: Normal wear and tear.

i Low fixed pane windows at Children's Room deflecting (See Existing Conditions Photo 112)

i Description: The four (4) low fixed pane windows at Children's room show deflection.

ii Classification: Potentially critical, Building integrity.

iii Assessment:

7 South Elevation

a Wall tiles are missing or broken and have open joints (See Existing Conditions Photo 113)

i Description: White and gray tiles are missing or broken at multiple locations. At the back of the pier, the wall tiles have open joints.

ii Classification: Necessary, Building integrity.

iii Assessment: Cracked tiles and deteriorated mortar joints permit intrusion of water, which becomes trapped within the masonry. During the winter, the water freezes and expands, enlarging the crevice in which it resides. Deterioration and displacement increase with each successive freeze-thaw cycle.

b Sealant failing at precast concrete wall panels (See Existing Conditions Photo 114)

i Description: Sealant between precast concrete wall panels clad in tile and metal is failing or in poor condition.

ii Classification: Necessary, Building integrity.

iii Assessment: Normal wear and tear.

c Door lock set broken (See Existing Conditions Photo 115)

i Description: The south door is ±40" x ±119", the lock set is broken and has an interior remedial slide lock.

ii Classification: Potentially critical, Building code compliance.

iii Assessment: The lock set broke due to improper use or faulty hardware. This door has a slide lock added and it's a marked exit door.

d Window gaskets and sealant failed (See Existing Conditions Photo 116)

i Description: The four (4) low fixed pane windows at Children's room show deflection.

ii Classification: Necessary, Building integrity, Energy.

iii Assessment: Normal wear and tear.

e Atmospheric soiling at wall panels (See Existing Conditions Photo 117-119)

i Description: The walls at the south elevation show signs of atmospheric soiling.

ii Classification: Recommended, Appearance.

iii Assessment:

C Interior Finishes

1 Basement

a Ceiling tiles (See Existing Conditions Photo 120-123)

i Description: One (1) tile missing at ESL Room #1 and one (1) tile missing at ESL Room #1 pantry. At ESL Room #2, the tiles are in fair to good condition with several tiles with impact damage. Basement Hallway ceiling tiles are in fair condition with miscellaneous impact damage and scrapes. There are ten (10) ceiling tiles that are missing at the Storage room.

ii Classification: Necessary, Functionality, Appearance.

iii Assessment:

b Concrete ceiling in poor condition (See Existing Conditions Photo 124-126)

i Description: At the Friends storage, the concrete ceiling should be sounded to see if there is any loose concrete, if so, it should be removed and the concrete patched.

ii Classification: Potentially critical, Building code compliance, Building integrity.

iii Assessment:

c Loose rubble wall at base of building (See Existing Conditions Photo 127)

i Description: The base building wall is loose rubble that needs to be patched.

ii Classification: Necessary, Building integrity.

iii Assessment:

d Scuffed wall (See Existing Conditions Photo 129)

i Description: At the ESL Room #1walls are scuffed, consider adding a chair rail on the west wall ±10'-5" long.

ii Classification: Recommended, Functionality, Appearance.

iii Assessment:

e VCT tiles in poor condition (See Existing Conditions Photo 128)

i Description: At ESL room #1 the floor is 12" x 12" VCT tile in fair condition with minor missing or damaged tiles.

ii Classification: Necessary, Functionality, Appearance.

iii Assessment:

f Baseboard in poor condition (See Existing Conditions Photo 130)

i Description: There is a ±24" section of vinyl baseboard that is loose at the ESL Room #2. At the Basement Hallway, the vinyl baseboard is missing and should be replaced.

ii Classification: Recommended, Functionality, Appearance.

iii Assessment:

g Standing water (See Existing Conditions Photo 131)

i Description: At the egress hallway there is a large continuous area of standing water on the floor ±10-0" x ±46". It appears to be coming from the crawl space, which implies broken water /of HVAC pipe, that should be repaired.

ii Classification: Potentially critical, Building integrity.

iii Assessment:

h Bathroom has no mirror (See Existing Conditions Photo 132)

i Description: There is no mirror above the sink at the ESL bathroom. One should be added.

ii Classification: Necessary, Functionality.

iii Assessment:

i Sink missing pipe wrap protection (See Existing Conditions Photo 132)

i Description: The sink does not have pipe wrap on the exposed pipes underneath at the ESL bathroom.

ii Classification: Necessary, Functionality.

iii Assessment:

j Steps missing handrail (See Existing Conditions Photo 133)

i Description: At the egress hallway from the Boiler and Friends Storage Room to the north side egress stair, before the door is a set of steps with (3) risers, and handrails need to be added to these steps.

ii Classification: Necessary, Functionality.

iii Assessment:

k Miscellaneous debris (See Existing Conditions Photos 134, 135)

i Description: At the egress hallway north side is a door to exterior and a stair up to grade, debris need to be removed from the exterior stairs upward. At Main MER miscellaneous trash should be removed. At north areaway on the east side debris needs to be cleaned from the metal ladder.

ii Classification: Necessary, Functionality.

iii Assessment:

l Abandoned equipment (See Existing Conditions Photo 137)

i Description: There is a non-functioning clothing washing machine that should be removed from the ESL Room #1 pantry.

ii Classification: Recommended.

iii Assessment: All abandoned/non-functioning equipment shall be removed

m Clogged drain (See Existing Conditions Photo 138)

i Description: At areaway is one (1) floor drain, which is clogged, clean out and make it operable. At North areaway, one (1) drain was clogged with standing water. All drains need to be cleaned and tested.

ii Classification: Necessary, Building integrity, Functionality.

iii Assessment:

n Broken mechanical equipment access door (See Existing Conditions Photo 139)

i Description: At the southeast corner of the ESL Room #1 is a small access door (±9" x ±9") that is broken and needs to be replaced.

ii Classification: Necessary, Functionality.

iii Assessment:

o Pantry has no exhaust (See Existing Conditions Photo 136)

i Description: Pantry at ESL Room #1 has no visible exhaust.

ii Classification: Necessary, Functionality.

iii Assessment:

p Floor-mounted HVAC condenser (See Existing Conditions Photo 140)

i Description: There is a floor-mounted HVAC condenser on the east side of the areaway. If operable, consider making it wall mounted.

ii Classification: Recommended, Functionality.

iii Assessment:

q Unprotected sump pit (See Existing Conditions Photo 141)

i Description: At Main MER on the northwest side is a sump pit that is only protected with two 2x4s

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

r Loose and missing insulation on ducts (See Existing Conditions Photo 142)

i Description: At Main MER, extensive loose and missing insulation on ducts.

ii Classification: Recommended, Functionality, Energy.

iii Assessment:

s Low ceilings due to ductwork (See Existing Conditions Photo 142-145)

i Description: Along the North wall in the Friends Storage Room there are several instances of low ceiling heights due to ductwork. Signage and protective measures should be taken.

ii Classification: Potentially critical, Functionality.

iii Assessment:

t Window limit non-compliant

i Description: At the ESL Room #2, the awning windows should be limit stopped, currently has an ±8" clear opening.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment: Per Standard Specification for Window Fall Protection 2015 International Building Code (IBC).

ASTM F2090-10 compliance:

1.3 This specification applies to window fall prevention devices, including window opening control devices, window fall prevention screens, and fall prevention window guards, that are to be used on any windows, including those that are designated for emergency escape (egress) and rescue (ingress).

From Construction Tip Sheet 23 (July 1, 2016).

Window fall protection:

Where the sill height above finished grade on the exterior side of an operable window opening is greater than 72 inches, and the sill height above the finished floor on the interior side of the operable window opening is less than 24 inches (or 36 inches in dwelling units regulated by the IBC), then window fall protection shall be provided by one of the following:

1. Operable windows with openings that, when in their largest opened position, will not allow the passage of a 4-inch sphere.

2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.

3. Operable windows that are provided with opening control devices that comply with ASTM F 2090. (Note: When installed on required emergency egress windows, these devices must not reduce the net clear opening to less than the minimum required size or dimensions.

4. In dwelling units regulated by the IBC where the sill height of an operable window above exterior finished grade is more than 75 feet, provide window fall prevention devices complying with ASTM F 2006.

u Window missing mullion cover (See Existing Conditions Photo 146)

i Description: At the ESL Room #2, the center of the window is missing a mullion cover (48").

ii Classification: Necessary, Building integrity.

iii Assessment:

v Plexi-glass panel at window to exterior (See Existing Conditions Photo 147)

i Description: There is a piece of Plexiglass surrounding the window mounted A/C unit. The single Plexiglass should be replaced with an insulated panel.

ii Classification: Necessary, Building integrity, Energy.

iii Assessment:

w Egress window non-NFPA compliant (See Existing Conditions Photos 148, 149)

i Description: One (1) window ±23" x ±43" (clear width of 24") in this south elevation acts as a means of egress. To exit using this window you need to step over a ±30" (H) x ±16-1/2" (D) window stool. On the wall of the areaway is a metal ladder up to the South Children's Room. When someone steps out the window there is a ±36" step down to a broken milk crate. A new metal ships ladder with guardrails shall be added to safely egress out. Assume that the ladder will need to be relocated.

ii Classification: Currently critical, Life-safety code compliance, Functionality.

iii Assessment: Basement Egress Window Requirements

The bottom of the egress window opening can't exceed 44" from the finished floor.

The minimum opening area of the egress window is 5.7 square feet.

The minimum egress window opening height is 24" high.

The minimum egress window opening is 20" wide.

The egress window must have a glass area of not less than 8% of the total floor area of room(s) for which it is servicing, to allow the minimum amount of sufficient natural light. *

The egress window must have an opening area of not less than 4% of the total floor area of room(s) for which it is servicing, to allow the minimum amount of natural ventilation. *

* Multiple windows can be used to service a single area where one window does not meet these percentages of total floor area. If the totaled amounts from this combination of windows meet or exceed the 8% for natural light and 4% for natural ventilation.

x Elevator door missing corner guards (See Existing Conditions Photo 150)

i Description: At the Basement Hallway, the metal door jamb into the elevator should have two (2) ±48" tall metal corner guards added.

ii Classification: Recommended, Functionality.

iii Assessment:

y Doors non-ADA compliant (See Existing Conditions Photo 151)

i Description: At the ESL bathroom, the existing flush metal door into the room is ±27" (W) x ±78" (H). At the ESL Room #2, the existing flush metal door into the room is ±31-1/2" (W) x ±79-1/2" (H) and has a ±29" clear width. The door is not accessible and does not have the required width and pull side clearance. Although access to this room is accessible, the exit path to the south hallway does not have the required 12" push side clearance.

ii Classification: Necessary, ADA Compliance.

iii Assessment: Per ADA Standards Chapter 4- Accessible Routes.

Doors, Doorways and Gates

Section 404.2. 3 Clear Width:

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Exception: 1. In alterations, a projection of 5/8 inch maximum into the required clear shall be permitted for the latch side stop.

404.2.5 Thresholds:

Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

Exception: Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

z Push/Pull door clearance non-ADA compliant (See Existing Conditions Photos 152-154)

i Description: The door has ±33" clearance but not the required ±12" or ±18" pull side clearance on the classroom side. Also, copier is ESL hallway decreases the hallway width to 29", non-ADA accessible. Although access to the Friends storage room is accessible, the exit path to the south hallway does not have the required 12" push side clearance.

ii Classification: Necessary, ADA Compliance.

iii Assessment: Per ADA Standards - Chapter 4- Accessible Routes

Doors, Doorways and Gates

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
• From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
• From front	Push	48 inches (1220 mm)	0 inches (0 mm) 1
• From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
• From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
• From hinge side	Push	42 inches (1065 mm) 2	22 inches (560 mm) 3
• From latch side	Pull	48 inches (1220 mm) 4	24 inches (610 mm)
• From latch side	Push	42 inches (1065 mm) 4	24 inches (610 mm)

1. Add 12 inches (305 mm) if closer and latch are provided.

2. Add 6 inches (150 mm) if closer and latch are provided.

3. Beyond hinge side.

4. Add 6 inches (150 mm) if closer is provided.

aa Aisles width non-ADA compliant (See Existing Conditions Photo 155)

i Description: At the Friend storage nine (9) of the bookshelf aisles are less than 36" in width and not accessible.

ii Classification: Necessary, ADA Compliance.

iii Assessment: Per ADA Standards Chapter – 4 Accessible Routes

Walking Surfaces

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

bb Impact damaged door (See Existing Conditions Photo 156)

i Description: The Basement Hallway door should have an armor diamond plate added to protect both sides from impact damage from carts.

ii Classification: Recommended, Functionality, Energy.

iii Assessment:

cc Fire door has no closer (See Existing Conditions Photo 157)

i Description: The Basement Hallway door appears to be in a demising wall as it is UL labeled 1-1/2hr rated door. The door should have a closer. Also, a closer should be added to the Storage Room #3 door. At the egress hallway on the far North side of the wall is a door to an exterior stair up to grade, the door closer is not attached and requires replacement.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

dd Fire door has hold open (See Existing Conditions Photos 156, 157)

i Description: The Basement hallway door has a floor kick-style hold open; it should be removed.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

ee Fire door left open (See Existing Conditions Photos 158-160)

i Description: The door to the boiler room is left open, compromising the integrity of the 1-1/2 hr. fire-rated door. Additionally, a closer should be added to the door between the hall and MER. At the Electrical Switch Gear Room both doors propped open with bucket. Need to be kept closed. At the electrical switch gear room, the telephone wiring harness is blocking the head of the south door.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

ff Fire door broken latch (See Existing Conditions Photo 160)

i Description: Door into Boiler Room does not latch, the door is UL-label for 3 hrs., needs to be fixed.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

gg Fire-rating label painted over

i Description: At the Basement Hallway, the door is in a demising partition and has a UL-label (that is painted). At Elevator Machine Room UL label has been painted over.

ii Classification: Recommended, Building code compliance.

iii Assessment:

hh Demising wall penetrations (See Existing Conditions Photos 161-169)

i Description: Above the ceiling at the ESL hallway door there is a penetration in the CMU demising wall for cabling and conduits; the penetration shall have fire-stopping added. There are five (5) penetrations thru the CMU demising wall that need fire proofing at the Elevator Machine Room. There are multiple large and small penetrations in the demising wall with the main MER/Boiler Room that require patching and fire-stopping (Note: only one (1) pipe has fire-stopping). At Main MER walls are painted CMU and all have holes and unprotected penetrations that need patching and fireproofing including those walls separating the MER and Boiler Room.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

ii Transfer grille at demising wall (See Existing Conditions Photo 170)

i Description: At the Storage room is a 12" x 12" transfer grille on the North wall below the fire command center. This should be closed with CMU.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

jj Fireproofing off the beam and column (See Existing Conditions Photos 171-174)

i Description: The ceiling is exposed concrete. At multiple areas on the concrete beam, when the concrete has spalled, it's been recoated with spray-applied fireproofing, at several locations at the northwest corner the spray fireproofing is missing. Assume 30 SF of replacement. At the boiler room, the steel column adjacent to the east boiler is missing ±10 SF of fireproofing. The ceiling at the egress hallway is exposed metal deck and exposed steel beams covered with fireproofing. The fireproofing is missing in multiple locations. Assume 5 SF of patching. At Main MER ceiling is also metal deck with exposed steel beams and columns, all are protected with spray-applied fireproofing. One (1) column is missing ±5SF of fireproofing.

ii Classification: Currently critical, Building code compliance, Building integrity.

iii Assessment:

kk Damper fusible link tampered (See Existing Conditions Photo 175)

i Description: At the electrical switch gear room, on the west wall below the ceiling are two transfer grilles that appear to be protected with a fusible link. The damper in the North grille appears to be tampered with.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

ll Directions to silence the fire alarm have been posted (See Existing Conditions Photo 176)

i Description: Directions to silence the fire alarm system are posted on a wood panel next to the fire alarm panel.

ii Classification: Necessary, Life-safety code compliance.

iii Assessment: Only NRFD can silence the fire alarm.

mm Fire Extinguisher incorrect type (See Existing Conditions Photo 177)

i Description: A wall-mounted ABC fire extinguisher is located in the southwest corner of the ESL Pantry; a new "K" type fire extinguisher shall be provided.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

nn Fire Extinguisher has no signage and location issue (See Existing Conditions Photo 178)

i Description: There is a wall-mounted fire extinguisher (Halotron type) (no signage). There are two (2) ABC type fire extinguishers in the Friends storage room; one is placed on a desk, which is not allowed. Both should have signage added. The Main MER has three (3) B/C type fire extinguishers; two are sitting in the floor. They need to be wall-mounted and signs added. The electrical switch gear room has a B/C type fire extinguisher on the floor. It should be wall-mounted, and signage added.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment: Per OSHA Emergency Standards – Portable Fire Extinguishers.

Installation:

To prevent fire extinguishers from being moved or damaged, they should be mounted on brackets or in wall cabinets with their carrying handles placed 3-1/2 to 5 feet above the floor, depending on the type of extinguisher. Those with gross weights of no more than 40 pounds (lbs.) should be mounted with their carrying handles no higher than 5 feet from the floor. Larger fire extinguishers (over 40 lbs. gross weight) need to be mounted at lower heights, with their carrying handles no more than 3-1/2 feet from the floor. All hand-portable fire extinguishers need to have at least 4 inches of clearance between their bottoms and the floor.

https://www.osha.gov/SLTC/etools/evacuation/portable_placement.html

OSHA requires that employers select and distribute fire extinguishers based on the classes of anticipated workplace fires and also on the size and degree of the hazard that would affect their use. The following chart contains OSHA requirements for classes of fires and travel distance to an extinguisher. Note there is no distance requirement for Class K extinguishers. Typically, they are located at the point of possible cooking fire ignition. Some local requirements may be stricter, so you should always check with your local fire marshal and insurance agent.

- Fire Class — Travel Distance
- Class A — 75 feet (22.9 m) or less
- Class B — 50 feet (15.2 m)
- Class C — Based on appropriate A or B Hazard
- Class D — 75 feet

oo Path of egress and around mechanical equipment obstructed by storage (See Existing Conditions Photos 179-183)

i Description: Basement Hallway has book storage and cart storage. At the Friends storage room, books need to be moved to ensure 36" clearance. Additionally, all storage needs to be removed from aisles and corridors. Pathway to the North egress door towards the Main Boiler Room continues to be blocked with large carts. This needs to be immediately corrected. At the electrical switch gear room, two (2) secondary electric sub-panels are blocked (ladder and rigid insulation) ±3'-0" clearance is required.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment: Egress hallway shall be kept clear at all times.

pp Exit sign misdirecting to no exit (See Existing Conditions Photo 184)

i Description: The exit sign at the west side of the Hall, directing to the book storage, shall be removed as this door is kept locked.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

qq Exits signs visibility and location issues (See Existing Conditions Photo 185)

i Description: At Friend storage room currently has two (2) illuminated exit signs adjacent to the two exit doors, 2-4 additional exit signs should be added to ensure clear sight lines to egress path. Also, the illuminated exit sign to the south hallway is at 60" AFF. As such it is partially obscured by book storage along the west wall. Storage adjacent to the exit signs needs to be removed.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

rr Inadequate Egress lighting (See Existing Conditions Photo 186)

i Description: There is only one (1) visible egress light fixture visible in the Boiler Room; it appears not to be functional. Add egress lighting. Also, on the west wall at the electrical switch gear room is a battery powered single head egress light fixture, it does not work, and a new egress light shall be added.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment: Per NFPA 101 7.8.1.3 (1) 7.8.1.3*

The floors and other walking surfaces within an exit and within the portions of the exit access and exit discharge designated by 7.8.1.1 shall be illuminated as follows: one (1) During conditions of stair use, the minimum illumination for new stairs shall be at least 10 ft candle (108 lux), measured at the walking surfaces. Two (2) The minimum illumination for floors and walking surfaces, other than new stairs during conditions of stair use, shall be to values of at least 1 ft-candle (10.8 lux), measured at the floor. Three (3) In assembly occupancies, the illumination of the floors of exit access shall be at least 0.2 ft candle (2.2 lux) during periods of performances or projections involving directed light. Four (4) *The minimum illumination requirements shall not apply where operations or processes require low lighting levels.

ss Broken light fixture (See Existing Conditions Photo 187)

i Description: Outside the egress hallway door to the Library Green is a light fixture with a broken or missing globe.

ii Classification: Necessary, Building integrity.

iii Assessment: See Electric Systems for further on fluorescent light fixtures.

tt Non-adequate fluorescent light fixtures (See Existing Conditions Photo 188)

i Description: Basement Hallway is illuminated with three (3) fluorescent light fixtures. Two (2) of the plastic lenses are broken and require replacement. The Storage room is illuminated with two (2) 12" x 24" fluorescent fixtures. Both need plastic lenses added. The egress hallway is illuminated with four (4) surface-mounted dual bulb 12" x 48" fluorescent-fixtures; one (1) has bulbs that require replacement. Two (2) fixtures require lenses replacement.

ii Classification: Recommended, Functionality.

iii Assessment: See Electric Systems for further on fluorescent light fixtures.

uu Electrical outlets non-GFCI (See Existing Conditions Photos 189, 190)

i Description: The wall electrical outlets shall be replaced with GFCI types at ESL Room #1 Pantry. The electrical outlet next to the sink is not GFCI protected at the ESL Bathroom. On the northwest side of the Maine MER is a sump pit the electric outlet directly above is not GFCI.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

vv Electric junction box open (See Existing Conditions Photos 191, 192)

i Description: There is an electrical box in the ceiling without a cover plate at ESL Room #1. At the Friends storage room two (2) abandoned recessed electrical outlets were observed without cover plates. Also, at the Friends storage room on the North wall are two large electrical junction boxes that are missing cover plates and have exposed and dangling wiring. At the electric switch gear room, on the west wall, at the south corner, just below the ceiling is an electrical splice box missing its cover plate.

ii Classification: Necessary, Building code compliance.

iii Assessment:

ww Conduits capped with electrical tape (See Existing Conditions Photo 193)

i Description: At the south areaway, on the south wall are two (2) conduits that are capped with electrical tape at the floor level. Redo this termination.

ii Classification: Potentially critical., Building code compliance.

iii Assessment:

xx Unlocked electric panel (See Existing Conditions Photo 194)

i Description: On the west wall is an electrical panel, which is not lockable at the ESL Room #1 and one (1) in the ESL Room #1 Pantry.

ii Classification: Necessary. Functionality.

iii Assessment: There is no direct NFPA standard or Life Safety Code reference that requires electrical panels to be locked. However, electric circuit breakers for critical equipment, that can be deactivated by unauthorized individuals is a safety risk.

yy Main electric service switch and main panel disconnects are rusting (See Existing Conditions Photo 195)

i Description: The bottoms of the main electric service switch, and three main panel disconnects are rusting at their bottoms.

ii Classification: Necessary, Functionality.

iii Assessment:

zz Plastic wire tires at ceiling holding cabling (See Existing Conditions Photos 196, 197)

i Description: There is extensive use of plastic cable ties holding cabling at the ceiling. These should be moved to trays to prevent the wires from falling in a fire event.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

aaa Extension cord connected from room through room (See Existing Conditions Photo 198)

i Description: At the ESL Room #1 A permanent extension cord has been installed to supply electrical power to a window-mounted air conditioner. At Friend storage room northeast corner (2) fixtures are powered by electrical cords. The cord shall be removed, and a new electrical conduit and outlet installed.

ii Classification: Potentially critical, Building code compliance, Functionality.

iii Assessment:

bbb Damper missing at a demising wall (See Existing Conditions Photo 199)

i Description: At Egress hallway, duct needs a fusible link.

ii Classification:

iii Assessment:

2 First Floor

a Ceiling leak at Main Lobby (See Existing Conditions Photo 200)

i Description: Adjacent to the Memorial Highway entrance is the book drop box, above the entry door, there is a ceiling leak visible.

ii Classification: Necessary, Building integrity, Appearance.

iii Assessment: Leak potentially from the curtain wall and associated failing gaskets and perimeter sealant.

b Water stains/damage at ceiling (See Existing Conditions Photos 201, 202)

i Description: At the Laptop Bar on the west side of the Reading Room at the intersection of the windows are three (3) water stains visible at the ceiling. In six to eight locations across the east window at the Children's Room the ceiling has visible water damage.

ii Classification: Necessary, Building integrity, Appearance.

iii Assessment: The water stains are a result of water leaking through the windows.

c Ceiling crack at Friends Bookstore (See Existing Conditions Photo 203)

i Description: There is a ±10'-0" long crack in the ceiling at the Friends Bookstore.

ii Classification: Necessary, Building integrity, Appearance.

iii Assessment:

d GWB ceiling holes (See Existing Conditions Photos 204-206)

i Description: At the ceiling, west side of Stairs, there are eight (8) to ten (10) ± 4" x ±4" holes that need to be patched. There is a ±6" x ±24" uncompleted patch that requires taping and painting at the Janitor's Closet. At Egress Stair #6 there is a ±2'-6" x ±3'-6" opening exposing the floor deck above. Ceiling needs to be patched and painted. At the Children's Room ceiling three (3) ±6" x ±6" areas need to be patched. At the closet next to elevator, ceiling is in poor condition, two (2) large holes ±36' x ±24" and ±24" x ±24".

ii Classification: Necessary, Functionality, Appearance.

iii Assessment: This condition is due to cabling projects and unfinished projects.

e Deteriorated or missing ceiling tiles (See Existing Conditions Photo 207)

i Description: Ceiling tiles are in fair to good condition with impact damage, and missing tiles at the Community Relations Office and the southwest connector hallway between east room and Maintenance office. Three are four (4) missing or cracked ceiling tiles at the Maintenance Office. At the Friends Office four (4) tiles have moved and should be pushed back.

ii Classification: Necessary, Functionality, Appearance.

iii Assessment:

f VCT tiles in poor condition (See Existing Conditions Photo 208)

i Description: At the southwest connector hallway between East Room and Maintenance Office three VCT tiles are in poor condition, missing or cracked, and four (4) tiles in the Maintenance Office.

ii Classification: Recommended, Functionality, Appearance.

iii Assessment:

g Baseboard in poor condition (See Existing Conditions Photo 209)

i Description: At the Friends Office there is one section of baseboard missing.

ii Classification: Recommended, Functionality, Appearance.

iii Assessment:

h Deteriorated concrete floor (See Existing Conditions Photo 210)

i Description: The garage floor is concrete, shows signs of deterioration. There is a north-south concrete crack in the middle of room.

ii Classification: Necessary, Building integrity, Appearance.

iii Assessment: This condition is due to age and use.

i Wall damage or unfinished (See Existing Conditions Photo 211)

i Description: The base of the Library Green vestibule wall has damage ±36" x 12". At the Janitor's Closet there is approximately ±30" x ±18" and ±50" x ±24" of wall that was patched but not taped or painted.

ii Classification: Necessary, Building integrity, Appearance.

iii Assessment:

j Wall paint in poor condition (See Existing Conditions Photo 212)

i Description: At the southwest connector hallway between East Room and Maintenance Office walls need painting. At the Friends Office the walls need paint.

ii Classification: Recommended, Appearance.

iii Assessment:

k Revolving door remains at park entrance (See Existing Conditions Photos 213, 214)

i Description: The park vestibule has the remains of the circular or revolving door at the floor and ceiling.

ii Classification: xxx

iii Assessment: xxx

l Stage wood floor shows signs of wear and tear (See Existing Conditions Photo 215)

i Description: The wood floor at stage shows normal wear and tear. Wood needs refinishing.

ii Classification: Recommended, Appearance.

iii Assessment:

m Community Information Area at Main Stair First Floor landing (See Existing Conditions Photo 216)

i Description: The intermediate landing between the first and second floors is approximately ±17'-4" wide and ±11'-6" deep, the landing is used for the posting of community information, including employment postings. The landing is not accessible and should consider relocating the community information board.

ii Classification: Recommended, ADA Compliance, Functionality.

iii Assessment:

n Aluminum column corroding

i Description: There are two columns on each side of the north facing Main Lobby windows. There are several (±6) areas of approximately ±1-1/2" diameter the aluminum appears to be corroding on the North facing portion of the east column.

ii Classification: Necessary, Building integrity.

iii Assessment: This condition is due to water leaking through the windows.

o Window handles missing (See Existing Conditions Photo 217)

i Description: At the Children's Room four (4) handles are missing from the ten (10) awning windows. add new.

ii Classification: Recommended, Functionality.

iii Assessment: See Windows and Curtain walls section for assessment.

p Windows not functioning properly

i Description: The south wall has nine (9) aluminum hopper-style windows on the west side. Above the hopper windows are five (5) fixed transom windows. The hopper balances appear not to work.

ii Classification: Necessary, Functionality.

iii Assessment: See Windows and Curtain walls section for assessment.

q Broken glass (See Existing Conditions Photo 218)

i Description: The awning window at the Children's Room, second from the south, has a broken pane of glass, which needs to be replaced.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

r Non-safety glass at interior window (See Existing Conditions Photo 219)

i Description: At the Community Room Office, the single glazed window between the office and open office is not labeled to ensure its safety type.

ii Classification: Potentially critical, Building code compliance.

iii Assessment:

s Clogged drain outside the Auditorium (See Existing Conditions Photo 220)

i Description: Outside of the egress door from the Auditorium seating area is an areaway with a clogged floor drain.

ii Classification: Necessary, Necessary.

iii Assessment:

t Non-adequate fluorescent light fixtures (See Existing Conditions Photo 221)

i Description: The open room at the Community Relation Office is illuminated with (15) 4'-0" two-lamp surface-mounted fluorescent fixtures, industrial type with metal reflectors that are too bright for the space. Also, the garage ceiling has five (5) surface mounted 4'-0" dual-lamp fluorescent light fixtures with gasketed lenses, all lenses are either loose or missing.

ii Classification: Recommended, Functionality.

iii Assessment: See Electric Systems section for assessment.

u Light fixtures in poor condition (See Existing Conditions Photos 222, 223)

i Description: At the southwest connector hallway between East Room and Maintenance Office one broken light fixture and an electric outlet needs a new cover plate. On the Janitor's Closet on the east wall, just below the ceiling is a medium porcelain base light with an exposed A19 lamp. The fixture should be replaced with a gasketed type.

ii Classification: Necessary, Functionality.

iii Assessment:

v Missing lamps at light fixtures (See Existing Conditions Photo 224)

i Description: At the Children's Restrooms, each toilet room has a painted GWB ceiling with a light cover on the North side. No lamps are in these fixtures.

ii Classification: Necessary, Functionality

iii Assessment:

w Electric Panel unlocked (See Existing Conditions Photos 225, 226)

i Description: On the south wall, electric panel (LP1C) is unlocked. There are two (2) electric panels on the west interior elevation (one labeled as LPIB). The panels are not locked.

ii Classification: Recommended, Functionality.

iii Assessment: There is no direct NFPA standard or Life Safety Code reference that requires electrical panels to be locked. However, electric circuit breakers for critical equipment, that can be deactivated by unauthorized individuals is a safety risk.

x Pantry/Kitchen equipment antiquated (See Existing Conditions Photo 227)

i Description: The small pantry/kitchen on the North elevation wall includes a three (3) burner electric stove, and an electrical stove. The equipment is antiquated and should not be used.

ii Classification: Potentially critical, Functionality.

iii Assessment:

y Fire Extinguisher incorrect type (See Existing Conditions Photo 228)

i Description: The meeting room at the Auditorium has a wall-mounted fire extinguisher and signage; it should be replaced with a "K" type.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

z Paper towel dispenser broken (See Existing Conditions Photo 228)

i Description: At the Community Relations Office pantry, the existing wall-mounted paper towel dispenser is broken and needs to be replaced.

ii Classification: Necessary, Functionality.

iii Assessment: This condition is due to use and/or faulty product.

aa Abandoned equipment (See Existing Conditions Photo 229)

i Description: The closet next to elevator has three (3) abandoned transformers for the neon lights.

ii Classification: Recommended.

iii Assessment:

bb Diffusers closed with sheet metal.

i Description: The Auditorium has three (3) linear diffusers, the bottom 6'-0" are closed with sheet metal.

ii Classification: Recommended, Functionality.

iii Assessment:

cc Handrail missing at stage (See Existing Conditions Photo 230)

i Description: There are two (2) steps from the seating up to the stage, at stage left and right, it has no handrail.

ii Classification: Currently critical, Building code compliance.

iii Assessment:

dd Railing at First Floor Main Stair (See Existing Conditions Photo 231)

i Description: At the Main Stairs from the first floor upward to the second, the railing is ±33" tall measured at tread edge. Additionally, none of the handrails at the Main Stair have a 12" top and bottom extension. Glass is not labeled as tempered. Railing should be increased to ±42".

ii Classification: Potentially critical, Does not meet standards/grandfathered, Building code compliance, ADA Compliance.

iii Assessment: Per ADA Standards Chapter 5 - General Site and Building Elements

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

ee Unsafe door swing at Lobby (See Existing Conditions Photo 232)

i Description: To the left of the entrance and behind the security desk is a door that swings into the library and should be reversed, and panic hardware added.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

ff Push/Pull door clearance non-ADA compliant (See Existing Conditions Photos 233, 234)

i Description: Existing door into the Meeting Room from Lobby is metal with single panel 42" (W) x 9 0" (H), from the lobby side there is ±2-1/2" on pull side. At the Community Relations Office door out of the office does not have pull side front approach clearance of ±18", it's just ±2". At the Registration Desk Office, the door out of the space into the west room swings outward; the pull side ADA clearance is blocked by a library cart. Friends Office does not have ±18" pull side required ADA clearance.

ii Classification: Necessary, ADA Compliance.

iii Assessment:

gg ADA wheelchair reserved positions use as regular seats (See Existing Conditions Photo 235)

i Description: At the time of observation, there were two (2) movable seats in the ADA wheelchair reserved positions, add marking the floor to note it as Reserved.

ii Classification: Recommended, Functionality.

iii Assessment:

hh Non-ADA path of travel clearance (See Existing Conditions Photos 236-237)

i Description: At the west side of Main Stairs access to the desk is between ±32" and ±40". Also, at the Community Relations Office, the aisle along the east wall of the open office is ±35" wide. Access to desks as currently configured is greater than 32". The free-standing furniture should be moved to ensure ADA clearances.

ii Classification: Necessary, ADA Compliance.

iii Assessment: Per ADA Standards Chapter – 4 Accessible Routes

Walking Surfaces

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

ii Door signage non-ADA compliant (See Existing Conditions Photos 238-240)

i Description: The Community Room door into the office has a sign, no Braille and is not high contrast.

ii Classification: Necessary, ADA Compliance.

iii Assessment: Per ADA Standards Chapter 7 - Communication Elements and Features

Signs

703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4

703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

Advisory 703.5.1 Finish and Contrast. Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and its background colors and textures.

jj Garage door non-ADA compliant (See Existing Conditions Photos 241, 242)

i Description: At the southwest corner of the Garage is an out-swinging metal door to exterior that is ±39-1/2" (W) x ±116" (H). Door only has a push-bar at ±46" AFF. The saddle is leveled but floor slopes resulting in a ±2-1/2" rise at the low side, not ADA. Push side front clearance is also not ADA compliant as there is ±5" clear at door jamb. If possible, sleeves and fire stopping should be added.

ii Classification: Potentially critical, Life-safety code compliance, ADA Compliance, Functionality.

iii Assessment:

kk Fire-rating label painted over (See Existing Conditions Photo 243)

i Description: On the west side on the north elevation wall is an existing metal door to the fire stair. The door is 43-1/2" (W) x 92" (H). The door has a UL label but is painted over.

ii Classification: Recommended, Functionality.

iii Assessment:

ll Locked doors missing signage (See Existing Conditions Photo 244)

i Description: The park entrance and vestibule include four (4) pairs of full glass door with aluminum frame. The Library Green entrance (2) sets of doors on the east side are locked. From interior, no signage saying, "east doors are not in use".

ii Classification: Currently critical, Life-safety code compliance, Functionality.

iii Assessment:

mm Fire Stair door hold open (See Existing Conditions Photo 245)

i Description: On the west side on the north elevation wall at the Meeting Room is an existing metal door to the fire stair that has a floor hold open. Hold open should be removed from the door, so not to compromise the integrity of the Fire Stair.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

nn Poor Egress Illumination at Fire Stairs (See Existing Conditions Photo 246)

Description: All Fire Stairs have poor/inadequate egress illumination and it does not appear to have backup emergency power.

Classification: Currently critical, Life-safety code compliance.

Assessment:

oo NFPA non-compliant Exit Signs (See Existing Conditions Photo 247)

i Description: The north wall just beyond the Main Stair does not have an illuminated exit sign, current clock location. The exit sign to the southwest door at the Children's Room is barely visible and a new sign should be added. Also, a room was created just to the south of the stairs and has no exit sign. There is an egress door in the northwest corner with a push-bar, no illuminated sign.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

pp Ceiling and demising wall penetrations (See Existing Conditions Photo 248)

i Description: A ceiling tile was moved on the east wall of the office exposing the CMU wall to the underside of the ceiling. Visible was a wall penetration for wiring. The penetration is not fire-stopped. The ceiling of the garage is 100% covered with sprayed fireproofing, there are three (3) visible conduit and wiring penetrations at the ceiling with no fire stopping.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

qq Thru-wall penetrations at fire wall (See Existing Conditions Photos 249, 250)

i Description: On the Community Room Office south wall is an electric thru-wall fan (Nutone) that exhausts into the garage, not recommended, further, the thru-wall penetration is not fire-rated.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

rr Fire hazard wall (See Existing Conditions Photo 251)

i Description: On the Garage south wall are six (6) hopper-style aluminum windows. The wall above the window is clad with rigid insulation, which is flammable.

ii Classification: Potentially critical.

iii Assessment:

ss Open fire-rated doors (See Existing Conditions Photos 252, 253)

i Description: There is a pair of existing flush metal doors separating the Maintenance Office and Garage that are always kept in the open position with a kick-down door-holder, if rated-wall they should be kept closed. The south door at the Janitor's Closet has a kick-down door-holder, if rated wall remove kick holder. The door from the Egress Stair #6 downward does not have a closer and is left in an open position. This is contrary to the sign that the door always needs to be kept closed. (*open at the time of the inspection).

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

tt Wood vision panel at fire-rated door (See Existing Conditions Photo 254)

i Description: At Friends Office, the south door that goes into the garage is closed and has a vision panel without glass but wood panel covering it; the wood infill compromises integrity of door fire rating.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

uu Control valves obstructed (See Existing Conditions Photo 255)

i Description: At doors separating Maintenance Office and Garage, material stored in front of the control valves should be moved so to comply with required of NFPA13 16.9.3.1 that they are clear of obstructions.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

vv Hazardous conditions at Garage (See Existing Conditions Photos 256-258)

i Description: Room is used for vehicle storage, cleaning supply storage, trash storage, general storage, gas snow blower storage, receiving, and as a work room/shop to do repairs, including carpentry. There is no space separation between the various functions. Combustible materials should be separated from the van and equipment with gas storage.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

ww Unsupervised unlocked door at Garage (See Existing Conditions Photo 259)

i Description: There are no security cameras or controlled access points covering the unlocked garage and exterior door.

ii Classification: Recommended, Functionality.

iii Assessment:

xx AED requires relocation to more public area (See Existing Conditions Photo 260)

i Description: Also, on the east CMU wall is a Bosch Radion security alarm panel, fire extinguisher, and an AED (Automated External Defibrillator).

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment: https://www.health.ny.gov/professionals/ems/policy/09-03.htm

The purpose of this policy is to assist a person, firm, organization or other entity in understanding the notification process for operating an automated external defibrillator pursuant to a collaborative agreement under the provisions of Chapter 552 of the Laws of 1998 authorizing Public Access Defibrillation. A Public Access Defibrillation (PAD) program is designed to encourage greater acquisition, deployment and use of automatic external defibrillators (AED) in communities around the state in an effort to reduce the numbers of deaths associated with sudden cardiac arrest. Since the enabling legislation's inception, there have been 4,889 PAD programs established, with over 156,167 people trained and 21,692 AED machines in public sites across the state. This program has been successful in saving many lives all across New York State.

At present, the following facilities or organizations must have trained providers and an AED on site: State owned public buildings (Title 9 of Executive Law Subtitle G§ 303.1).

http://www.aed.com/blog/aed-placement/

AEDs should be readily accessible to all employees and to the public and should be within reach of wheelchair-bound individuals. Your AED cabinet should be mounted in an unobstructed area, 48 inches above the floor, to ensure that anyone can access it in the event of an emergency.

AEDs and directional signs should be located in high visibility areas in public buildings and businesses and at social or athletic events.

Facilities managers should consider placing AEDs in areas where many people work closely together (such as assembly lines or office buildings), near confined spaces, in areas where electric-powered devices are used, and at outdoor worksites where lightning may strike (Health & Safety Institute).

yy Storage and no cane detection at Main Stair underside. (See Existing Conditions Photo 261)

i Description: There is no cane detection device to the underside of the first-floor steps. Additionally, storage is kept under the open steps.

ii Classification: Necessary, ADA Compliance.

iii Assessment: Per ADA Standards chapter 3 - Building Blocks

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

zz Adult restrooms do not have baby changers.

i Description: Adult restrooms do not have baby changers. The only baby changer is located at the Girl's restroom on the Children's Library.

ii Classification: Necessary, Functionality.

iii Assessment:

3 Second Floor

a Ceiling tiles (See Existing Conditions Photo 262)

i Description: At the Technical Service Staff Office there are of six (6) tiles missing. There appears to be a wet tile in the southwest corner.

ii Classification: Necessary, Functionality, Appearance.

iii Assessment:

b Wall penetrations (See Existing Conditions Photos 263-264)

i Description: At the Technical Service Staff Office are multiple wall penetrations that need to be patched, (3) small at ±4" x ±4" and one (1) large at ±36" x ±36".

ii Classification: Necessary, Functionality, Appearance.

iii Assessment:

c Wall paint in poor condition (See Existing Conditions Photo 264)

i Description: All the walls require repainting at the Adult Service Staff Office. At the Technical Service Staff Office north wall (left side of entry door) walls need touch up paint.

ii Classification: Recommended, Appearance.

iii Assessment:

d Baseboard in poor condition (See Existing Conditions Photos 265-267)

i Description: All the walls require new vinyl base trim at the Adult Service Staff Office. The vinyl baseboard below the second-floor drinking fountain is missing and need to be replaced.

ii Classification: Necessary, Functionality.

iii Assessment:

e Carpet in poor condition (See Existing Conditions Photos 268, 269)

i Description: The floor is carpet; the carpet requires cleaning as it is heavily worn and stained at the Adult Service Staff Office and at Northwest corner by the window.

ii Classification: Recommended, Appearance.

iii Assessment:

f Carpet at drinking fountains (See Existing Conditions Photo 270)

i Description: The drinking fountains have carpet beneath them, which should be replaced with a hard surface.

ii Classification: Recommended, Functionality.

iii Assessment:

g Unlocked door at MER (See Existing Conditions Photo 271)

i Description: The door to northwest Mechanical Equipment Room should be locked, currently unlocked.

ii Classification: Recommended, Functionality.

iii Assessment:

h Interior window non-safety glass (See Existing Conditions Photo 272)

i Description: On the south wall of the Adult Service Staff Office, facing the Atrium and above the desk, is a ±20-1/2" x 18'-0" aluminum window with single pane glass with butt joints, there are no labels that it is safety type.

ii Classification: Recommended, Does not meet standards/grandfathered.

iii Assessment:

i Multiple cover plates from former fixtures (See Existing Conditions Photo 273)

i Description: At the Adult Service Staff Office the ceiling has multiple cover plates from former fixtures.

ii Classification: Recommended, Functionality

iii Assessment:

j Acoustics issue at East Atrium/Teen Room (See Existing Conditions Photos 274, 275)

i Description: The Teen Room ceiling, has an open section to the east double-height space, approximately ±18'-0". Sound transmits from Teen Room and room above to the E.L. Doctorow and the Home Work Help Center. Area was very noisy at the time of the inspection.

ii Classification: Recommended, Functionality.

iii Assessment:

k Stairs handrail non-compliant (See Existing Conditions Photo 276)

i Description: The second floor Atrium are protected with a combination of bookshelf and single horizontal pipe with a combined height of ±41-1/4" (±38-1/4" + ±3"). The three-side guardrail to the Main Stair is ±40-3/4" (±37-3/4" + ±3"). The guardrail should be increased in height to ±42". The Main Stair has a combination of guardrail/handrail at landings levels the total height is ±33-1/2" and at the intermediate level is ±34-1/2".

ii Classification: Currently critical, Does not meet standards/grandfathered, Building code compliance.

iii Assessment:

l Handrail at Fire Stair non-compliant (See Existing Conditions Photos 277-280)

i Description: At Fire Stair #1 handrail is ±32" above the nosing.

ii Classification: Necessary, ADA Compliance.

iii Assessment: As per ADA Standards Chapter 5 - General Sites and Building elements

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosing's, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosing's, and ramp surfaces.

m Aisles width non-ADA compliant (See Existing Conditions Photos 281, 282)

i Description: At northeast corner, three (3) of the aisles are less than ±36" (±33" actual).

ii Classification: Necessary, ADA Compliance.

iii Assessment:

n Non-ADA compliant doors (See Existing Conditions Photos 283-285)

i Description: On the north side of the Adult Service Staff Office, is a pair of existing flush metal doors that swing outward. Each leaf is ±21-1/2" (W) x ±87-1/2" (H), one leaf is kept closed with top and bottom latches, the operable door has a clear space of ±19-1/2", both doors need kick plates.

ii Classification: Necessary, ADA Compliance.

iii Assessment:

o Push/Pull door clearance non-ADA compliant (See Existing Conditions Photo 286)

i Description: At the Conference Room/Help and Learning Center an adjacent bookshelf blocks the 18" required front approach pull side clearance. One (1) bookshelf and garbage can need to be removed.

ii Classification: Necessary, ADA Compliance.

iii Assessment: See Basement item #27 for door clearances.

p Alarm has been removed from Stair Fire Doors (See Existing Conditions Photo 287)

i Description: At the Adult Service Staff Office is door #3 at the west corner and leads into Stair #7, the door has signage indicating that it is a "Fire Exit only, Alarm will sound". Also, at Fire Stair #1, door has a sign saying "Fire Exit only, Alarm will sound" but the alarm has been removed.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

q Fire Door UL label painted over (See Existing Conditions Photo 288)

i Description: At the Adult Service Staff Office is door #3, it has a UL label, but it has been painted over.

ii Classification: Recommended, Functionality.

iii Assessment:

r Fire door left open (See Existing Conditions Photo 289)

i Description: Door (#5) at the Adult Service Staff Office at the southwest corner should be kept locked at all times, signage should be added that beyond it is a fall hazard (±18"). Additionally, the door #5 should be potentially replaced with a fire-rated assembly as the wall between is CMU.

ii Classification: Currently critical, Life-safety code compliance, Building code compliance.

iii Assessment:

s Exit sign visibility and location issues (See Existing Conditions Photo 290)

i Description: At the north side, there is an illuminated exit sign visible to the south only, it needs to be relocated. At the Teen Room, there is one (1) ceiling-mounted exit sign in the center of the room and does not necessarily direct patron to the two exit doors, it also needs to be relocated.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

t Demising wall penetrations (See Existing Conditions Photo 291)

i Description: At the northwest Mechanical Room the east wall is CMU (only a small area is visible), the wall has several penetrations in the CMU.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

u Fireproofing off the beam (See Existing Conditions Photo 292)

i Description: At the Technical Service Staff Office, the spray-applied fireproofing is off the structural beam above the ceiling along the south wall due to leaks.

ii Classification: Necessary, Building integrity.

iii Assessment:

v Non-adequate lighting at Fire Stair (See Existing Conditions Photo 293)

i Description: At Fire Stairs #1 and #4, the wall-mounted fluorescent fixture at the landing and at the base of the first floor are old and do not provide adequate illumination.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

w Non-adequate fluorescent light fixtures (See Existing Conditions Photos 294, 295)

i Description: The Technical Service Staff Office is illuminated by two different styles of surface-mounted ±4'-0" single lamp fluorescent fixtures. One run of eight (8) fixtures is missing lamp, they were most likely removed due to increase light levels. Several lamps and ballast appear not to be working.

ii Classification: Recommended, Energy.

iii Assessment: See Electric Systems section for assessment

x Window film failed (See Existing Conditions Photo 296)

i Description: At the Technical Service Staff Office, a film has been added to the interior face of the south facing window for solar control. The film is bubbling/failing.

ii Classification: Recommended, Functionality.

iii Assessment:

y Window limit set at 12" (See Existing Conditions Photo 297)

i Description: On the west side of the floor at the double height space there are two operable hopper-style windows at ±40" AFF. The inswing windows are not limit-stopped and can open to ±12" clear. They need to be limit-stopped.

ii Classification: Currently critical. Life-safety code compliance.

iii Assessment:

z Empty Fire Extinguisher (See Existing Conditions Photo 298)

i Description: At the Technical Service Staff Office is a recessed wall cabinet on the west elevation, without a fire extinguisher.

ii Classification: Potentially critical, Life-safety code compliance.

iii Assessment:

aa Non-accessible Fire Extinguisher

i Description: At the Conference Room/Meeting Room, the recessed fire extinguisher cabinet is blocked.

ii Classification: Potentially critical, Life-safety code compliance.

iii Assessment:

bb HVAC needs maintenance (See Existing Conditions Photo 299)

i Description: The west wall at the Adult Service Staff Office has a return air grille that needs to be cleaned.

ii Classification: Recommended, Energy.

iii Assessment:

cc Study room has no supply / return air (See Existing Conditions Photo 300)

i Description: In the far northwest corner is a small Study Room (#1) approximately ±70" x ±58"; the room does not appear to have any supply or return air.

ii Classification: Necessary, Functionality

iii Assessment:

dd Climate at archival collection (See Existing Conditions Photo 301)

i Description: The E.L. Doctorow Local History Room holds local history materials including books, maps, etc.

ii The ceiling of this room partially engages the double height space to the third floor, it should be determined if the room requires any special temperature and humidity control; if so, a new separate HVAC system should be added.

iii Classification: TBD

iv Assessment:

Control of temperature and relative humidity is critical in the preservation of library and archival collections because unacceptable levels of these contribute significantly to the breakdown of materials. Heat accelerates deterioration: the rate of most chemical reactions, including deterioration, is approximately doubled with each increase in temperature of 18°F (10°C). High relative humidity provides the moisture necessary to promote harmful chemical reactions in materials and, in combination with high temperature, encourages mold growth and insect activity. Extremely low relative humidity, which can occur in winter in centrally heated buildings, may lead to desiccation and embrittlement of some materials.

A frequent recommendation is a stable temperature no higher than 70°F and a stable relative humidity between a minimum of 30% and a maximum of 50%. Research indicates that relative humidity's at the lower end of this range are preferable since deterioration then progresses at a slower rate. In general, the lower the temperature the better.

Temperature and relative humidity should be systematically measured and recorded. This is important since the data produced 1) documents existing environmental conditions; 2) supports requests to install environmental controls; and 3) indicates whether available climate-control equipment is operating properly and producing the desired conditions.

https://www.nedcc.org/free-resources/preservation-leaflets/2.-the-environment/2.1-temperature,-relative-humidity,-light,-and-air-quality-basic-guidelines-for-preservation

ee Security camera recommended

i Description: At the Staff office, consider adding a security camera on the outside of this door to ensure staff safety.

ii Classification: Recommended, Functionality.

iii Assessment:

ff Sink needed

i Description: At the Staff office, consider adding a sink, per staff request.

ii Classification: Recommended, Functionality.

iii Assessment:

gg Non-accessible water fountains (See Existing Conditions Photo 302)

i Description: On the second and third floors are recessed drinking fountains, both water fountains should be replaced as they are not accessible due to not having clear floor space.

ii Classification: Necessary, ADA Compliance.

iii Assessment: Per ADA Standards Chapter 6 – Plumbing Elements and Facilities

602.1 General. Drinking fountains shall comply with 307 and 602.

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3½ inches (90 mm) maximum from the front edge of the unit, including bumpers.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

Advisory 602.6 Water Flow. The purpose of requiring the drinking fountain spout to produce a flow of water 4 inches (100 mm) high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of using the drinking fountain.

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

hh Expansion joint has failed (See Existing Conditions Photos 303, 304)

i Description: At the floor and ceiling of the East wall is an expansion joint, "W" style in a metal bead at the ceiling, it should be determined if these joints need to be fire-rated. On the Southeast corner, below the countertop and above the floor expansion joint, there is a ±1-1/2"x±27" gap in the GWB, patched on additional expansion joint added.

ii Classification:

iii Assessment:

ii Broken door (See Existing Conditions Photos 305)

i Description: At the Technical Staff Office is a broken door, the door appears to be resting on a broken piece of the same door.

ii Classification:

iii Assessment:

jj Abandoned equipment (See Existing Conditions Photos 306)

i Description: Top edge of center atrium is lit with ten (10) track lights. The edge also has remains of neon tube lighting.

ii Classification:

iii Assessment:

kk Abandoned equipment (See Existing Conditions Photos 307)

i Description: On the South side of the Adult Service Staff Office is a single leaf flush metal outswing door, missing its closer.

ii Classification:

iii Assessment:

4 Third Floor

a Ceiling penetration (See Existing Conditions Photos 308, 309)

i Description: Ceiling penetration at Janitor's Closet. At Archives Room #1 miscellaneous holes need patching. At Archives Room #2, conduit into ceiling has open GWB. At Men's Staff Restroom, right side of ceiling is open (±8" x ±6'-0").

ii Classification: Necessary, Building integrity, Appearance.

iii Assessment:

b Ceiling leaks

i Description: At Women's Staff Restroom, ceiling shows signs of two (2) leaks.

ii Classification: Necessary, Building integrity.

iii Assessment:

c Ceiling cracks (See Existing Conditions Photo 310)

i Description: There appear to be several small movement cracks in the GWB at the intersection of the four (4) north/south beams just below the skylight.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment:

d Wall penetration (See Existing Conditions Photo 311)

i Description: The west wall at Janitor's Closet has one penetration.

ii Classification: Necessary, Building integrity.

iii Assessment:

e Wall paint in fair condition

i Description: The walls are painted GWB in good condition, paint requires maintenance-touch ups at northwest corner.

ii Classification: Recommended, Appearance.

iii Assessment:

f Painted baseboard collecting dust (See Existing Conditions Photo 312)

i Description: Baseboard appears to have been painted and holding dust at northwest corner.

ii Classification: Recommended, Appearance.

iii Assessment:

g Carpet tiles failing (See Existing Conditions Photos 313, 314)

i Description: At south center floor carpet tiles are loose and need a transition strip.

ii Classification: Recommended, Functionality, Appearance.

iii Assessment: This condition is due to age, improper installation and use, carpet tiles may become loose when heavy furniture is dragged across the floor.

h Stained carpet (See Existing Conditions Photo 315, 316)

i Description: Carpet is broadloom and has stains at Archives Room #1.

ii Classification: Recommended, Appearance

iii Assessment: This condition is due to age and use.

i Deteriorated metal column cladding (See Existing Conditions Photo 317)

i Description: At the third-floor book elevator, the bottom of the metal clad column is split and separated by ±1-1/2".

ii Classification: Necessary, Building integrity.

iii Assessment:

j Window limiter set at 8" (See Existing Conditions Photo 318)

i Description: Staff Hallway at northwest corner Eight (8) awning style metal windows along the north elevation, all locked with exception of two (2), two (2) are chained/limited stopped with clear space of ±8".

ii Classification: Currently critical, Building code compliance.

iii Assessment:

k Open sealant joint (See Existing Conditions Photo 319)

i Description: A Stair #2, the west side of the curtain wall, left side has an open joint approximately 5 LF of sealant.

ii Classification: Recommended, Building integrity, Energy.

iii Assessment:

l No baffle at Atrium (See Existing Conditions Photo 320)

i Description: There is a soffit at the ceiling at the top of both steps that is ±11" in height, (the vertical side of soffit includes a linear diffuser. At center Atrium, there is no smoke baffle protecting atria from smoke during a fire event.

ii Classification: Currently critical, Does not meet standards/grandfathered.

iii Assessment:

m Tripping hazard at Terrace (See Existing Conditions Photo 321)

i Description: There is a ±27-1/2" aluminum railing separating the terrace from the balance of the roof. The low railing could be a tripping hazard.

ii Classification: Potentially critical, Building code compliance.

iii Assessment:

n Door taken off and sitting on the floor (See Existing Conditions Photo 322)

i Description: Classroom and Meeting Room at southwest corner was created by adding a prefabricated wall partition system on east side, door has been taken off and is sitting on the floor.

ii Classification: Necessary, Functionality.

iii Assessment:

o Non-ADA compliant doors (See Existing Conditions Photos 323, 324)

i Description: There are a pair of metal doors to the Administrative Office; the combined dimension is ±42"(W) x ±95-1/2"(H); from public space the right leaf is locked, left leaf has a ±19" clear space, non-ADA compliant. At Archives Room #1 the existing metal door into room from public space is ±32" (W) x ±87-1/2" (H), the clear space is ±30". At the Administrative Office, door to the Business Managers Office and Conference Room is ±30-1/2" (W) x ±8'-0" (H) with a 29" clear. Also, second door on west side is ±30-1/2" (W) x ±8'-0" (H) with a 29" clear, non-ADA compliant.

ii Classification: Necessary, ADA Compliance.

iii Assessment:

p Push/Pull door clearance non-ADA compliant (See Existing Conditions Photos 325, 326)

i Description: At the Administrative Office, the existing flush metal door from open office to the Director's Office accessible access is not due to copier at push side clearance. Also, second door on west side has no push-side forward approach clearance.

ii Classification: Necessary, ADA Compliance.

iii Assessment:

q Non-ADA path of travel clearance (See Existing Conditions Photo 327)

i Description: Classroom and Meeting Room tables are configured in "U" shape; aisle on west side is 22" with chairs pushed in; tables are on rollers and can be reconfigured. ADA accessible configuration should be established. At Archives Room #2 south wall is an electrical panel (LP3C), appears shelving is too close and go into required clear floor space.

ii Classification: Necessary, ADA Compliance.

Assessment: Per ADA Standards Chapter – 4 Accessible Routes

403 Walking surfaces

403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1220 mm) long minimum and 36 inches (915 mm) wide minimum.

r Non-ADA compliant signage (See Existing Conditions Photo 328)

i Description: The doors to the Administration office have a sign but not in Braille. There is no signage at elevator saying not to use in a fire. There is no signage at the Janitor's closet door.

ii Classification: Necessary, ADA Compliance.

iii Assessment:

s Non-ADA compliant Staff Restrooms (See Existing Conditions Photos 329-331)

i Description: At Men's staff restroom, toilet room and bathroom foyer does not appear to be ADA accessible. At foyer, clear space from foyer open door to restroom door is ±41". Door from hall is ±33-1/2" (W) x ±87-1/2" (H), clear door space when door is in the open position is ±30-1/2". There is no ADA turning radius at the toilet and clear space between face of the sink and opposite wall is ±48". At Women's staff restroom Door from hall into the women's room is 33-1/2" (W) x 87-1/2" (H), clear space with door is open is 31", non-ADA compliant. At the Administrative office the small bathroom door is ±31-1/2".

ii Classification: Necessary, ADA Compliance.

iii Assessment:

t Non-ADA compliant water fountains (See Existing Conditions Photo 332)

i Description: On the second and third floors are recessed drinking fountains, both water fountains should be replaced as they are not accessible due to not having clear floor space.

ii Classification: Necessary, ADA Compliance.

iii Assessment:

u Non-compliant railings (See Existing Conditions Photos 333, 334)

i Description: Both sides of Stair #2 and #4 have a ±2-1/4" diam. handrail at ±32" above nosing, top of railings do not have returns, stop at upper most riser. At stair #2(south side) there are no balusters for ±13'-0", it's a fall hazard. There is a large opening at east side looking down to second floor which is protected with a guardrail consisting of a bookshelf (±38") and single metal pipe-rail (±3") with a combined height of 41" above finished floor.

ii Classification: Currently critical, Does not meet standards/grandfathered, Life-safety code compliance.

iii Assessment:

v Non-compliant railings at Main Stair (See Existing Conditions Photo 335)

i Description: Main Stair guardrail at third floor is ±34", the base is ±4" high and the top rail is ±2-1/4" diam. They should be modified to be 42".

ii Classification: Currently critical, Does not meet standards/grandfathered, Life-safety code compliance.

iii Assessment:

w Demising wall penetrations (See Existing Conditions Photo 336)

i Description: South Mechanical Room has miscellaneous small wall penetrations that need to be patched.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

x Loose and missing insulation on ducts (See Existing Conditions Photo 337)

i Description: At South Mechanical Room Insulation from ceiling ductwork is loose in several locations.

ii Classification: Necessary, Functionality, Energy.

iii Assessment:

y Path of egress and around mechanical/electrical equipment obstructed by storage (See Existing Conditions Photos 338-340)

i Description: South Mechanical Room is used for storage of files, furniture, supplies, etc. Switchgear on north wall does not appear to have adequate clear space due to storage. At Administrative Office, there are boxes in front of electrical panel LP3B.

ii Classification: Potentially critical, Life-safety code compliance.

iii Assessment:

z Exits signs not illuminated

i Description: At the existing door to Stair #6 are three adjacent illuminated exit signs, which appear to be out. South Mechanical Room has no illuminated exit signs.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

aa Exit Signs visibility issues (See Existing Conditions Photo 341)

i Description: The east/west ceiling mounted exit sign is ±5" from wall plane, not visible form east/west aisle. At Fire Stair #1, above door is an illuminate exit sign visible from east and west, not south.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

bb HVAC needs maintenance (See Existing Conditions Photo 342)

i Description: Across the third floor all linear diffusers and supply registers should be cleaned.

ii Classification: Necessary, Functionality.

iii Assessment: See Mechanical Systems section for assessment.

cc Clogged drains (See Existing Conditions Photo 343)

i Description: Two out of three floor drains were reported clogged at South Mechanical Room.

ii Classification: Necessary, Building integrity.

iii Assessment: See Plumbing Systems section for assessment.

dd Electrical fire hazard (See Existing Conditions Photo 344)

i Description: All electronics on south wall are fed from a power strip.

ii Classification: Potentially critical, Functionality.

iii Assessment: There is a danger of fire hazard from electrical overload.

ee Non-adequate lighting (See Existing Conditions Photo 346)

i Description: At Women's staff restroom, light levels in women's staff restroom are very low, replace bulbs.

ii Classification: Necessary, Functionality.

iii Assessment:

ff Abandoned equipment (See Existing Conditions Photos 347-349)

i Description: At each floor of the Atrium there is a non-functioning neon light system at the four sides. At Janitor's Closet ceiling is a luminous tube transformer (non-functioning). The top edge of center Atrium has remains of neon tube lighting. At Archives Room #2 In the northwest corner ceiling are two (2) neon transformers, non-functioning.

ii Classification: Recommended, Appearance.

iii Assessment: All abandoned/non-functioning equipment be removed and tested for hazardous materials before removal.

gg Non-GFCI protection (See Existing Conditions Photo 350)

i Description: At MER above Auditorium, mechanical equipment seated on the drain pan is not GFCI protected. Also, at Staff Lounge and Staff Restrooms electric outlets are not GFCI protected.

ii Classification: Necessary, Building code compliance.

iii Assessment:

hh Maintenance switches are non-compliant (See Existing Conditions Photo 350)

i Description: At the third floor MER off the Staff Hallway, maintenance switches are not compliant, they should be red.

ii Classification: Necessary, Functionality

iii Assessment:

ii Open chase. No horizontal and vertical fire breaks (See Existing Conditions Photos 351, 352)

i Description: At the third floor MER off the Staff Hallway, a chase is open, it has no fire breaks. Every floor should have a fire break.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

jj Electrical Panel unlocked (See Existing Conditions Photo 353)

i Description: Electrical Panel is unlocked at Administrative Office.

ii Classification: Recommended, Functionality.

iii Assessment:

kk Fire Extinguisher location and type (See Existing Conditions Photos 354, 355)

i Description: At the third floor MER off the Staff Hallway, the fire extinguisher is seating in the floor. At the Staff Lounge Pantry, the fire extinguisher is wall mounted but it needs to be replaced with a "K" type.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment:

ll Fire Stair double door non-compliant (See Existing Conditions Photo 356)

i Description: Fire Stairs double doors are non-compliant, each leaf is ±23". They need to be reconfigured to meet the required 36" min, all fire doors have non-functioning alarms.

ii Classification: Potentially critical, Does not meet standards/grandfathered.

iii Assessment:

E Mechanical Systems

a Boiler Plant (See Existing Conditions Photos 357-359)

i Description: The building is heated by two Weil McClain, 14 section, low-pressure steam boilers. The boilers are rated for approximately 3,000 MBH. Each boiler is equipped with a light oil fuel burner. Combustion air is introduced by a louver open to the adjacent areaway and is approximately 6 square feet (SF). This is undersized by today's standards. There is a chimney which carries boiler fumes up through the building and discharges above the roof. The chimney above the roof is severely corroded. Associated with the steam boiler plant is a condensate receiver tank, with a triplex boiler feed pump set. The tank is approximately 400 gallons and is welded steel. The tank, controls and pumps are relatively new and in good working order with no reported problems. Chemical feed introduces water treatment into the boiler feed tank. There are also two smaller condensate receiver tanks in the main air handler room and one in the third-floor air handler room. These collect condensate from air handlers AHU-3, AHU-5, AHU-1, and AHU-2 and pump it back to the boiler feed tank. These appear to be had been replaced within the last five to ten years. Each pump set has an alternating pump controller. All three pumps appear to be in good working order with no reported problems. From the boiler plant, steam is piped to each air-handling unit. There are steam coils for heating in each of the air-handling units as well as steam humidifiers. Steam is also piped to a shell and tube heat exchanger outside the boiler room to make hot water for perimeter fin tube radiation. Distribution piping appears to be in good condition. There are some indications of rust at threaded joints, but nothing major. Pipe insulation in the equipment rooms is in poor condition. Jacketing is damaged in many areas and the insulation is deteriorated.

ii Classification: Recommended, Functionality.

iii Assessment: The boiler plant and most of the associated equipment was replaced approximately 13 years ago. It is functioning with no major reported problems. A typical boiler plant of this type has anticipated service life in the range of 25 -30 years. Therefore, there could be 12 to 15 years of useful service life remaining.

b Air Handling Units (AHU) (See Existing Conditions Photos 360, 361)

i Description: There are seven, constant volume air-handling units serving the building. There are three in the basement Mechanical Room and four on the upper floors in mechanical rooms. All the air-handling units are multi zone units, which utilize steam heating coils, steam humidifiers and chilled water-cooling coils. Each of the AHU(s) has a minimum of three, and up to eight zone dampers for zone temperature control. All the AHU(s) have pneumatic zone damper and control valve actuators. Some actuators have been replaced. It is not clear if any of the steam traps have been rebuilt or replaced. The units typically have a roll filter and a dedicated return / spill fan. All the units are functional with no reported major problems. However, the extent to which zone control dampers and control valves are operational is unknown. Associated distribution ductwork appears to be original. Ductwork insulation is in good condition outside the mechanical equipment rooms. Inside the equipment rooms, some of the insulation jacketing is falling off and in some areas the insulation itself is deteriorated.

ii Classification: Recommended, Functionality, Does not meet standards/grandfathered.

iii Assessment: The air handling units and most of the associated equipment appears to be original to the building. They are functioning with no major reported problems. However, all the units, fans and associated controls are approximately 44 years old, which is well beyond the expected useful life of the equipment.

c Hot Water Distribution System (See Existing Conditions Photos 362, 363)

i Description: Steam from the boiler plant is distributed to two shell and tube heat exchangers arranged in parallel, located in the basement level MER. In conjunction with the heat exchangers, there are three base mounted hot water pumps. The pumps are arranged so that two typically run during the heating season and one is a standby pump. Hot water is distributed to fin tube radiation throughout the building. The system also contains a chemical shot feeder for water treatment and pneumatic controls. Pipe insulation is in fair condition in most areas of the building. However, the insulation and jacketing is heavily deteriorated in some area of the basement level Mechanical Room.

ii Classification: Recommended, Functionality.

iii Assessment: The hot water pumps, heat exchanger and most of the associated equipment, (except for the chemical feed tank,) and controls appears to be original to the building. The system is functioning with no major reported problems. It is not clear how well controls valves and temperature sensors are actually working. However, all pumps and associated controls are approximately 44 years old, which is well beyond the anticipated useful life of the equipment.

d Chilled Water System. (See Existing Conditions Photos 364, 365)

i Description: The existing chilled water system, (CHWS), consists of a relatively new modular water-cooled chiller and cooling tower. The chiller is manufactured by Multistack and is rated for 210 tons. The system was installed in 2012 and is approximately 8 years old. Chilled water and condenser water pumps were replaced at the same time. The pumps are Bell and Gosset base mounted end suction pumps rated for 500-gpm each. The controls are arranged in so that one pump is running and the other is in standby mode. The condenser water pumps are Bell and Gosset base mounted end suction pumps rated for 800-gpm each. The controls are arranged so that one pump is running and the other is in standby mode.

The cooling tower is located on the roof and was replaced at the same time as the chiller. The cooling tower is an Evapco induced draft, counter flow tower, with a nominal rating of 483 tons. The cooling tower itself is good condition with no signs of rust or leaks. However, the condenser water piping located outdoors, which was replaced with the tower, was never painted. The piping and tower dunnage has considerable surface rust.

Refrigerant monitoring and exhaust systems were installed with the replacement chiller. The system is designed to detect refrigerant in the basement MER and exhaust it to the outdoors. We could not test the system. It is believed to be functioning.

ii Classification: None

iii Assessment: The chilled water system, including the chiller, cooling tower, condenser and chilled water pumps are in good working order. The system has a typical life expectancy in the range of 20 to 25 years. Therefore, it is not anticipated that any major remediation of this system will be required soon.

e Supplemental Exhaust Systems. (See Existing Conditions Photos 366, 367)

i Description: There are currently two toilet exhaust fans in the building. One is on the roof and the other fan is a utility fan in the basement level MER. Both fans are likely to have been replaced o be less than 10 years old. Both fans are in good working order. There are two small rooftop general exhaust fans which were not running at the time of our field survey. They appear to be original to the building. In addition to fans, there are seven relief air "goose neck" ducts on the roof which appear to have been recently replaced. They are all aluminum construction and were most likely replaced as part of a recent roofing project. They appear to be less than 10 years old. All seven are in good condition, two of them have small dents.

ii Classification: Necessary

iii Assessment: The existing roof top general exhaust fans are past their expected useful life and are no longer functional.

f Supplemental Cooling Systems

i Description: There are currently four supplemental DX cooling systems serving the building. The condensing units are located on the roof. Three of these systems are 5 tons or less and are connected to ductless evaporators in the building which serve computer rooms. The fourth system is approximately 8 tons. It is manufactured by Daikin and is a ducted system. The evaporator is located on the third floor and is ducted to the large lecture Hall. Exposed ductwork hangs from the ceiling. All the systems use separate digital controllers.

ii Classification: None

iii Assessment: All supplemental split system air conditioners are in good working condition with no reported problems. The systems are relatively new and appear to be no older than five years old. As such, the systems can be expected to operate for another 8 to 12 years.

g Controls Systems (See Existing Conditions Photos 368, 369)

i Description: The primary controls system in the building is pneumatic. With the exception of the DX split systems, and self-contained controls for the new chiller, all controls valves, dampers and thermostats use pneumatic air from two compressors located in the Basement MER. The two compressors are original and have been rebuilt to some degree. We understand that at least one of the compressors and motors have been replaced and that one is not functioning.

ii Classification: Functionality.

iii Assessment: The pneumatic system is obsolete. Repairs could be made in the short term in order to keep the HVAC system functional. However, consideration should be given to a direct digital system for all HVAC equipment.

F Electrical Systems

a Electrical Service and Main Distribution. (See Existing Conditions Photos 370, 371)

i Description: The electrical service to the building enters the property from a Con Edison electric manhole located on Lawton street. From this manhole, the three-phase secondary service is routed underground to the basement Main Electric Room on the east side of the building. This service is a 2000-AMP, 208Y/120-volt, three phase, four wire service to the building.

The electric service enters the basement level below grade and terminates in a main switchboard with a 2000 ampere main service switch and fuses in the main electric room. This switchboard distributes power to panelboards in the sub-basement, basement, first, second and third floors.

An I-Line panelboard rated 1200A, 208Y/120-volt, three phase, four wire was tapped off the main service to feed additional air conditioning chiller loads. This panelboard is approximately 3-4 years old and in good condition.

Majority of panelboards within the building are original and are in fair condition with little to no spare circuit breaker capacity. There are a few newer panelboards in the building that appear to have been installed within the last 11 to 12 years and are in good condition with some spare circuit breaker space.

ii Classification: Recommended.

iii Assessment: The main switchboard was originally installed in 1976 and based on visual observation the board is rusting at the base when the room floods occasionally on rainy days. The board is approximately 44 years old and is at the end of its anticipated service life.

Panelboards are over 40 years old and are at the end of their anticipated service life.

b General Lighting and Controls. (See Existing Conditions Photos 372, 373)

i Description: The general lighting consists of led (1st floor), fluorescent and incandescent lighting fixtures. They are a combination of led track lights, surface and pendant linear fluorescent strips with T5, T8 & T12 lamps and incandescent pendant light fixtures. Most of the light fixtures appear to be over 30 to 40 years old and are in fair condition. The lighting levels appear to be adequate.

Lighting controls in the building primarily consists of manual light switches at the doors. The larger open areas are connected to Asco timers located in the associated panelboards on each floor. Also, key switches located near the elevators. The Asco timers on the first floor was reportedly not functioning properly and custodial staff must turn on/off lights using the actual circuit breakers on a daily basis.

ii Classification: Recommended.

iii Assessment: Though the fluorescent fixtures were energy efficient at the time they were installed, they are not particularly efficient by today's standards. Consideration should be given to replacing the fluorescent fixtures with modern LED fixtures within the next 1-3 years.

c Emergency Lighting.

i Description: The emergency lighting in the building appears to consist of emergency batteries integral to the fluorescent fixtures and supplemented with wall battery packs and combination exit signs/emergency wall packs. The emergency lighting units in the building appear to be installed within the past 10 to 15 years and are in good condition. The layout of the emergency lighting units in the building appeared to be generally uniform and provided adequate coverage.

ii Classification: Recommended.

iii Assessment: Where emergency lighting is integral to the fluorescent fixtures, consideration should be given to replace these fixtures with LED fixtures and integral emergency batteries within the next 1-3 years. This would be covered under the replacement of fluorescent light fixtures in section above. Light fixtures with emergency batteries should be tested for functionality. Testing should be scheduled regularly on a monthly basis.

d Exit Signs and Exit Sign Lights. (See Existing Conditions Photo 374)

i Description: Most of the exit signs in the building are thermo-plastic with LED illuminated and some with incandescent bulbs. These exit signs appear to be installed within the past 15 to 20 years and are in fair condition. On the first-floor newer edge-lit exit signs were installed at the main entrances approximately 5 to 6 years ago and are in good condition. The layout of the exit signs appeared to be generally uniform and provided adequate coverage in most areas.

ii Classification: Recommended.

iii Assessment: The exit signs with incandescent bulbs should be replaced within the next 2-5 years. Additional exit signs should be installed in certain areas where areas of office with large open areas and only one exit door. Testing should be scheduled regularly on a monthly basis.

e Fire Alarm System. (See Existing Conditions Photos 375, 376)

i Description: The fire alarm control panel (FACP) is located in the Bbsement. It is an addressable Edwards EST 3 panel with paging capability. It appears to have been installed within the last 5 to 6 years and is in good condition. The observed fire alarm devices in the building consists of smoke detectors, heat detectors, pull stations, elevator recall, sprinkler water flow switches and tamper switches, duct detectors, horn/strobe annunciators, HVAC unit shutdown relays and a remote annunciator located at front entrance area. The FACP appeared to have automatic dialing capabilities for central station communication. The devices within the building appear to be compliant with current New York State building Code (NYSBC) and ADA requirements.

ii Classification: Recommended.

iii Assessment: The fire alarm system seems to be in good working order with no reported problems.

G Plumbing Systems:

a Domestic water services. (See Existing Conditions Photos 377, 378)

i Description: The existing domestic water service enters the building in the basement MER. The service is a 2" water line with two shut off valves and a meter. After the meter, there is piping up to the Basement elevation into the storage room with a new Watts RPZ backflow preventer. No reported piping issues. Some non-insulated piping and deterioration of pipe insulation. There is a known issue that all of the toilets in the building are receiving hot water instead of cold water.

ii Classification: Recommended.

iii Assessment: Piping insulation should be provided for uninsulated piping and new insulation should be provided where insulation is deteriorated or damaged.

b Duplex Sump Pump.

i Description: The existing duplex sump pump located in the basement mechanical equipment room appears to be original to the building. It appears that the discharge piping has been replaced. However, the piping directly connected to the pump set appears original.

ii Classification: Potentially critical.

iii Assessment: Pumps will need to be replaced in the near future.

c Domestic Hot Water Heater. (See Existing Conditions Photo 379, 380)

i Description: The building is served by an electric hot water storage heater. The unit is manufactured by the State Company. The unit has a 40-gallon storage tank and is rated at 4500-watts at 240-volts. The heater appears to be less than 5 years old and is in good working order. There is some evidence of a past leak at one of the connections, which has since been repeated. The system has a domestic hot water recirculation pump. The recirculation pump does not seem to be working.

ii Classification: Recommended.

iii Assessment: Pipe connections to the unit need to be cleaned, and checked for leaks, the recirculation pump needs to be checked and possible replaced. All toilets & urinals receiving hot water should be switch to cold water.

d Fuel Oil System. (See Existing Conditions Photo 381, 382)

i Description: There is an existing steel 10,000-gallon fuel oil tank located outside underground in the garden area which is original to the building. The tank is pressure tested each year. There is a fill port and vent above grade. There is no hatch or viewport to assess the condition of the tank. There is no fuel oil panel for any leak alarms and level displays. There is a duel fuel oil pump set which receives oil from the tank and pumps it to the boilers in the mechanical room. The pumps appear to be original to the building and are currently functional. The tank age and condition need to be verified by the city.

ii Classification: Potentially critical, building code compliance.

iii Assessment: A new fuel oil control panel with alarm capability should be installed. The duplex fuel oil pumps are beyond their useful service life and should be replaced.

H Fire Protection Systems

a Fire Protection. (See Existing Conditions Photo 383, 386)

i Description: There is a 4" fire service that enters the building in the basement MER. The service is equipped with a double check back flow preventer as required by the department of health. The valves are protected by tamper switches connected to the fire alarm system. The basement & first floors are fully sprinklered and installed ~5 years ago, however, the second and third floors were never completed. There are valved and capped connections ready for the sprinkler system to be extended into the second and third floors. There is a standpipe system with a hose cabinet on each floor in the central stair by the elevators. Basement – 87 PSI, first – 80 PSI, second – No Gauge, Third – 0 PSI. There is a fire department connection on the exterior wall of the building by the entrance. There is a separate dry system and zone control valve for the loading / shop area with a compressor. The dry system seems to be holding pressure and the compressor hardly ever turns on.

ii Classification: Critical, building code compliance.

iii Assessment: The second & third floor sprinkler systems should be installed.

2.2 HUGUENOT CHILDREN'S LIBRARY DEFICIENCIES

A Site Conditions

a Debris at downspout inlets (See Existing Conditions Photo 387)

i Description: There is debris at downspout inlets.

ii Classification: Necessary, Building integrity.

iii Assessment: Weekly/monthly maintenance.

b Exterior light fixtures out (See Existing Conditions Photo 388)

i Description: There are multiple exterior light fixtures out around the site.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment: This condition is due to age and lack of regular maintenance.

c Cracks in concrete (See Existing Conditions Photos 389-390)

i Description: There are minor concrete cracks at patio concrete pad, upper most rise of concrete steps, concrete flags at east to west walkway.

ii Classification: Recommended, Building integrity.

iii Assessment: This condition is due to weathering and thermal movement.

d Stone wall joints cracked (See Existing Conditions Photo 391)

i Description: Stone wall joints are cracked at north elevation.

ii Classification: Necessary, Building integrity.

iii Assessment: The mortar is damaged or has voids as the stone wall is subjected to movement (thermal, wind, freeze-thaw, etc.) over the years. The resulting voids permit the intrusion of water resulting in accelerated deterioration.

e Peeling or failing paint at metal railings and metal stair (See Existing Conditions Photo 392)

i Description: Railing at concrete steps has minor rust.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment: The condition is due to weather exposure and corrosion of steel.

B Exterior Envelope

1 Roof

a Entrance roof copper flat seams caulked (See Existing Conditions Photo 393)

i Description: The copper flat seams appear to be heavily patched at the projecting entrance roof.

ii Classification: Necessary, Building integrity.

iii Assessment: Sealant has been applied at the seams as a remedial measure to avoid water infiltration.

b Rubber patch at gutter (See Existing Conditions Photo 394)

i Description: Gutter has a small rubber patch, over entrance.

ii Classification: Necessary, Building integrity.

iii Assessment: This condition is due to weathering and age.

2 West Elevation

a Cracks at stucco (See Existing Conditions Photos 395-397)

i Description: The basement exterior walls are clad with stucco, showing hairline cracks and cracking at northwest corner.

ii Classification: Recommended, Building integrity.

iii Assessment: The deterioration observed is due to water entrapment in combination with cyclical freeze/thaw and exposure.

b Boiler Room air intake louver broken (See Existing Conditions Photo 398)

i Description: The plastic air intake louver is broken at the boiler room.

ii Classification: Necessary, Functionality.

iii Assessment: This condition is due to age and impact damage.

c Broken light fixture (See Existing Conditions Photo 399)

i Description: The light fixture over basement door is broken.

ii Classification: Necessary, Functionality.

iii Assessment: This condition is due to age, weather exposure or impact damage.

d Spalled or cracked brick masonry (See Existing Conditions Photos 400-401)

i Description: There are a few areas of existing spalled or deteriorated brick at various locations.

ii Classification: Recommended, Building integrity.

iii Assessment: Cracked bricks and deteriorated mortar joints permit intrusion of water, which becomes trapped within the masonry. During the winter, the water freezes and expands, enlarging the crevice in which it resides. Deterioration and displacement increase with each successive freeze-thaw cycle.

3 North Elevation

a Hairline cracks at stucco (See Existing Conditions Photo 402)

i Description: Stucco at exposed foundation wall shows sings for hairline cracks along the north façade.

ii Classification: Recommended, Building integrity.

iii Assessment: The deterioration observed is due to water entrapment in combination with cyclical freeze/thaw and exposure.

b Debris at wood cornice (See Existing Conditions Photo 403)

i Description: Wood cornice is in good condition, but it shows signs of debris.

ii Classification: Recommended, Building integrity.

iii Assessment: The condition is due to weather exposure and lack of regular maintenance.

c Broken slate at mansard roof (See Existing Conditions Photo 404)

i Description: There is one broken slat at mansard roof.

ii Classification: Necessary, Building integrity.

iii Assessment:

4 East Elevation

a Debris at wood cornice (See Existing Conditions Photo 405)

i Description: Wood cornice is in good condition, but it shows signs of debris.

ii Classification: Recommended, Building integrity.

iii Assessment: The condition is due to weather exposure and lack of regular maintenance.

b Deteriorated paint at wood panels (See Existing Conditions Photos 406, 408)

i Description: Paint is peeling at ceiling and wall wood panels at entrance door. Organic grow at entrance PVC columns and side windows wood panels.

ii Classification: Recommended, Building integrity.

iii Assessment: This condition is due to weather exposure.

c Deteriorated paint at door metal frame (See Existing Conditions Photo 407)

i Description: The Main Entrance door metal frame shows minor rust.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment: This condition is due to weather age and weather exposure.

5 South Elevation

a Broken light fixture (See Existing Conditions Photo 409)

i Description: The light fixture at the exterior stair tower is broken.

ii Classification: Necessary, Functionality.

iii Assessment: This condition is due to age, weather exposure or impact damage.

b Exterior stair minor deterioration (See Existing Conditions Photos 410-412)

i Description: Exterior stair has biological growth and paint is peeling.

ii Classification: Recommended, Building integrity.

iii Assessment: The condition is due to weather exposure.

c Overgrown vegetation at AHU enclosure (See Existing Conditions Photo 413)

i Description: The air-handlers are enclosed with a chain link fence and vegetation has grown high.

ii Classification: Necessary, Functionality.

iii Assessment: The condition is due to lack of regular maintenance.

6 Open Penetrations (See Existing Conditions Photos 414-415)

i Description: Stucco has cracked around pipe penetrations at stucco foundation wall.

ii Classification: Necessary, Building integrity.

iii Assessment:

C Interior finishes

1 Basement

a Door to exterior non-ADA compliant (See Existing Conditions Photo 416)

i Description: Door clear ADA space is 31" with encroachments of push bar and surface-mounted latch. The threshold slope is 1-1/4" to 1-1/2".

ii Classification: Necessary, ADA Compliance.

iii Assessment: Per ADA Standards Chapter 4- Accessible Routes.

Doors, Doorways and Gates

Section 404.2. 3 Clear Width:

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Exception: 1. In alterations, a projection of 5/8 inch maximum into the required clear shall be permitted for the latch side stop.

Section 404.2.5 Thresholds:

Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

Exception: Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5.

b Door to exterior failing (See Existing Conditions Photo 417)

i Description: The bottom hinge is rusted. The sill weather-stripping is loose. The interior strike for egress push bar is loose and could fall.

ii Classification: Necessary, Building integrity.

iii Assessment: These conditions are due to use and age.

c Water-damage at ceiling (See Existing Conditions Photo 418)

i Description: There is an area of water damage at ceiling surrounding the southern support column 41" x 32".

ii Classification: Necessary, Building integrity, Appearance.

iii Assessment:

d Millwork shows early signs of deterioration (See Existing Conditions Photos 419-420)

i Description: The two (2) benches with storage under the seats are worn and show signs of deterioration.

ii Classification: Recommended, Appearance.

iii Assessment: The condition is due to use and age.

e Sprinkler cover plate missing (See Existing Conditions Photo 421)

i Description: One sprinkler head cover plate is missing at main room.

ii Classification: Necessary, Functionality, Appearance.

iii Assessment:

f Equipment rooms not secured (See Existing Conditions Photo 422)

i Description: The equipment rooms are not locked.

ii Classification: Recommended, Functionality.

iii Assessment: There is no direct NFPA standard or Life Safety Code reference that requires equipment rooms to be locked. However, access to equipment by unauthorized individuals is a safety risk.

g Room signage missing (See Existing Conditions Photos 422-423)

i Description: There is no official signage in any of the rooms at the basement. There are paper signs attached to the doors with tape.

ii Classification: Necessary, ADA Compliance.

iii Assessment: Public buildings are required to meet the ADA guidelines, permanent rooms require compliant signs that should have tactile characters and braille, only rooms that change function in less than 7 days do not require ADA compliant signage.

h Hazardous interior stair (See Existing Conditions Photos 424-426)

i Description: The interior stair doors are non-fire rated. There is no handrail, the intermediate landing appears to be tilted, the risers are open, there is no adequate lighting having no light at the upper portion. There are no egress lighting and illuminated exit signs. There are chairs store at the landing obstructing the stair hall. The east wall shows signs of efflorescence.

ii Classification: Potentially critical, Life-safety code compliance, Functionality.

iii Assessment: Consider new vertical circulation systems at this building including elevator and enclosed fire stairs.

i Boiler Room hazardous conditions (See Existing Conditions Photos 427-430)

i Description: Walls and ceiling at the boiler room are painted GWB, unfinished at the bottom part, the sheetrock walls and ceiling were cut but not properly sealed around the ductwork and equipment in this room including the air intake, sump pump, hot and cold water. The boiler room door is metal, but no fire-rating label found.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment: Mechanical equipment distribution pipes, ducts and conduits that go through walls and ceiling should be properly sealed either with the appropriate connectors or fire-stopping, if required.

Heating appliances and equipment shall be listed and shall comply with the requirements of Chapter 6 Section FC 603.5 of the NYC Fire Code.

Article 5 Boiler and Furnace Rooms

§[C26-704.2] 27-419 Enclosure. - Boilers or furnaces hereafter installed in any building, other than replacement boilers and furnaces and boilers or furnaces used to heat one- or two-family dwellings, shall be enclosed and separated from the rest of the building by noncombustible construction having at least a one-hour fire-resistance rating.

j Ceiling and wall penetrations (See Existing Conditions Photos 431, 432)

i Description: There are multiple ceiling penetrations at the A/V equipment storage room that have not been patched. Also, there is an area missing sheetrock, approximately 18" x 28".

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment: The condition is due to poor workmanship and lack of on-going building maintenance.

k Hazard storage in mechanical rooms (See Existing Conditions Photos 433-347)

i Description: There are paint cans stored at the A/V room. The Sprinkler Closet is used as a janitor's closet. Documents are tucked between ductwork and wall in the boiler closet and the Sprinkler Closet.

ii Classification: Potentially critical, Functionality.

iii Assessment: The condition is due to a lack of a Hazardous Materials Management Plan or the plan not being enforced.

l Electric Panel unlocked (See Existing Conditions Photo 438)

i Description: In the main room, at the southeast corner is the basement electric panel, unlocked.

ii Classification: Recommended, Functionality.

iii Assessment: There is no direct NFPA standard or Life Safety Code reference that requires electrical panels to be locked. However, electric circuit breakers for critical equipment, that can be deactivated by unauthorized individuals is a safety risk.

m Sprinkler Closet unfinished (See Existing Conditions Photos 439-441)

i Description: Ceiling is missing most of its plaster and wood joists and underside of subfloor is exposed. Equipment wires are exposed.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment: This condition is due to age, poor workmanship and lack of on-going building maintenance.

n Floor and wall tiles missing (See Existing Conditions Photos 442-444)

i Description: There is a 6" wide hole below the toilet dispenser, and eight (8) floor tiles missing at the northwest corner of the ADA restroom. The ceiling vent is hanging loose on one side.

ii Classification: Necessary, Building integrity, Appearance.

iii Assessment:

2 First Floor

a Ceiling penetrations (See Existing Conditions Photo 445)

i Description: Ceiling is painted GWB in good condition except for several small holes on the west side of the room.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment: The condition is due to the removal of light fixtures and not being properly sealed.

b Ceiling water-damage (See Existing Conditions Photo 446)

i Description: The south column at the dropped beam has an area of water damage.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment:

c ADA restroom compliance (See Existing Conditions Photo 447)

i Description: There is a floor-mounted storage cabinet inside the ADA restroom that potentially impedes on clear space in front of the toilet. The clear distance between the edge of the toilet and the cabinet is 37".

ii Classification: Potentially critical, ADA Compliance.

iii Assessment: Per ADA Standards Chapter 6- Water Closets and Toilet Compartments.

Section 604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

d ADA Restroom hand dryer not working (See Existing Conditions Photo 448)

i Description: The hand dryer at the ADA restroom is not working and has an "Out of Order" paper sign.

ii Classification: Necessary, Functionality.

iii Assessment: The condition is due to age, faulty equipment, poor maintenance.

e Windows have no limit stops

i Description: The windowsill at the ADA restroom is 22" high. The window has no limit stops.

ii Classification: Currently critical, Building code compliance.

iii Assessment: Per Standard Specification for Window Fall Protection 2015 International Building Code (IBC).

ASTM F2090-10 compliance:

1.3 This specification applies to window fall prevention devices, including window opening control devices, window fall prevention screens, and fall prevention window guards, that are to be used on any windows, including those that are designated for emergency escape (egress) and rescue (ingress).

From Construction Tip Sheet 23 (July 1, 2016)

Window fall protection: Where the sill height above finished grade on the exterior side of an operable window opening is greater than 72 inches, and the sill height above the finished floor on the interior side of the operable window opening is less than 24 inches (or 36 inches in dwelling units regulated by the IBC), then window fall protection shall be provided by one of the following:

1. Operable windows with openings that, when in their largest opened position, will not allow the passage of a 4-inch sphere.

2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.

3. Operable windows that are provided with opening control devices that comply with ASTM F 2090. (Note: When installed on required emergency egress windows, these devices must not reduce the net clear opening to less than the minimum required size or dimensions. (See Tip Sheet 10.)

4. In dwelling units regulated by the IBC where the sill height of an operable window above exterior finished grade is more than 75 feet, provide window fall prevention devices complying with ASTM F 2006.

f Non-ADA compliance at vestibule (See Existing Conditions Photo 449)

i Description: The clear space between doors at the entrance vestibule is 42 inches.

ii Classification: Potentially critical, ADA Compliance.

iii Assessment: Per ADA Standards Chapter 4 - Accessible Routes.

Doors, Doorways and Gates

Section 404.2.6 Doors in Series and Gates in Series:

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

g Impact damage at vestibule doors (See Existing Conditions Photos 450, 451)

i Description: Both metal doors at entrance vestibule show signs of impact damage at lower portion of inner side.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment: The condition is due to age.

h Stair to Second Floor obstructed (See Existing Conditions Photo 452)

i Description: At the time of the inspection, carts were impeding clear access to the stair to second floor.

ii Classification: Potentially critical, Life-safety code compliance.

iii Assessment: Egress path shall remain free of obstructions at all time, that includes egress doors and egress stairs.

3 Second Floor

a Interior stair guardrail is loose and non-compliant (See Existing Conditions Photo 453)

i Description: The existing guardrail at the interior stair between 1st and 2nd floors is loose, the guardrail is 31" AFF. There is no railing on the north Wall.

ii Classification: Potentially critical, Building code compliance.

iii Assessment: The stair has not been up to date to meet the new standards. Per code handrail should be 42" high.

b Crack and penetrations at ceiling and wall (See Existing Conditions Photos 454-456)

i Description: Ceiling is painted GWB; it has a small north-south stress crack. There is a small penetration next to a light fixture above the librarian's desk. The wall has not been properly sealed around ductwork at the egress door nook.

ii Classification: Recommended, Building integrity, Appearance.

iii Assessment:

c Push-bar alarm not working (See Existing Conditions Photo 457)

i Description: Egress door on the south elevation has a push bar alarm that is not working.

ii Classification: Potentially critical, Life-safety code compliance.

iii Assessment: The condition is due to faulty hardware and/or poor maintenance.

d Obstructed egress door (See Existing Conditions Photo 458)

i Description: At the time of the inspection, the egress door on the south elevation was partially blocked.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment: Egress path shall always remain free of obstructions, that includes egress doors and egress stairs.

e Windows have no limit stops

i Description: There are ten (10) wood double-hung windows, lower sash is fully operable, but they don't have limit stops.

ii Classification: Currently critical, Life-safety code compliance.

iii Assessment: Per ASTM F2090-10 compliance:

1.3 This specification applies to window fall prevention devices, including window opening control devices, window fall prevention screens, and fall prevention window guards, that are to be used on any windows, including those that are designated for emergency escape (egress) and rescue (ingress).

D Mechanical Systems

a Mechanical Boiler Plant. (See Existing Conditions Photos 459-460)

i Description: The building is heated by a Weil McClain gas fired, hot water boiler. The boiler is rated for approximately 120 MBH input. Combustion air is introduced by a louver with a 10" round duct to the outside. Hot water is pumped with an inline Taco circulator from the boiler to three (3) zones – basement radiant floor, first floor radiators, second floor radiators. There are adjustable zone thermostats for each zone. Distribution piping appears to be in good condition, however, none of the piping is insulated. The system & local piping appears to be less than 5 years old. The radiators and distribution piping in the building seems to be original.

ii Classification: None.

iii Assessment: The boiler system appears to have been replaced recently and still has over 15 years of useful service life. All of the hot water piping is not insulated in unconditioned areas but should be insulated to meet today's energy codes.

b Mechanical Split Systems. (See Existing Conditions Photos 461-462)

i Description: There are three (3) separate ~2-ton Mitsubishi Mr. Slim, cooling only, wall mounted evaporators located on each floor. There is no outside air intake, so the ventilation is provided by openable windows. Each unit has a separated wall mounted, programmable thermostat. There is refrigerant piping which goes out to the side of the building where there are three (3) condensing units on grade in a locked and gated fencing system. The systems seem to be ~10 years old and have been working well according to the occupants.

ii Classification: None

iii Assessment: The systems have been working and have quite a few more years of useful service life. However, the bushes around the condensing units should be heavily trimmed so that the branches and leaves do not damage the condenser fan blades.

E Electrical Systems

a Electrical Service and Main Distribution. (See Existing Conditions Photo 463)

i Description: The electrical service to the building enters the property overhead from a utility pole #177 on North Street. From this pole, the single-phase secondary service is routed overhead to the southeast corner of the building. The service to the building is rated for 200-ampere, 120/240 volts, single phase, 3 wire.

ii The electrical service enters the basement level above grade and terminates in a 200-ampere main fused disconnect switch and then to a single panelboard rated 200 ampere, 120/240 volts, single phase, 3 wire.

iii Classification: None.

iv Assessment: Based on visual observation, the electric service and panelboard appear to be 10 to 15 years old and in good condition and do not anticipate replacement at this time.

b General Lighting and Controls. (See Existing Conditions Photos 464, 465)

i Description: The general lighting consists of led, linear fluorescent strips and recessed down lighting fixtures. The led surface mounted dome fixtures were installed on the first and second floors. The down lights and linear fluorescent strips were installed in the basement area.

Outdoor lighting consists of wall mounted fixtures with high pressure sodium lamps and controlled via photocell.

Lighting controls in the building consists primarily of manual light switches at the doors.

ii Classification: Recommended.

iii Assessment: Based on visual observation, the first and second floor fixtures appear to be 5 to 10 years old and in good condition and do not anticipate replacement at this time. Lighting levels on the first and second floors appear to be adequate. The basement fluorescent fixtures were considered energy efficient at the time they were installed, they are not particularly energy efficient by today's standards.

c Emergency Lighting. (See Existing Conditions Photo 466)

i Description: The emergency lighting in the building appeared to consist entirely of wall battery packs.

ii Classification: Recommended.

iii Assessment: The layout of the emergency lights appeared to be generally uniform and provided adequate coverage. The emergency lighting units in the building appeared to be installed within the past 5 - 10 years and are in good condition and do not anticipate replacement at this time.

d Exit Signs. (See Existing Conditions Photo 466)

i Description: The exit signs in the building appeared to be code compliant and consisted of LED lamps.

ii Classification: None.

iii Assessment: Exit signs appeared to be installed within the past 5 – 10 years and were in good condition and do not anticipate replacement at this time. The layout of the exit signs appeared to be generally uniform and provided adequate coverage.

e Fire Alarm System. (See Existing Conditions Photo 467)

i Description: The fire alarm control panel (FACP) is located in the basement sprinkler room. It is an addressable Unimode 200UDLS panel.

ii Classification: None.

iii Assessment: The fire alarm control panel appears to have been installed within the last five years and is in good condition and do not anticipate replacement at this time. The observed fire alarm devices in the building consists of smoke detectors, pull stations, sprinkler water flow switches and tamper switches, horn/strobe annunciators and a remote annunciator located at the front entrance area. The FACP appeared to have automatic dialing capabilities for central station communication. The devices within the building appear to be compliant with current New York State building Code (NYSBC) and ADA requirements.

F Plumbing Systems

a Domestic water services. (See Existing Conditions Photo 468)

i Description: The existing domestic water service enters the building in the basement. There are (2) ¾" services. The first service is a water line with two shut off valves, meter & Watts RPZ backflow preventer, however, this service is valved off. The second service is a water line with two shut off valves and a meter. Distribution piping carries the water from the meter room to the hot water heater, makeup water for the boiler, & restroom fixtures. There are (2) restrooms with one (1) toilet & one (1) lav. There are also two (2) kitchen sinks – one (1) in the basement and one (1) on the second floor. There is no insulation on the distribution piping.

ii Classification: Building code compliance.

iii Assessment: The water service must have backflow prevention according to code. The backflow preventer should be looked at and replaced if found to be defective. Piping insulation should be provided for uninsulated piping.

b Sump Pumps. (See Existing Conditions Photo 469)

i Description: There are two (2) existing sump pumps located in the basement. The sump pump in the mechanical room seems to be handling subgrade ground water and has a 2" PVC pipe which discharges out of the building. The sewage ejector pump in the domestic water meter room discharges into the main sanitary with a 2" copper line. It appears that the discharge piping has been replaced.

ii Classification: Potentially critical.

iii Assessment: Pumps will need to be replaced in the near future if they are original to the building.

c Domestic Hot Water Heater. (See Existing Conditions Photo 470)

i Description: The building is served by a gas fired hot water storage heater. The unit is manufactured by the AO Smith. The unit has a 40-gallon storage tank and is rated at 40 MBH. The heater is brand new (2019) and is in good working order. None of the hot water piping is insulated.

ii Classification: None.

iii Assessment: Hot water piping should be insulated in the mechanical room.

d Gas Service. (See Existing Conditions Photo 471)

i Description: There is an existing 1" Gas service located outside above ground with a valve and meter which appears to be relatively new. The gas serves the boiler and hot water heater.

ii Classification: None.

iii Assessment: The gas service is in good condition.

G Fire Protection Systems

a Fire Protection. (See Existing Conditions Photos 472, 473)

i Description: There is a 4" fire service that enters the building in the basement Water Meter Room. The service is equipped with a double check back flow preventer as required by the department of health. The valves are protected by tamper switches connected to the fire alarm system. The basement, first & second floors are fully sprinklered and seem original to the building. There is a Fire Department connection on the exterior wall of the building by the entrance.

ii Classification: None

iii Assessment: The fire sprinkler service appears to meet code.

PART 3 - RECOMMENDATIONS

3.1 MAIN BRANCH RECOMMENDATIONS

A General Recommendations

- Prepare measured floor plans to determine existing space allocation between various public functions, departments, and uses.
- Develop a Site/Property/Building Preventive Maintenance Plan.
- Implementation of a simple computerized maintenance-management system (CMMS) to coordinate and oversee the NRPL's maintenance operations and provide visibility into maintenance decisions and work orders (open and closed). CMMS software is a component of CAFM software that is entirely focused on maintenance. This software uses a single platform and has a database of an organization's maintenance operations to provide visibility into maintenance decisions and work orders.
- Library Green reconfiguration/relocation: Consider removing the existing north elevation entrance doors/storefront, interior vestibule, existing brick stairs with seven (7) risers and removing windows, and consider for replacement with a new grade park entrance that could be on axis with the stairs up to the second floor.
- Increase the toilet fixture counts. If required by the space analysis and planning exercise, consider a New Annex Building to hold restrooms (to meet capacity requirements and ADA standard), classrooms and mechanical equipment.

B Accessibility Improvements

- Although the NRPL has no control over the public thoroughfares and public parking lots surrounding the Main Branch. There are there appear to be limited handicapped-accessible parking stalls/spaces. There appear to be four in adjacent parking lots. There is no designated handicapped parking at the Huguenot Children's Library.
- Reconfigure existing staff restrooms in the basement and on the third-floor to meet ADA standards.
- Perform a detailed review the Main Branch to ensure compliance with the Americans with Disabilities Act including, but not limited to, accessible routes, doors, gates, walking surfaces, handrails, signage, protruding objects, vertical clearances, knee and toe clearance, restrooms, drinking fountains, etc.

C Life Safety Improvements

- Upgrade exit signs to meet the code: height, location, backup power, per NFPA 909 and ADA Standards.
- Install evacuation maps at each quadrant on each floor.
- Upgrade the fire extinguishers to meet the code including height, location and signage required.
- Hydro-tested fire extinguishers every 5 or 12 years depending on the type.
- Replace the gauges at sprinkler piping every 6 years. Individual gauges have dates printed on their faces.
- Consider an above-ceiling inspection of demising walls to ensure their integrity and continuity. Previous work and cabling might have compromised these assemblies. Little or no firestopping was visible in these penetrations.
- Designate Stair #7 as an "Area of Refuge" or "Area of Rescue Assistance". It needs the proper signage and a phone to the Fire-Control Panel.
- Adjust various doors or add signage to ensure proper and adequate egress from the Main Branch, including the door behind the Main Lobby Security Desk, the exterior gate at Memorial Highway next to the Auditorium, the Door at the Registration Office.
- Replace lamps that are no longer working at the various Fire Stairs.
- Adjust the egress signage at the first-floor egress stair leading to the Basement Classrooms. The signage currently leads one back into the Library and not out the egress door.

D Energy Efficiency Improvements

- Consider over-cladding the existing precast concrete panels with new metal panels with high R-value. Undertake an energy analysis to determine the payback period.
- Replace the roof with a new SBS-modified bitumen roofing system with a 25-year NDL system including insulation that is compliant with the most recent edition of the NYS Energy Conservation Construction Code. Work should include all hatches and curbs, which should be insulated, non-vented, with fusible links where applicable, unless needed for mechanical purposes.
- Replace or re-glaze 40-year old windows and curtain walls with new high-efficiency insulated glass system.

E Site Conditions Improvements

1 West Side

- Remove asphalt patch at concrete curb and saw cut to proper alignment and patch with reinforced concrete.
- Seal the asphalt driveway.
- Reset steel bollard with a new concrete foundation.
- Remove existing deteriorated railroad ties at driveway retaining wall and replace to match existing. Consider concrete for longevity.
- Prepare, prime and paint metal pipe railing at both sides of the driveway. Replace missing mid-rail section at south side and realign/reset bent post at north side.
- Provide new sealant and backer rod to ±30" joint section at the concrete retaining wall.
- Repair the concrete gap at trench drain at garage entrance. The trench-drain cover grate needs to be lifted and trench cleaned. Test piping to ensure sub-grade drainage is functional.
- Patch concrete crack at catch basin.
- Remove and replace failing sealant and backer rod at west Plaza, specifically at the lower and upper planters, and at entrance steps.
- Prepare, prime and paint metal bike rack. Consider bike metal rack relocation or adding signage.
- Remove/replace and/or reset brick-masonry pavers at main Plaza to match existing.
- Provide metal skateboard deterrent to low walls/recessed round-tiered seating to prevent more damage to the concrete.
- Provide new sealant and backer rod to the two sets of steps at the recessed round tiered seating, and at entrance steps.
- Provide new anchors/reinforcements to the aluminum fence facing Memorial Highway.
- Replace dead pixels at multimedia LED screen mounted to the exterior of the Auditorium.
- Inspect wall-mounted art pieces' anchorage periodically to ensure structurally soundness.
- Review access ramp for ADA compliance.

2 North Side

- Coordinate with the City of New Rochelle or the County of Westchester for the corrective actions required at the Library Green walkway. Remove existing deteriorated flagstones and replace to match existing.
- Remove existing deteriorated sealant at concrete flags and building joint. Provide sealant and backer rod.
- Regrade or add railing at the concrete walkway where the grade has eroded±10".

3 East Side

- Prepare, prime and paint bike racks.
- Coordinate with the City of New Rochelle to correct deteriorated brick accent at the sidewalk. Remove existing deteriorated bricks. Compact soil and replace brick to match existing.
- Remove deteriorated tiles at garden wall and replace to match existing.
- Rake out and repoint existing mortar joints to match existing.

- Clean façade of all biological growth with appropriate cleaning agents.
- Prepare, prime and paint metal grille at round opening.

4 South Side

- None

F Exterior Envelope Improvements

1 Roofs

- Roofing membranes: Install new SBS-modified bitumen roof membrane with tapered insulation to roof drains. All curbs shall be insulated. All flashings shall be PMMA fluid-applied type. Provide new cast-iron drain bodies. Provide new walk-pads. Insulation R-value to comply with the most recent edition of the NYS Energy Conservation Code.
- Install new OSHA-compliant perimeter railing system at the east parapet (five sides) to raise it to 42" to meet the Building Code. Depending on insulation heights, provide additional railings as required.
- Prepare prime and paint exposed metal at chimney body as well as the cables and turnbuckles holding it fixed; the lower band should be removed, and concealed area inspected.
- Prepare, prime and paint cooling tower dunnage and pipes supports.
- Remove all non-functioning equipment.
- Provide new mechanical equipment curbs to heat pump, Mitsubishi A/C, Fujitsu A/C and cooling-tower drainpipe.
- Replace gooseneck-style vents that show signs of impact damage and stress cracks.
- Supply and install new insulated glass skylights with aluminum frames.
- Repair interior finishes that are damaged to match existing.
- Install lock and alarm system to roof access-hatch.

2 Curtain Walls (all facades)

- Remove existing mullion covers, pressure plates, glazing, setting blocks and gaskets. Retain the existing aluminum frames.
- Supply and install new insulating-glass units consisting of two lites of ¼" tempered glass with a PPG Solarban 60 Low E coating and reset into existing aluminum frames.
- Supply and install new aluminum exterior mullion covers in clear-anodized finish to match existing.
- Supply and install new backer rod and sealant at window perimeters.
- Clean and repair interior aluminum framing.
- Repair interior finishes that are damaged to match existing.

3 Operable Windows (all facades)

- Supply and install new operable windows. New window units can be project out, hopper or casement) in clear-anodized finish to match existing. Glazing shall match the curtain wall. Consider the extent of operable windows.
- Supply and install new backer rod and sealant at window perimeters.
- Repair interior finishes that are damaged to match existing.

4 West Elevation

- Remove spalled and cracked tiles and replace to match existing.
- Reattach letter "H" at canopy entrance sign.
- Provide sealant and backer rod at joint between wall panels at the side of the Auditorium, and custom purple-color sealant at canopy/wall intersection.
- Replace missing stone baseboard with stone.

- Remove rusting anchors and patch tiles at various locations.
- Prepare, prime and paint garage door.
- Provide optical sensor at garage door.

5 North Elevation

- Provide appropriate signage to entrance doors.
- Remove the remains of the previous revolving doors.
- Remove pitting from aluminum frame at storefront.
- Replace wood letter "L" with metal at Library Green sign.
- Remove spalled and cracked tiles and replace to match existing.
- Remove existing deteriorated sealant at various locations (wall panels, grade egress doors). Provide sealant and backer rod.
- Clean atmospheric soiling at wall panels and windows using appropriate cleaning agents.
- Develop bird-deterrent options.
- Clean weathered/soiled metal wall panels above the entrance doors.
- Replace the closer at basement stair chain-link enclosure.
- Clean debris from the steps and bottom landing at the basement stair.

6 East Elevation

- Remove spalled and cracked tiles and replace to match existing.
- Remove existing deteriorated sealant at wall-panel joints. Provide sealant and backer rod.
- Remove minor graffiti, stickers and soiling at wall panels using appropriate cleaning agents.
- Prepare, prime and paint bike racks.
- Prepare, prime and paint white metal panels behind the brick pier.
- Clean and reset wiring at the entry canopy LED slots.
- Realign left pair of doors at canopy entrance.
- Coordinate with the City of New Rochelle for correcting deteriorated brick accent bricks at the sidewalk. Remove existing deteriorated bricks at the sidewalk, compact the ground and replace brick to match existing.
- Reset standpipe cover plate and provide sealant and backer rod.
- See Windows and Curtain wall section for recommendations.

7 South Elevation

- Remove spalled and cracked tiles and replace to match existing.
- Remove existing deteriorated sealant at wall-panel joints. Provide sealant and backer rod.

G Interiors Finishes Improvements

1 Basement

- Remove deteriorated ceiling tiles. Provide new ceiling tiles to match existing.
- "Sounding"-test existing concrete at the ceiling of the Friends Storage. Remove loose concrete and patch concrete. NOTE: All ceiling penetrations should be inspected to ensure the integrity of the fire-stopping.
- Patch base-building wall where there is loose rubble.
- Provide chair rails on the in hallways to prevent damage to existing finishes.
- Remove deteriorated VCT floor tiles. Provide new VCT tiles to match existing.
- Remove deteriorated baseboard. Provide new baseboard to match existing.
- Investigate where the water leak comes from at the egress hallway adjacent to the Boiler Room. It appears to be coming from the crawl space, which implies a broken water/ HVAC pipe that should be repaired.

- ELS Restroom: See Accessibility above. Provide mirror for the ESL bathroom. Provide under-the-sink pipe protection for ESL bathroom.
- Provide 42" handrail to steps at the egress hallway on the north side.
- Debris shall be cleaned everywhere, especially at the exterior stairs (north), Main MER, and areaway on the east side.
- Remove all abandoned/non-functioning equipment including the clothes washing machine at the ESL Room #1 pantry.
- Provide new pantry cabinets.
- Clean clogged drain and make it operable at areaways.
- Provide new access door for mechanical equipment at the southeast corner of the ESL Room #1.
- Provide exhaust for ESL Room #1 pantry.
- If operable, wall-mount the existing floor-mounted HVAC condenser in the south Areaway to insure it isabove any standing water and plant debris.
- Provide cover for the sump pit in the Boiler Room.
- Remove loose insulation on ducts. Provide new insulation on ducts, where missing at Main MER.
- Provide signage and protective measures where the ceiling is low due to ductwork.
- Provide/adjust the window limiter to open at 4" maximum.
- Provide new mullion cover to match existing at the ESL Room #2.
- Replace existing Plexiglas surrounding the window-mounted A/C unit with an insulated panel.
- Reconfigure emergency egress window at ESL Room #1. The clear width shall be 24"; provide interior and exterior steps to climb up and down to the window. Add a new metal ship's ladder with guardrail; assume that the existing metal ladder up to grade will be relocated.
- Provide corner guards to the metal door jamb into the elevator.
- See Accessibility for reconfiguration of Hallway bathrooms.
- See Accessibility for accessible routes, including swinging doors, and clear width.
- Remove damaged fire door and install new fire door with integral protective plates at the entrance into the Friends Storage Room. The basement hallway door has significant impact damage from carts and per NFPA a Fire door cannot be retrofitted with a protective plating.
- Provide new closer where missing or broken to the door located in a demising wall.
- Remove hold-open to all doors located in all demising walls. Instruct staff to keep these doors closed at all times.
- Remove broken latch at fire door and provide new latch to fit existing door.
- Carefully remove paint from UL labels at fire doors.
- Provide fire-stopping to the CMU demising wall penetrations.
- Remove transfer grill at Storage Room. Close penetration with CMU.
- Provide spray-applied fireproofing where damaged/loose or missing at concrete ceiling and beams, and at metal deck.
- Repair tampered fusible link. Replace damper if required.
- Remove directions to silence the Fire Alarm in the Fire-Alarm Control Room; only NRFD can silence it.
- Provide new "K"-type fire extinguisher to the ESL Room #1 pantry.
- Provide signage to all fire extinguisher's.
- Remove storage from egress hallway. Instruct the staff that the egress-path shall be clear of obstructions at all times.
- Remove exit sign at the west side of the hallway directing to the book storage.
- Relocate exit signs and remove obstructions to have clear visibility and understanding of the egress path. Provide additional illuminated exit signs where required and at proposed locations. See Electric Systems for Exit Sign Lights.
- Provide new battery-powered emergency lighting where non-operational and at proposed locations.
- Replace broken or missing globe light fixture at the egress hallway door.
- See Electric Systems for fluorescent light fixtures recommendations

- Replace regular electrical outlets with GFCI at ESL Room #1 pantry, ESL Bathroom, and at the sump pit in the Main MER.
- Have an electrician inspect wiring where junction boxes are open; the electrician shall determine function, terminate if required, and provide new cover plates.
- Re-cap electrical conduits at areaway on the south wall.
- Provide lock to all electric panels.
- See Electrical Systems for Electrical Service and Main Distribution.
- Move cabling tied with plastic ties at the ceiling to trays to prevent wires from falling and blocking egress in a fire event. Determine if the ties should be replaced with metallic type or acceptable non-metallic type.
- Remove permanent extension cords used to supply electrical power to large equipment. Install new electrical conduit and outlet at the ESL Room #1 and Friends Storage.
- Provide signage to Fire-Alarm Control Panel room.
- Provide signage to Elevator Machine Room.

2 First Floor

- Investigate where the leak is coming from. Repair leak and remove the damage GWB ceiling area. Patch and tape of all joints. Prepare, prime and paint selective patching and immediate area.
- Selective patch and tape of all joints. Prepare, prime and paint selective patching and immediate area at intersection with windows.
- Selective patch and tape of all joints. Prepare, prime and paint selective patching and immediate area at ceiling crack at Friends Bookstore.
- Selective patch and tape of all joints. Prepare, prime and paint selective patching and immediate area at ceiling holes at the west side of Main Stairs.
- Remove deteriorated ceiling tiles. Provide new ceiling tiles to match existing. Reset tiles that have moved where required.
- Remove deteriorated VCT tiles. Provide new VCT tiles to match existing.
- Provide new baseboard to match existing at Friends Office.
- Patch, resurface and repaint concrete crack at Garage floor.
- Selective patch and tape of all joints. Prepare, prime and paint selective patching and immediate area at the base of park entrance vestibule.
- Prepare, prime and paint walls at hallway outside Maintenance office, Janitor's closet and Fiends Office.
- Refinish wood at Auditorium stage wall.
- Relocate community information wall from existing location at Main Stair first floor landing to new proposed location. See General Recommendations and Proposed New Construction for park entrance reconfiguration.
- See windows and curtain walls recommendations.
- Test interior window glass for safety at the Community Room Office. Replace existing interior window glass with safety glass if required.
- Clean drain and make it operable outside egress door from Auditorium.
- See Electric Systems for fluorescent light fixtures recommendations.
- Remove broken and non-adequate light fixtures, replace with gasketed type; provide new cover plate to electric outlet at Hallway outside Maintenance office and at Janitor's Closet.
- Provide new lamps for recessed ceiling light fixture at north side of both Children's restroom. See General Recommendations and Proposed New Construction for bathroom reconfiguration.
- Provide lock to all electric panels.
- Remove antiquated pantry/kitchen equipment. Replace with new kitchen equipment.
- Replace existing fire extinguisher at Meeting Room at Auditorium with a "K" type fire extinguisher and
- Replace existing broken paper-towel dispenser to match existing.
- Remove all abandoned/non-functioning equipment. Test abandoned neon-light transformers for hazardous materials.

- The Auditorium has three (3) linear diffusers, the bottom 6'-0" are closed with sheet metal. Consider best options for air distribution.
- Provide new handrails for the two steps from the seating up to the stage, at both sides of stage.
- Provide new handrail top railing to reach required 42" height. Provide 12" top and bottom run extension at all floors of the Main Stairs.
- Reverse the door swing at the door behind the Security Desk and provide panic hardware.
- Delineate an area on the Auditorium floor to note ADA-Reserved seating and keep them clear of obstructions at all times.
- See General Recommendations and Proposed New Construction for Garage reconfiguration
- Carefully remove paint from UL labels at fire doors.
- Provide signage if a door must remain permanently closed stating "Not an Exit Door" or "Doors Not in Use". See General Recommendations and Proposed New Construction for the Library Green entrance reconfiguration.
- Remove hold-open to all doors located in a demising wall. Instruct staff to keep these doors closed at all times.
- See General Recommendations and Proposed New Construction for Life-Safety compliance for battery-powered emergency lighting.
- Relocate exit signs and remove obstructions to have clear visibility and understanding of the egress path. Provide additional illuminated exit signs where required and at proposed locations. See Electrical Systems recommendations for Exit Sign Lights.
- Provide fire-stopping to all ceiling and demising-wall penetrations. If possible, sleeves should be added.
- Remove electric through-wall fan and close the wall with CMU at the Community Room Office.
- Remove all kick-down door holders from Fire Doors. Instruct staff to keep these doors closed at all times.
- Replace existing wood vision panel at Friends Office fire door with a fire-rated glass panel.
- Remove material stored in front of the control valves at the Garage. They should be clear of obstruction at all times.
- Consider expanding the space and installing a fan connected to a carbon monoxide-detector. Outfit the workspace with a local exhaust system. For work protection and safety measures consistent with OSHA 3157 (1999) et al.
- Provide security cameras at Garage doors. See General Recommendations and Proposed New Construction for Garage reconfiguration.
- Relocate AED closer to the public spaces, accessible to all employees and to the public.
- Provide a 27" (H) cane-detection device to the underside of the first-floor steps. No storage should be kept under the open steps.
- Provide exit sign at Registration Desk area.
- Provide baby-changing stations at Women's and Men's Bathrooms. See General Recommendations and Proposed New Construction for bathroom reconfiguration.

3 Second Floor

- Remove deteriorated ceiling tiles. Provide new ceiling tiles to match existing.
- Selective patch and tape of all joints. Prepare, prime and paint selective patching and immediate area at the Technical Staff Office.
- Prepare, prime and paint walls at Adult Service Staff Office and Technical Service Staff.
- Remove deteriorated baseboard, Provide new baseboard to match existing.
- Clean existing worn and stained carpet at Adult Staff Office.
- Remove carpet beneath drinking fountains. Provide new hard surface.
- Lock MER at all times. Provide new lockset if broken.
- Test interior window glass for safety at the Adult Service Staff Office. Replace existing interior window glass with safety glass if required.
- Remove ceiling cover plates and patch ceiling.

- Provide acoustic baffle above east Atrium.
- Provide new top railing to reach required 42" height at Main Stairs, Stairs #2 and #3 and at Atriums.
- Provide new railing to reach required 42" height at Fire Stairs.
- Reconfigure double door at the north side of the Adult Service Staff Office. Currently, each leaf is ±21-1/2" (W). Remove existing doors and replace with one 36" door and a side light of ±7".
- Provide battery-powered alarm to Fire Doors and schedule testing periodically to ensure operability.
- Carefully remove paint from UL labels at fire doors.
- See General Recommendations and Proposed New Construction for Life-Safety compliance – Fire Doors. Instruct staff to keep these doors closed at all times.
- Relocate exit signs and remove obstructions to have clear visibility and understanding of the egress path. Provide additional illuminated exit signs where required and at proposed locations. See Electrical Systems Recommendation for Exit Sign Lights.
- Provide fire-stopping to all ceiling and demising-wall penetrations.
- Provide spray-applied fireproofing where damage/loose or missing at the structural beam above the ceiling along the south wall.
- Provide new battery powered emergency lighting where non-operational and at proposed locations. See General Recommendations and Proposed New Construction for Life Safety compliance for battery-powered emergency lighting.
- See Electric Systems Recommendations for fluorescent-light fixtures.
- See Windows and Curtain Walls recommendations.
- Provide/adjust window limit stop to open at 4" maximum.
- Provide fire extinguisher for the Technical Service Staff Office.
- Remove obstructions at fire extinguisher cabinets. Keep 36" clearance around fire-extinguisher cabinets.
- Clean return-air grille at Adult Service Staff Office. See General Recommendations and Proposed New Construction for HVAC-vent grilles' cleaning.
- Provide air supply/return to Study Room #1. Remove double-key lock.
- Determine if E.L. Doctorow Local History Room requires any special temperature and humidity control. If required, add a new separate HVAC system. See second- and third-floor east Atrium / Teen Room reconfiguration.
- Provide security camera at Staff Office entrance.
- Provide sink at Staff Office.
- Reconfigure drinking fountains to make them handicapped accessible.

4 Third Floor

- Selective patch and tape of all joints. Prepare, prime and paint selective patching and immediate area at ceiling holes at Janitor's Closet, Archives Room #1 and #2, and Men's staff restroom.
- Investigate where the leak is coming from. Repair the leak, remove damage GWB ceiling area. Patch and tape of all joints. Prepare, prime and paint selective patching and immediate area at Women's staff restroom.
- Selective patch and tape of all joints. Prepare, prime and paint selective patching and immediate area at ceiling cracks at the intersection of the four (4) north/south beams just below the skylight.
- Selective patch and tape of all joints. Prepare, prime and paint selective patching and immediate area at GWB wall at Janitor's Closet.
- Prepare, prime and paint walls at northwest corner.
- Remove deteriorated baseboard. Provide new baseboard to match existing at northwest corner.
- Reset the existing carpet tiles. Provide new if required. Provide a transition strip.
- Clean the existing stained carpet at Archives Room #1.
- Reset the metal-clad column at third-floor book elevator.
- Provide new sealant and backer rod at the west side of the curtain wall at Stair #2.
- Provide/adjust window limit stop to open at 4" maximum.

- Provide smoke baffle to all third-floor Atriums.
- Provide new railing to reach required 42" height.
- Re-attach existing door at the Classroom/ Meeting Room.
- Remove existing entry doors at Administrative Office and replace with one 36" door and a side light of ±7".
- Reconfigure drinking fountains to make them accessible.
- Provide new top railing to reach required 42" height and provide returns at ends at Stair #2 and #4. Provide balusters on the south side for ±13'-0".
- Provide new railing to reach required 42" height at the Main Stair.
- Provide fire-stopping to the CMU demising wall penetrations at the South Mechanical Room.
- Remove loose insulation on ducts. Provide new insulation on ducts at the South Mechanical Room.
- Remove storage around switchgear South Mechanical Room. Instruct staff that the egress path shall be clear of obstructions at all times. See General Recommendations and Proposed New Construction for Life-Safety compliance for egress-path clearance.
- Replace exit-sign light bulb at existing illuminated signs at Stair #6. Provide additional illuminated exit signs where required/ proposed locations. See Electric Systems for Exit-Sign Lights.
- Relocate exit signs to have clear visibility and understanding of the egress path at east/west path outside Fire Stair #1. Provide additional illuminated exit signs where required and at proposed locations. See Electric Systems for Exit-Sign Lights.
- Clean return air linear diffusers and supply registers.
- Clean clogged drains and make them operable at the South Mechanical Room
- Investigate if more power outlets are needed. Provide new electrical outlets if required.
- See Electric Systems Recommendations for fluorescent-light fixtures.
- Provide new lamps to existing light fixtures at Women's Staff Restroom. Provide emergency light to both Women's and Men's Staff Restrooms.
- Remove all abandoned/non-functioning equipment. At each floor of the Atrium, there is a non-functioning neon light system at the four sides. At the Janitor's Closet ceiling is a luminous-tube transformer (non-functioning). Test abandoned neon transformers for hazardous materials.
- Paint/ replace service-switch covers at the Auditorium Mechanical Room, per code they should be color red.
- Provide access door at Auditorium Mechanical Room and fire blocking at each floor at the shaft.
- Provide fire dampers on vertical duct at each floor for Auditorium mechanical equipment.
- Replace regular electrical outlets with GFCI at Staff Lounge pantry and Auditorium Mechanical Room.

5 Signage

- Make all signage bilingual.
- Make a exit Signs ADA compliant:
  - The IBC requires illuminated exit signs at exits and exit-access doors where two or more means of egress are required (S.1101 (2003), S1003.2.10 (2000). In addition, tactile exit signs are required at exit doors leading to enclosed exit stairways and exit doors leading to outside. The ADA Standards apply for tactile and visual characters to these signs (S216.4.1), which can be met on the same sign or separate signs.
  - The IBC also requires signs on the interior of stairway enclosures indicating the floor level and other information. Floor-level designations, where provided, must meet tactile and visual criteria in the ADA Standards (S216.2), but directional and information signs are subject only to provisions for visual characters (S216.3).
  - https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guide-to-the-ada-standards/chapter-4-accessible-means-of-egress
- Develop and post evacuation routes around the library in appropriate locations.
-

H Mechanical Systems Improvements:

1 Boiler Plant

- The existing steam boiler plant is not at the end of its useful life. We would expect that plant could have 12 years of service remaining. However, it should be noted that a low-pressure steam boiler plant of this type is antiquated. While it is not necessary to change the plant in the near future, when it is changed, consideration should be given to converting to hot water.
- Repair or replace steam pipe insulation in the mechanical equipment room.
- Replace chimney above roof.
- Boiler plant replacement for future consideration. We would recommend that when the plant is replaced that the system be converted to hot water. Hot water plants are inherently more energy efficient. If gas is available, the boilers could high efficiency condensing type, for greater energy savings. Furthermore, a gas fired plant would enable the removal of the underground fuel oil tank. Along with this, steam piping to air handling units would be removed, as well as steam condensate pumps heat exchanger and specialties. The air handlers would be piped with hot water from the boiler plant. Ideally this upgrade would happen at the same time as the air handler replacement.

2 Air Handling Units, (AHUs)

- While the AHU(s) are functioning, they will need to be replaced in the near future. We recommend that the constant volume AHU(s) be replaced with variable air volume units. This would require the installation of variable air volume (VAV) boxes and the alteration of existing ductwork. The units would be variable speed and designed to modulate in response to building heating and cooling load. The units would use chilled water coils for cooling, and steam coils for heating. Alternatively, if the steam boiler plant is replaced at the same time as the AHU(s) would utilize hot water coils.
- The associated AHU(s) controls would be upgraded to include full economizer cycle, demand control ventilation, and new zone thermostats.
- All supply and return ductwork that is to be reused should be cleaned and sanitized.

3 Hot Water Distribution

- Hot water distribution pumps are at the end of their useful life and should be scheduled for replacement.
- Replace damaged or missing hot water pipe insulation in the Basement MER.
- If the boiler plant is replaced at the same time, the heat exchanger can be removed. The water pumping system would be a variable speed system to allow pump flow to modulate in response to building heating load.

4 Chilled Water System

- Scrape and clean existing condenser water piping and cooling tower dunnage. Paint all piping and steel with rust preventive primer and paint.
- Replace damaged or missing chilled water pipe insulation in the Basement MER.

5 Supplemental Exhaust Systems

- Remove and replace two non-functioning rooftop general exhaust fans.

6 Supplemental Cooling Systems: N/A

7 Control Systems

- The existing Pneumatic controls system is antiquated. It should be replaced with a more energy efficient direct digital control, (DDC) system. The system would be designed to optimize equipment performance. It would be modular in design. It would be installed as part of a larger mechanical system upgrade, such as replacement of the boilers or AHU(s).

I Electrical Systems Improvements

1 Electrical Service and Main Distribution

- The main switchboard should be replaced within the next year and placed on a 4" concrete housekeeping pad.
- Consideration should be given to replace original panelboards within the next year.

2 General Lighting and Controls

- Consideration should be given to replacing the fluorescent fixtures with modern LED fixtures within the next 1-3 years.
- The current New York State Building Code requires areas such as private offices, conference rooms, locker rooms, storage rooms, training rooms, etc. to be provided with vacancy sensors. (Occupancy sensors are "automatic on / automatic off" while a vacancy sensor is "manual on / automatic off"). As areas of the building are renovated, the lighting controls will need to be upgraded to meet the current New York State Energy Code. It will require some form of automatic control in all areas, typically in the form of timers, occupancy sensors, and vacancy sensors depending on the type of space. In addition, daylight harvesting controls will also be required for fixtures near windows with more than 150 watts within the daylight zone which consists of window height dimension into room plus an additional 2 feet on either side of window. Daylight harvesting controls consist of photo sensors that detect light levels near windows and automatically dim the lighting fixtures adjacent to the windows when abundant natural light is entering the room.
- It should be noted in areas where 10% or more of the light fixtures are being replaced, the entire space needs to be brought up to current Energy Code requirements. This could include replacement of all lighting fixtures in the space to meet the lighting power density requirements and all lighting controls to meet the Automatic Controls requirements. Based on the visual observation, this will be applicable in the following areas: offices, meeting rooms, open areas and restrooms.

3 Emergency Lighting

- Where emergency lighting is integral to the fluorescent fixtures, consideration should be given to replace these fixtures with LED fixtures and integral emergency batteries within the next 1-3 years. This would be covered under the replacement of fluorescent light fixtures in section above. Light fixtures with emergency batteries should be tested for functionality. Testing should be scheduled regularly on a monthly basis.

4 Exit Signs and Exit Sign Lights

- The exit signs with incandescent bulbs should be replaced within the next 2-5 years. Additional exit signs should be installed in certain areas where areas of office with large open areas and only one exit door. Testing should be scheduled regularly on a monthly basis.

5 Fire Alarm-Systems

- The fire alarm system seems to be in good working order with no reported problems.

J Plumbing Systems Improvements

- Investigate domestic hot water piping at all locations where toilets or urinals are receiving hot water.
- The hot water recirculation pump should be replaced.

- The hot water leaks should be repaired at the hot water heater.
- Insulation should be added / repaired for all the domestic water piping.
- Replace fuel oil pump set.
- Pressure test existing underground fuel tank
- Provide new fuel oil alarm panel. Further investigation needs to be performed on the age and condition of the existing underground fuel tank. If the tank needs to be replaced, this will include underground pipe and new leak and inventory control.

K Fire-Protection Systems Improvements

- The second and third-floor sprinkler systems should be installed.

3.2 HUGHENOT CHILDREN'S LIBRAY REPAIR RECOMMENDATIONS

A General Recommendations

- Develop a Site/Property/Building Preventive Maintenance Plan.
- Post evacuation plans.
- To improve vertical circulation (handicapped accessible and for staff/patrons), considers a new addition with an enclosed stair and elevator to interconnect all three floors.

B Site Conditions Improvements

- Re-lamp multiple exterior light fixtures at various locations.
- Patch concrete pad at patio and concrete riser at exterior concrete steps.

C Exterior Envelope Improvements

1 Roof

- Remove caulking around copper flat seams at the chimney, provide new two-piece cap flashing.
- Remove deteriorated brick masonry and rebuilt to match existing at chimney.
- Replace rubber patch at gutter with copper above the Main Entrance.
- Clean debris at all downspout inlets.

2 Russel Watsky Roofing Consultant Recommendations

a Upper Roof:

- Remove entire roof, down to the wood deck.
- Remove the unused hatch, and frame in the opening flush.
- Check the attic insulation and add insulation as needed.
- Install ½" cement board (mechanically attached), and SBS base-sheet, with granular-cap sheet, each set-in cold adhesive. (Note: the granular-surfaced membrane will prevent snow from sliding off the edge of the roof. If a smooth membrane is used, snow-guards will be needed.)
- Install attic vents.
- Flash chimneys and penetrations with PMMA fluid-applied membrane.
- Install flashing for bathroom-exhaust fan suitable for a low-sloped roof.
- Rebuild chimneys as needed and install copper counter-flashings.
- Install new copper edging and crown-moulding at the perimeter to reproduce the original detail.

b Mansard and Cornice:

- Remove bottom three to four courses of slate and remove existing copper gutter lining.
- Inspect wood framing and sheathing; repair/rebuild as needed. Repair soffits as needed.
- Install new continuous hook-strip and copper gutter lining; include expansion joint at mid-point of each elevation. Rivet and solder all other joints.
- Re-install slates and include cant below the starter course.
- Install reglet-mounted cap-flashings at chimneys.
- Replace copper apron at the top course of slate to provide proper head-lap.

3 West Elevation

- Patch existing hairline cracks at stucco around basement exterior walls and northwest corner.
- Replace plastic air-intake louver with metal one.
- Replace light fixture above the basement door entrance.

- Remove deteriorated brick masonry and rebuild to match existing at first floor masonry wall.
- Rake out and repoint deteriorated existing mortar joints to match existing at first floor masonry wall.

4 North Elevation

- Patch existing hairline cracks at stucco around foundation wall.
- Pressure-wash wood cornice to clean biological growth.
- Replace broken slate to match existing at mansard roof.

5 East Elevation

- Pressure-wash wood cornice to clean debris.
- Prepare, prime and paint wood panels at Main Entrance.
- Prepare, prime and paint metal door frame at Main Entrance.

6 South Elevation

- Provide cage and replace light fixture next to the exterior stair tower.
- Prepare, prime and paint exterior stair, railing and supports.
- Repair and provide flashing at masonry cracks around conduit penetrations.
- Remove overgrown vegetation around the AHU chain-link enclosure. Schedule this task as part of the weekly garden maintenance.

D Interior Finishes Improvements

1 Basement

- Replace door and associated components, new push-bar, hinges, latch mechanism, door-sill weather-stripping, and threshold to comply with ADA code. Door clearance shall be 32" and threshold slope shall not be steeper than 1:2.
- Recommendation for ceiling water-damage.
- Re-finish the two (2) benches with storage under the seats.
- Provide cover plate for sprinkler heads.
- Provide locks to all storage rooms and closets.
- Determine room occupancy and post in all room doors with tactile characters and braille signage.
- Stairs have been scheduled to be rebuilt. Reconsider the tread and riser heights, provide adequate lighting, handrails, egress signage and keep them clear of any obstruction at all times.
- Close all ceiling and wall penetrations at Boiler Room.
- Patch all ceiling penetrations at A/V Equipment Room.
- Provide ±18" x ±28" sheetrock at A/V Equipment Room.
- Remove hazardous materials from A/V Equipment Room and Stair and store them in a Janitor's Closet with adequate ventilation. That includes paint cans and deicing-salts bag and bucket.
- Provide lock to electrical panel or consider providing a new door with lock in front of the existing.
- Provide new GWB ceiling at Sprinkler Closet ceiling.
- Consider providing a box to keep all paperwork related to the mechanical equipment in a safe place. Provide an enclosed bulletin board for equipment-maintenance documents or a wall-mounted document box.

2 First Floor

- Patch ceiling penetrations.
- Repair/Replace ADA restroom hand dryer.
- Provide limiters to all windows to comply with the Window-Fall Protection Standards.
- Replace damaged entrance and vestibule doors.
- Keep obstructions away from egress stairs and egress paths at all times.

3 Second Floor

- Provide new handrail to meet the new standards. Per code, it should be 42" high. See General Recommendations and New Construction for enclosed stairs and elevator to intercommunicate with the three levels.
- Patch ceiling penetrations.
- Patch wall crack.
- Replace/connect push-bar alarm at the egress to exterior door on the south elevation.
- Keep obstructions away from egress stairs and egress paths at all times.
- Provide limiters to all windows to comply with the Window Fall-Protection Standards.

E Mechanical Systems Improvements

- Provide insulation for all hot water heating piping in the mechanical room.

F Electrical Systems Improvements

1 Electrical Service and Main Distribution

- Based on visual observation, the electric service and panelboard appear to be 10 to 15 years old and in good condition and do not anticipate replacement at this time.

2 General Lighting and Controls

- Consideration should be given to replacing the fluorescent fixtures with modern LED fixtures within the next 1-3 years.
- The current New York State Building Code requires areas like storage rooms to have with vacancy sensors. (Occupancy sensors are "automatic on / automatic off" while a vacancy sensor is "manual on / automatic off"). As areas of the building are renovated, the lighting controls will need to be upgraded to meet the current New York State Energy Code. It will require some form of automatic control in all areas, typically in the form of timers, occupancy sensors, and vacancy sensors depending on the type of space. In addition, daylight harvesting controls will also be required for fixtures near windows with more than 150 watts within the daylight zone which consists of window height dimension into room plus an additional 2 feet on either side of window. Daylight harvesting controls consist of photo sensors that detect light levels near windows and automatically dim the lighting fixtures adjacent to the windows when abundant natural light is entering the room.
- It should be noted in areas where 10% or more of the light fixtures are being replaced, the entire space needs to be brought up to current Energy Code requirements. This could include replacement of all lighting fixtures in the space to meet the lighting power density requirements and all lighting controls to meet the Automatic Controls requirements.
- Based on visual observation of the outdoor light fixtures, some of the fixtures were broken or bulbs were not working. Consideration should be given to replacing these fixtures with modern LED fixtures within the next year.

3 Emergency Lighting

- The layout of the emergency lights appeared to be generally uniform and provided adequate coverage. The emergency lighting units in the building appeared to be installed within the past 5 - 10 years and are in good condition and do not anticipate replacement at this time.
- While the wall pack emergency lights are a code compliant method to provide emergency lighting within a building, as areas of the building are renovated, consideration should be given to replacing these fixtures with normal lighting fixtures with integral emergency battery packs. Making this change would be primarily for cosmetic reasons only.

4 Exit Signs

- Exit signs appeared to be installed within the past five to ten years and were in good condition and do not anticipate replacement at this time. The layout of the exit signs appeared to be generally uniform and provided adequate coverage.

5 Fire Alarm System

- The fire alarm control panel appears to have been installed within the last five years and is in good condition and do not anticipate replacement at this time. The observed fire alarm devices in the building consists of smoke detectors, pull stations, sprinkler water flow switches and tamper switches, horn/strobe annunciators and a remote annunciator located at the front entrance area. The FACP appeared to have automatic dialing capabilities for central station communication. The devices within the building appear to be compliant with current New York State Building Code (NYSBC) and ADA requirements.

G Plumbing Systems Improvements

1 Plumbing

- The water service should be updated such that there is one (1) service with a backflow preventer according to code.
- Provide insulation for all domestic hot water piping in the mechanical room.
- Provide insulation for all the domestic cold-water piping in the basement to prevent condensation

H Fire Protection Systems Improvements

a Fire Protection

- None, the sprinkler system appears to meet code.

PART 4 - GOVERNMENT AGENCIES INCENTIVES FOR ENERGY CONSERVATION

Architectural Preservation Studio has been in contact with representative from the New York State Energy Research and Development Authority (NYSERDA).

Power to the Main Branch is provide by the NY Power Authority and to the Huguenot Children's Library by Con Edison, as such different programs are available based on the supplier. NYSERDA has a program called Flex-Tech with is an energy study of your building can help you identify and evaluate opportunities to reduce energy costs and incorporate clean energy into your capital planning. The Flex-Tech program shares the cost to produce an objective, site-specific, and targeted study on how best to implement clean energy and/or energy efficiency technologies, see below for more information.

NYSERDA

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Flexible Technical Assistance (FlexTech) Program

Completing an energy study of your building can help you identify and evaluate opportunities to reduce energy costs and incorporate clean energy into your capital planning. The FlexTech program shares the cost to produce an objective, site-specific, and targeted study on how best to implement clean energy and/or energy efficiency technologies. A NYSERDA FlexTech Consultant can work with you to complete the energy study.

Engage an expert

Eligible Facilities

Commercial, industrial, and multifamily facilities in New York State that pay into the electric System Benefits Charge (SBC) are eligible to receive assistance.

Small Businesses and Not-For-Profits may be eligible for a subsidized Green Jobs Green New York Energy Study.

The P-12 Schools: Green and Clean Energy Solutions Program is available for pre-kindergarten through grade 12 (P-12) schools interested in technical assistance.

How to Apply

If you're not sure how to get started, email us at FlexTech@nyserda.ny.gov. Tell us about your project and we'll guide you through the application process:

1. Visit the FlexTech funding opportunity page to read more about the program and obtain the FlexTech application
2. Submit your FlexTech application, along with a scope of work & budget to FlexTech@nyserda.ny.gov

**Scope of work and budget templates are available on the FlexTech Documents and Resources page.*

You can always email FlexTech@nyserda.ny.gov at any point with questions.

Learn More

By sharing the costs of a FlexTech study, the FlexTech Program can help you make better investment decisions on your energy projects. It can help you determine:

- If a clean energy project is right for you
- How to reduce your energy bills
- The payback on potential energy-related building upgrades
- How to develop a capital plan that includes clean energy components

Eligible study areas can include:

- Energy efficiency technical analyses
- Investigation of an advanced technology or system
- Creation of a long-term energy plan
- Investigation of deep energy savings
- Investigation of Clean Heating and Cooling Systems including Air Source Heat Pumps, Ground Source Heat Pumps, Variable Refrigerant Flow, and Solar Heating and Cooling
- Investigation of distributed energy resources

A summary of eligible cost-shared services and service definitions can be found on the FlexTech Documents and Resources page.

Find a FlexTech Consultant

NYSERDA FlexTech Consultants are firms under contract with NYSERDA that provide a range of energy services across New York State. Facility owners interested in participating in the FlexTech Program may work with a FlexTech Consultant or an independent service provider.

PART 5 - ESTIMATED CONSTRUCTIONS COSTS

The current budget projection costs are based on square foot, "means estimating data", rule of thumb data, and experience not detailed quantity take-offs. Costs are current "Today" costs without escalation factors. It is recommended that a 20% contingency be provided in the budget projections for conditions which are hidden, or otherwise inaccessible or unobservable and for cutting and patching related to mechanical and electrical work.

5.1 COST ESTIMATE

BUDGET CONSTRUCTION COST ESTIMATE

Project: **NEW ROCHELLE PUBLIC LIBRARY - MAIN BRANCH**
1 Library Plaza
New Rochelle, NY 10801

Prepared by: **Architectural Preservation Studio, DPC**
Architecture, Historic Preservation, & Building Envelope Consulting
594 Broadway, Suite 919, New York, NY 10012

Issued: February 10, 2020.

No.	Description	Division Sub-Total
Main Branch	Site	$269,618
Main Branch	Exterior Envelope	$103,382
Main Branch	Interior Finishes	$59,748
Main Branch	Roof	$798,525
Main Branch	Windows and Curtain Walls	$477,750
Main Branch	Fire Suppression	$336,000
Main Branch	Plumbing	$227,500
Main Branch	HVAC	$2,194,000
Main Branch	Electrical	$1,338,000
HCL	Exterior Envelope	$35,000
HCL	Interior Finishes	$20,000
HCL	Roof	$28,455
HCL	Skylights, Windows and Curtain Walls	N/A
HCL	Fire Suppression	N/A
HCL	Plumbing	$15,000
HCL	HVAC	$5,000
HCL	Electrical	N/A
	Alternates	
Main Branch	Alternate #1: Reclad wall panels with insulated metal panels	$2,974,705
HCL	Alternate #4: HCL Addition for Stairs and Elevator	$240,000

DIVISION SUB TOTAL		$9,122,683
A. General Conditions and Mobilization	20%	$1,824,537
B. Contractor Overhead and Profit	15%	$1,642,083
C. Design Contingency	20%	$2,517,861
GENERAL COINDITIONS, MOBLIZATION, OH/P, AND DESIGN CONTIGENCY SUB TOTAL		$5,984,480
TOTAL		**$15,107,163**

1) Does not include the abatement of any hazardous materials.
2) Does not include any soft costs.
3) Assumes all work will be Prevailing Wage.

PART 6 - APPENDIX

6.1 ABBREVIATIONS AND DEFINITIONS

A Abbreviations

- AFF Above Finished Floor
- AHU Air Handling Unit
- CMU Concrete Masonry Room
- GWB Gypsum Wall Board
- LF Linear Feet
- MER Mechanical Equipment Room
- OC On Center
- SF Square Feet
- UL Underwriters Laboratory

B Definitions (from the NYS Education Department)

acoustical door seals - Specialized gasketing/weather-stripping used around doors (or windows) where sound leakage through and around the opening must be kept to a minimum.

addition - Extension or increase in area or height of a building.

alteration - Any change, rearrangement, or addition to a building, other than repairs: any modification in construction or in building equipment.

approved - Approved by the Commissioner of Education or by an authority designated by the Commissioner.

area of public assembly - Under Code, an area used for the assembly of 50 or more persons or 1,000 square feet in area assembly space - An area used for the assembly of 100 or more persons, 1800 square feet (exclusive of platform or stage) which are used for assembly occupancy of pupils. This includes auditoriums, stages, cafeterias, gymnasiums, natatoriums (those with spectator space), courts, little theaters, music rooms, and large group instruction rooms. See also "area of public assembly" above.

attic - space between the top of the uppermost floor construction and the underside of the roof.

automatic - A process or action which does not depend upon manual operation but is accomplished by power furnished by a mechanical, electrical, or hydraulic source (or any combination of these).

basement - That space in a building which is partly below grade and has more than half its height (measured from floor to ceiling) above the average established curb level, or finished grade, of the ground adjoining the building.

building – For the purposes of the Fire/Safety Inspection and the Manual of Planning Standards a building is any structure that can be secured which is owned, operated or controlled by a school district or BOCES. See also open structure.

building line - Line established by law, ordinance, or regulation, beyond which no part of a building (other than parts expressly permitted) shall extend.

cellar - That space in a building which is partly or entirely below grade and has more than half its height (measured from floor to ceiling) below the average established curb level, or finished grade, of the ground adjoining the building.

Code - the New York State Uniform Fire Prevention and Building Code. Title 9, Subtitle S, Chapter I as found in Volume 9 Executive (B) of the Official Compilation of Codes, rules and Regulation of the State of New York published by the Secretary of State and designated 9 NYCRR for citation.

combustible - A material or combination of materials which will ignite and support combustion when heated to any temperature up to 1382 F (750 C) or which is capable of undergoing combustion in air, at pressures and temperatures that might occur during a fire in a building.

combustion - Any chemical process that produces light and heat either as glow or flame.

Commissioner - The Commissioner of Education.

construction classification - A classification of buildings into types of construction based on the fire resistance of walls, floors, roof, and other structural members. Class A, B, and C construction are defined by the Local Finance Law, Article 2, Section 11, paragraphs 11-13. For the purpose of this manual the relationships of these classifications to the classifications by "Construction Type" of the State Code are listed below. It must be emphasized that the term "fire proof" is peculiar to the Local Finance Law and applicable to both Type 1 and 2 below.

Class A Construction Type 1a and Type 1b. - fire resistive construction - that type of construction in which the walls, partitions, columns, floors and roof are noncombustible with sufficient fire resistance to withstand the effects of a fire and prevent its spread from story to story. Type 2a and Type 2b. - noncombustible construction - that type of construction in which the walls, partitions, columns, floors and roof are noncombustible and have less fire resistance than required for fire-resistive construction.

Class B Construction Type 3 - heavy timber construction - that type of construction in which the exterior walls are of masonry or other noncombustible materials having equivalent structural stability under fire conditions and a fire resistance rating of not less than two hours; in which interior structural members including columns, beams and girders, are of heavy timber, in heavy solid or laminated masses, but with no sharp corners or projections or concealed or inaccessible spaces; in which floors and roofs are of heavy plank or laminated wood construction, or of any other material providing equivalent fire resistance and structural properties. Noncombustible structural members may be used in lieu of heavy timber, provided the fire resistance of such members is not less than 3/4 hour. Type 4 - ordinary construction - that type of construction in which the exterior walls are of masonry or of other noncombustible materials having an equivalent structural stability under fire conditions and a fire-resistance rating of not less than two hours, the interior structural members being wholly or partly of wood of smaller dimensions than those required for heavy timber construction.

Class C Construction Type 5 - frame construction - that type of construction in which the walls, partitions, floors and roof are wholly or partly of wood or other combustible material.

corridor - A passageway or hallway which provides a common way of travel to an exit or to another passageway leading to an exit at both ends. See definition of exit and vestibule.

courtyard, enclosed - An open, uncovered space surrounded on all sides by the exterior walls of a building or structure, or by such walls and an interior lot line of the same premises. courtyard, open - An open uncovered space which has at least one side opening onto a legal open space.

courtyard, opened enclosed - An enclosed court with at least one two hour fire rated vestibule which exits directly to legal open space, and is equipped with exit door hardware, and has lighted exit signs visible from all areas of the court. This situation is only applicable to additions and alterations which require existing building exits to continue exiting into areas which will be fully enclosed by the addition.

crawl space - An open, unfinished space between the foundation walls and immediately below the first floor less than a full story in height. Clear height between finish grade and the underside of the first-floor construction can be any height from 1 foot up to 5 or 6 feet. The surface is usually bare earth.

dead end corridor - A corridor or portion of a corridor extending beyond an exit or cross corridor more than one- and one-half times the width of the corridor and which does not end with an exit door swinging in the direction of exit travel.

double egress doors - A pair of doors swinging in opposite directions so that the right-hand leaf swings in the direction of exit travel. These doors create a corridor restriction and are approvable only on an individual basis under the following circumstances: exit units are adequate for occupancy between the door location and the next exit (both directions), doors are held open with automatic hold open devices, corridors are not restricted for general school circulation i.e. double door units are provided with no center door post (approved rated astragal may be approved when deeded), and there is no other solution to required smoke zone exiting or fire area requirements.

egress, secondary means of - A route of exit or for Education Department purposes an alternate route of rescue from a building, or space. This may be a window meeting the requirements for rescue windows, an approved door through another approved space, or an approved opening onto a roof. Fixed vertical ladders, ships ladders, circular stairs may be required as part of this route. For example an egress may include an approvable rescue window in an existing building with a sill height requiring a fixed ladder to a height of 32 inches below the top of sill.

exit - A way of departure from the interior of a building or structure to the exterior including doorways, corridors, stairways, ramps, fire escapes, and all other elements necessary for egress or escape to legal open space. A single exit is one separate path of travel to the exterior of a building at grade. Doors from small individual rooms, while constituting means of egress from the room, are not referred to as exits except where they open directly to the outside, a corridor or other place of safety. Doors from large rooms constitute an integral part of the exit system and are referred to as exits from the room. Two doors which are remote from each other and which provide separate means of egress constitute two exits, but if the doors are adjacent and lead to a common path of travel to the exterior, they constitute one exit.

fire alarm system - An approved installation of equipment for sounding a fire alarm.

fire damper - An approved automatic or self-closing noncombustible barrier designed to prevent the passage of air, gases, smoke, or fire through an opening, duct or plenum chamber.

fire detecting system - An approved installation of equipment which automatically actuates a fire alarm when the detecting element is exposed to the products of combustion due to fire or an abnormal rise in temperature.

fire limits - Boundary line in local law establishing a geographic area in which there exists, or is likely to exist, a fire hazard requiring special fire protection. School buildings are generally considered to be outside the fire limits.

fire proof - As applicable only to usage in the Local Finance Law. See "construction classification" above.

fire protection equipment - Apparatus, assemblies or systems either portable or fixed, for use in preventing, detecting, controlling or extinguishing fires. fire resistance - (a noun) - The ability of properties of a material to resist the effects of fire and under fire conditions to prevent or retard the passage of excessive heat, products of combustion or flame. Fire resistance also refers to the ability of properties of constructions, assemblies and structures to resist the effects of fire - when expressed as a numerical value of time, it is referred to as the fire resistance rating.

fire resistive - (an adjective) - having the properties of fire resistance. Where materials, constructions, assemblies and constructions are required to be fire resistive, they shall be of materials no part of which ignite and burn when subjected to fire. See non-combustible.

fire separation - A construction of specific fire resistance separating the parts of a building.

fire stopping - A barrier effective against the spread of flames or hot gases within or between concealed spaces.

flame-resistant material - Material which is flame resistant by nature or has been made flame resistant in conformity with generally accepted standards.

flame spread - The propagation of flame over a surface.

flame spread rating - The measurement of flame spread on the surface of materials or their assemblies as determined by tests conducted in conformity with a generally accepted standard as ASTM E-84.

flammable - Capability of materials or combination of materials to ignite easily (within 5 seconds when exposed to flame), produce rapid flaming combustion, and rapid flame spread.

floor area - The floor area within surrounding walls of a building, or portion thereof.

flue - Enclosed passage, primarily vertical, suitable for removal to the outer air of the gaseous products of combustion.

generally accepted standard - A specification, code, rule, guide or procedure in the field of construction, or in a field related thereto, recognized and accepted as authoritative.

grade, finished - Natural surface of the ground, or surface of ground after completion of any change in contour.

ground floor - The story of a school building immediately below the main floor and also below finished grade, but one in which the finished grade is not above the normal height of a classroom window sill.

hoistway - A vertical opening, space, or shaftway in which an elevator or dumb waiter is installed.

horizontal exit - A protected opening through or around a fire wall, connecting two adjacent floor areas, each of which furnishes an area of refuge, and from each of which required exits lead to legal open spaces.

interior finish - Material applied directly to walls, fixed or movable partitions, ceilings, and other exposed surfaces of buildings for acoustical correction, surface insulation, decorative treatment, or similar purposes, including but not limited to, veneer, wainscoting, paneling, and plastic wall covering.

interior trim - Material generally less than 12 inches in width, around openings in walls or ceilings, such as casings, stools, aprons, baseboards, chair rails, picture molds, cornice moldings, or moldings applied for decoration.

legal open space - a yard or open courtyard on the premises, acceptable to the fire department having jurisdiction, or an open space at least 25 feet wide permanently dedicated to public use which abuts the premises.

lobby - A lounge or waiting place adjacent to and connected with other spaces and also connected to a passageway serving as a principal entrance or exit.

lot line - A line dividing one premise from another, or from a street or other public space. See property line.

luminous ceiling - Light transmitting panels suspended below light sources and supported from the construction above.

masonry - A construction of units of such materials as clay, shale, concrete, glass, gypsum, or stone, set in mortar, including plain concrete, but excluding reinforced concrete.

may - as used in this manual, is permitted.

mezzanine - An intermediate floor between the floor and ceiling of any story, covering less than the floor area immediately below. Space above and below a mezzanine shall have a minimum clear height of 7'-6". Code requirements also apply.

municipality - A city, town, or village.

NYCRR - State of New York Official Compilation of Codes, Rules and Regulations. Prefix numbers indicate Title. Suffix numbers indicate Part (or Section).

non-combustible - (an adjective) - Material or combination of materials which will not ignite, support combustion or liberate flammable gas when subjected to fire when tested in accordance with generally accepted standards.

opening protective - Assembly of materials and accessories, including frames and hardware, installed in a wall, partition, floor, ceiling, or roof opening to prevent, resist or retard the passage of fire flame, excessive heat or hot gases. - automatic. Constructed and arranged to operate other than manually; if open, it will close when exposed to smoke, subjected to a predetermined temperature or rate of temperature rise, or activation by the central alarm system. - self-closing. Arranged and equipped with devices which will insure closing after having been opened.

open-plan - A pupil space or occupied area comprised of several room functions or teaching stations subdivided with out the use of walls or corridors. See S104-6.

or equal - In the specifications, two or more kinds, types, brands, or manufacturers or materials are regarded as the required standard of quality and are presumed to be equal. The contractor may select one of these items or, if the contractor desires to use any kind, type, brand, or manufacturer or material other than those named in the specifications, they shall indicate in writing, when requested, and prior to award of contract, what kind, type, brand, or manufacturer is included in the base bid for the specified item.

owner - Board of Education or Trustees, or Board of Cooperative Educational Services.

platform - a raised area within a room used for theatrical presentations, instruction, or demonstration purposes, usually at a level elevated from adjacent seating or audience space. Platforms less than 500 square feet in area may use room exiting within the 50 foot travel distance limit. Platforms over 500 square feet in area must have remote exiting. Platforms must be less than the Code defined stage dimensions of 25 feet deep, 25 feet ceiling height, and may not include apparatus for suspending or flying scenery. Fixtures for theatrical lighting may be incorporated in platform design. Fixed or movable curtains may be part of a platform design.

property line - Line establishing the boundaries or premises. See lot line. reconstruction - upgrading, replacement, or renewal for an entire building system or building equipment system for an entire building, building wing, floor or major space, to meet present code and present needs. The reconfiguring of space for such purpose. remote - At diagonally opposite corners or at opposite ends of a room or space.

repair - Replacement of parts or renewal, excluding additions, of any part of a building, structure, device, or equipment with like or similar materials or parts, for the purpose of maintenance of such building, structure, device, or equipment.

room criteria - An acoustical term indicating the maximum acceptable decibel level of background noise in an interior space based on a numerical scale throughout the entire frequency range of human hearing. The sound level criteria are expressed in terms of RC xx, where 'RC' stands for the room criteria and 'xx' is a single number representing a set of specific sound levels at varying frequency. A full explanation of room criteria and associated curves can be found in the 1993 ASHRAE Fundamentals Handbook. - A vertical or enclosed space extending through two or more floors of a building, or through a floor and roof.

shall - As used in this manual is mandatory.

smoke stop - A partition in corridors, or between spaces to retard the passage of smoke, with any opening in such partition protected by a door equipped with a self-closing device.

sound-critical space - An acoustical term designating a room that requires low levels of background noise for high quality listening of speech and music. Noise interference by mechanical or electrical services within the room and outside sources must be kept reduced to an established criteria. See also "room criteria".

space of pupil occupancy - Any room or space housing pupils on a regular basis. The size of such a space and number of occupants is not readily defined; however, spaces such as classrooms, locker rooms, music practice rooms, seminars, and project areas, etc. would be included. Spaces with one to ten pupils who are under direct, responsible, adult supervision - such as a guidance office - would not generally be considered a space of pupil occupancy.

sprinkler system - A complete automatic sprinkler system which is installed in compliance with generally accepted standards.

stage - A space used for theatrical presentations, instruction, and demonstration purposes, usually at a level elevated from adjacent seating or audience space. Such space 25 foot deep including the apron or stage infront of the main curtain, 25 foot high to the structure above or having apparatus for suspending or flying scenery is a stage. See also "platform" and the Code for required stage fixtures and equipment.

stairway - One or more flights of stairs and the necessary landings and platforms connected therewith to form a continuous passage from one floor to another.

story - Portion of a building which is between one floor level and the next higher floor level or the roof. If a mezzanine floor area exceeds one-third of the area of the floor immediately below, it shall be deemed to be a story. A basement shall be deemed to be a story when its ceiling is 6 or more feet above the finished grade. A cellar shall not be deemed to be a story. An attic shall not be deemed to be a story if unfinished and without human occupancy.

supervision - A legal definition has developed which is in conflict with traditional professional oversight of a construction project. Preferred language is more specific and may be "periodic inspection" or other language which does not require the expense of a full time architect or engineer on the site.

structural damage - Loosening, twisting, warping, cracking, distortion, or breaking of any piece, or of any fastening or joint, in a structural assembly, with loss of sustaining capacity of the assembly. The following shall not be deemed to constitute structural damage: small cracks in reinforced concrete, perpendicular to the reinforcing bars; deformation of sheet material when a structural assembly is under applied load, which increases as such load increases but which disappears when such load is removed.

structural failure - Rupture; loss of sustaining capacity or stability; marked increase in strain without increase in load, deformation increasing more rapidly than the increase in imposed load.

structure - An assembly of materials, forming a construction framed of component structural parts for occupancy or use, including buildings.

temporary quarters - Leased private sector space for educational or noneducational use leased pursuant to Education Law, Section 1709.7.

veneer - Thin pieces of material used as a finished surface over another material.

wall, curtain - A non-bearing wall between columns or piers that is not supported at each story.

wall, fire - A wall of noncombustible construction, with qualities of fire resistance and structural stability, which completely subdivides a building into fire areas, and which resists the spread of fire.

wall, panel - A non-bearing wall built between columns in skeleton construction and wholly supported at each story.

wall, spandrel - Portion of an exterior wall between top of one opening and bottom of another opening in the story directly above.

yard - An open unoccupied space on the same lot, plot, or parcel of land on which the building stands, which extends the entire length of the front or rear or interior lot line.

6.2 KICK-OFF MEETING MINUTES

Architectural Preservation Studio, DPC
Architecture, Historic Preservation, & Building Envelope Consulting

594 Broadway, Suite 919, New York, NY 10012-3233
212.477.7976 / www.preservationstudio.com

MEETING MINUTES #01

10:00 AM meeting (Library Director / CROC)

11:00 AM meeting (Library Director and Department Heads)

DATE & TIME: November 13, 2019
10:00 AM meeting (Library Director / CROC)
11:00 AM meeting (Library Director and Department Heads)

LOCATION: New Rochelle Public Library
One Library Plaza, 1st Floor, Meeting Room
New Rochelle, New York 10801

SUBJECT: Physical Conditions Assessment – Main Building
APS Project No. 19-058

ATTENDEES:

NAME (INITIAL)	COMPANY	TELEPHONE	E-MAIL
☒ **(TG) Tom Geoffino**	NRPL	914.632.7879	tgeoffino@nrpl.org
☒ **(JM) Jean Manning**	NRPL	914.632.8036	jmanning@wlsmail.org
☒ **(BD) Barbara Davis**	NRPL		bdavis@nrpl.org
☒ **(RS) Robert Simic**	NRPL		rsimic@wlsmail.org
☒ **(KA) Kira Aiello**	NRPL		kbothe@wlsmail.org
☒ **(DO) Daniel Ogyiri**	NRPL		
☒ **(PN) Peter Nance**	NRPL-CROC	914.355.4865	cherubim7@optonline.net
☒ **(RB) Richard Bienenfeld**	NRPL-CROC	914.636.3800	richard@bienenfeld.com
☒ **(RF) Robert Florin**	NRPL-Superintendent	914.473.0784	rflorin@wlsmail.org
☒ **(DE) Douglas Emilio**	APS	212 477-7976 x 221	emiliod@preservationstudio.com
☒ **(SG) Stephanie Gerard**	APS	212 477-7976 x 223	gerards@preservationstudio.com
☐ **(DC) Daniela Carrillo**	APS	212 477-7976 x 549	carrillod@preservationstudio.com
☒ **(BT) Brian Tyler**	OLA	646.849.4113	btyler@olale.com

PURPOSE OF MEETING:
To discuss the scope of work, schedule, available information and resources, previous repairs, ongoing studies, NRPL needs and expectations.

PART 1 - INTRODUCTION

1.1 Introduction: All parties were introduced. Representatives were present from NRPL, OLA and APS. A meeting agenda was distributed.

1.2 Point of Contact: APS' point of contact for project correspondence will be Tom Geoffino.

1.3 Access Protocol: The library requested 2 to 3 days advance notice for all site visit by the design team.

PART 2 - PREVIOUS AND ONGOING PROJECTS

2.1 The last building condition assessment (audit) was undertaken by WASA in April of 2009. Collectively, APS and OLA have been involved in numerous projects at the NRPL over the least 10 years.

2.2 APS requested a list of capital improvements that were performed since the last building audit in 2009. There was a brief discussion of the project(s) currently planned, including:

- The first-floor gallery lighting is scheduled to be replaced in the near future.
- A significant renovation of the second floor is being planned by the NRPL. It will be implemented in two phases. The NRPL shall share relevant information regard the scope of work and schedule.
- The Library Foundation is spearheading a landscape design for the area between the memorial drive entrance and the garage.
- There are plans for a separate roof consultant, Russel Watsky, to investigate and design a new roof for the Huguenot Children's Library (HCL). APS could incorporate this consultants' recommendations and costs (if applicable) into the report. This would prevent a duplication of services.
- The Ruby Dee Park at the Library Green is owned by the County of Westchester and maintained though and agreement (MOA) by the City of New Rochelle. The City is in the process of moving forward with a new master plan for the space.

2.3 The NRPL shall share with the design team one years' worth of copies of utility bills for review. The NRPL noted that their electrical power is provided by the PASNY.

2.4 The NRPL will share contact information for existing vendors who service building systems, they include:

- PRM Electrical for electrical service.
- Advance Communications for low voltage electrical.
- DTM for elevator.

PART 3 - SCOPE OF WORK

3.1 Table of Contents (TOC): The proposed Table of Contents for the report was briefly discussed. The TOC was defined in the project RFP. APS noted that the NRPL should convey any requested changes/revisions to the TOC at this point in the project.

3.2 The scope of work for the project was reviewed.

3.3 The current conditions were briefly discussed:

- Windows: The windows have never been replaced and are at the end of their service life. The window perimeter sealants are new.
- Main Entrance Doors: Two of the three main entrance doors have been replaced 4 years ago.
- Pre-Cast Panels: In 2009, as part of WASA conditions assessment, destructives probes were performed to understand the bowing of the pre-cast panels. They appeared to be firmly anchored. Nothing was required at the time of the conditions assessment. However, telltales may be installed as a precautionary measure to monitor any potential movement.
- Roof Work: Some repairs were performed after a recent storm. The NRPL reported an active leak at the northeast corner of the memorial drive vestibule entrance. There is no reported active leak on the main roof.
- APS suggested that the NRPL join the design team for a walk-through of the building to benefit of the NRPL's knowledge.

3.4 The work items that were excluded from the project were briefly reviewed; they include:

- Elevator Evaluation.
- Environmental Testing for ACM, LBP, PCB, Water, and IDAQ.
- Measure Building and Update CAD Drawings.
- Preventative Maintenance Plan.

Professional Fees are included in APS' proposal dated April 11, 2019.

3.5 The inclusion of the Huguenot Children's Library (HCL) was discussed and the possibility of including it into this project was discussed. Post meeting note: NRPL authorized the design team to perform the conditions assessment at the HCL, minus the roof.

3.6 The used of non-destructive testing (NDT) methods were discussed. APS noted that none were included in the project, but they could use their in-house infrared camera, if applicable, to look at the roof and façades.

3.7 The NRPL's previously prepared "Wish List" was shared with the design team and several items from it were discussed including bathroom fixtures, office space allocations, and sinks. APS recommended that the library undertake an update to the wish list.

3.8 The NRPL future needs, expectation and concerns were discussed, they include:

- A concern was noted about the basement hallways and classrooms and the perception of safety.
- It was recommended that the light levels from the existing light fixtures be considered. Some of the areas feel overly dark at night. There was concern that this would be further exasperated by the new adjacent tower buildings. The NRPL indicated that a shade study was prepared by a separate consultant and was share with them by the City.
- Sound attenuation is concern of the library, especially at the Teen area and the adjacent double height space to the third floor. The NRPL indicated that they commissioned a study, which will be shared with the design team.
- The issue of sustainability and energy efficiency was discussed. It was noted that the project includes looking at any current funding programs for efficiency improvements. The issue of façade recladding/re-skinning was briefly touched upon. APS noted that the roofs, façades, and windows are included in the project.
- It was noted that the original design apparently included a solar tank underneath the children's rear yard.
- The NRPL indicated that they had a recent and chronic problem with sewage back-ups from the patrons clogging the toilets. The NRPL requested that the OLA's plumbing engineer focus on this issue in addition to the general survey.
- The NRPL also indicated they an area of concern are the existing air-handlers and also requested that the OLA's mechanical engineer focus on this issue in addition to the general survey.
- The electrical panel is aged, and the design team should also look into it.
- It was noted that there are too many discontinuous, non-functioning and abandoned cabling in the basement that would need to be removed.

In addition, small but quality of life issues was discussed including:

- Broken water fountains.
- The community room sink piping was damaged from cold weather.

PART 4 - SCHEDULE

4.1 Schedule: The accepted schedule was discussed. The intent is to have the final report completed by the end of January, see below:

- Kick-off meeting on Wednesday, November 13th, 2019, at 10:00 AM.
- Investigation and Draft Report; November 13th through mid to end of December.
- Draft Report to Library Buildings Committee by January 10th.
- Library Committee Reviews Report Between Monday 13th to Wednesday, January 22nd.
- Meeting with Building and Grounds Committee, Thursday, January 23rd.
- Revisions to the Draft Report and Issue Final Report to the Library by January 30th.
- Library Board Meets February 13th.
- If work items are determined necessary, the Library Gives Approval to the BOE to add it to the next New Rochelle School
- Board Budget Vote/Referendum (TBD).
- Residents of New Rochelle Vote on the Third Tuesday of May 2020.

PART 5 - GOOGLE SHARE DRIVE

5.1 All documents in possession of APS will be uploaded on a share drive accessible to everyone. They include:

- Blueprint – NRPL – Fred W. Lyon and Pomeroy, Lebduska Associates, P.C – September 19, 1977 – 75 drawings
- Anthony M. Pucillo, Architect – Toilet Renovation – July 7, 2006 – Set of drawings: 2 pages
- WASA – Condition Assessment Report including three probes performed at the west elevation – April 29, 2009 – 87 pages
- Fax Transmittal – Safety Environmental CO. of NY Inc, to RM Neilson & Associates NRPL, regarding Interior Asbestos Investigation Bulk Sampling and Laboratory Analysis at New Rochelle Public Library – July 11, 2011 – 12 pages
- WASA – Vestibule & Interior Renovations – May 25, 2012 – Set of drawings: 48 pages
- Letter – United Water New Rochelle to RM Neilson & Associate, Inc – Flow Test Data for NRPL – Lawton St – June 18, 2012 – 2 pages
- Future Need "Wish List" – 14 pages, prepared and shared in 2016.
- SM&W – New Rochelle Public Library – Acoustical Findings Report – August 17, 2018 – 3 pages
- Kimley Horn of NY, PC – Memorandum – Trip Generation Analysis, Proposed Mixed-Use Development – August 2, 2019 – 6 pages
- Hill West Architect -Zoning Calculations & Shadow Studies – August 5, 2019 – Set of drawings: 2 pages

DISTRIBUTION: All Attendees Via E-Mail

REPORTED BY: Stephanie Gerard

ISSUED: Thursday, November 21, 2019

NEXT MEETING: TBD

- The forgoing represents our understanding of matters discussed and conclusions reached. If there are any errors or omissions in the basic discussion please notify Architectural Preservation Studio, DPC in writing within 5 days.
- Opinions and recommendations in these meeting minutes do not constitute direction regarding the work or approval of additional work.

I:\01_Projects\01_Architectural Preservation Studio\2019\P19-058 New Rochelle Library Physical Conditions\A_Documents\A.06 Meeting Minutes\2019-11-13\19-058_20191113_Kick_Off_Meeting_Minutes.docx

Architectural Preservation Studio

6.3 EMAILS REGARDING CONDITIONS REQUIRING IMMEDIATE ATTENTION

2/3/2020 Architectural Preservation Studio Mail - NRPL - Issues needed to be addressed

Douglas Emilio <emiliod@preservationstudio.com>

NRPL - Issues needed to be addressed

Douglas Emilio <emiliod@preservationstudio.com> Wed, Jan 22, 2020 at 4:36 PM
To: Tom Geoffino <tgeoffino@wlsmail.org>
Cc: Jean Manning <jmanning@wlsmail.org>, Daniela Carrillo <carrillod@preservationstudio.com>, Rob Spina <rspina@olace.com>

Tom,

Per our telephone conversation this afternoon, we've spent a considerable amount of time reviewing the interior conditions at the library. There are several higher-level building code concerns and life issues that you need to be made aware of and we believe addressed prior to the issuance of our report. They include the following:

- Keep all doors closed in fire-rated assemblies, i.e the door to the boiler room is being kept open.
- All wall amd ceiling penetrations in the boiler room and basement MER (mechanical equipment rooms) should have all penetrations fire stopped.
- Remove the exit sign in the basement hallway pointing to the friend's storage room. This door is currently locked on the hallway side. Conversely, keep this door unlocked and keep the exit sign.
- Add GFI outlets at bathrooms, kitchens, and areas where an outlet is near a water source (6'-0" radius).
- At all offices and study rooms, replace the lock sets that are keyed on both sides, the interior side should be a quarter turn thumb latch. A patron or employee could be locked into a room.
- At the south egress stair next to the elevator, the door to the basement needs to have the closer reattached.
- All the lamps/bulbs in all of the egress stairs should be replaced. Essentially, all the lamps are dead and there is not enough light to safely exit the building
- The hopper windows on the second floor need to be limit stopped or fixed closed. There is a fall hazard at this location. Only one has been corrected so far.
- All of the stored materials, including the coat rack, at the base of the egress stair at the northwest corner (off the meeting room), need to be removed and the kick-down style door hold open removed. A door hold-open compromises the integrity of the egress stair.
- All electric panels should have any stored in front of them removed. All should have 36" clear space in all directions.
- In the MER rooms, including the third floor south side, 36" clear aisles should be created by moving stored materials.
- In the kitchens with a stove (basement and meeting room), the fire extinguishers should be K type.
- There is an open shaft on the MER next to the staff lounge (the old page lounge). This should be closed and fire stopping added at each floor.
- The door into the third-floor egress stair off the staff lounge hallway does not latch closed.
- At the south egress stair on the first floor, the existing signage should be re-entry to the library and not noted as "Exist this Way"
- The staff currently uses the garage bay as an entry and exit. We recommend against this since they are passing combustible materials including gas storage and its not an accessible route.
- At all egress stairs, the batteries need to be replaced at the alarmed doors.
- At the ship's ladder to the roof, at a minimum, a chain should cross the opening, a sign should say no access, and the hatch alarmed.
- All electric panels should be locked in public spaces.

Additionally, the window limit stops at the HCL have not yet been installed per or previous recommendations.

Thank you and let us know if the NRPL needs any assistance correcting these initial issues.

Douglas

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Douglas Emilio, Assoc. AIA, Partner
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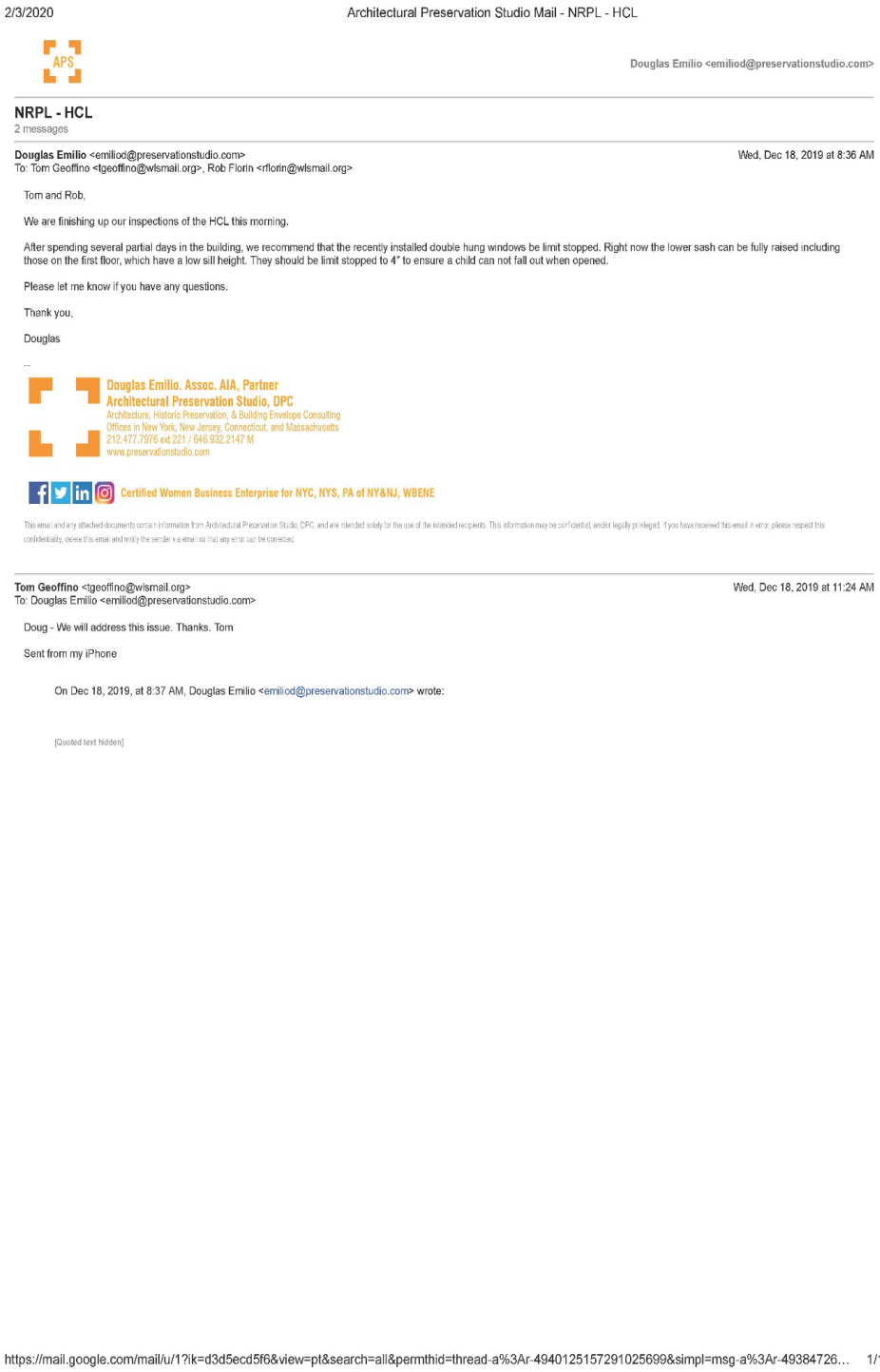

2/3/2020 Architectural Preservation Studio Mail - NRPL - HCL

APS

Douglas Emilio <emiliod@preservationstudio.com>

NRPL - HCL
2 messages

Douglas Emilio <emiliod@preservationstudio.com> Wed, Dec 18, 2019 at 8:36 AM
To: Tom Geoffino <tgeoffino@wlsmail.org>, Rob Florin <rflorin@wlsmail.org>

Tom and Rob,

We are finishing up our inspections of the HCL this morning.

After spending several partial days in the building, we recommend that the recently installed double hung windows be limit stopped. Right now the lower sash can be fully raised including those on the first floor, which have a low sill height. They should be limit stopped to 4" to ensure a child can not fall out when opened.

Please let me know if you have any questions.

Thank you,

Douglas

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Tom Geoffino <tgeoffino@wlsmail.org> Wed, Dec 18, 2019 at 11:24 AM
To: Douglas Emilio <emiliod@preservationstudio.com>

Doug - We will address this issue. Thanks. Tom

Sent from my iPhone

On Dec 18, 2019, at 8:37 AM, Douglas Emilio <emiliod@preservationstudio.com> wrote:

[Quoted text hidden]

https://mail.google.com/mail/u/1?ik=d3d5ecd5f6&view=pt&search=all&permthid=thread-a%3Ar-4940125157291025698&simpl=msg-a%3Ar-49384726… 1/1

6.4 ADA EXCERPTS

The Americans with Disabilities Act (ADA) became law in 1990. The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The purpose of the law is to make sure that people with disabilities have the same rights and opportunities as everyone else. The ADA gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, state and local government services, and telecommunications. The ADA is divided into five titles (or sections) that relate to different areas of public life.

In 2008, the Americans with Disabilities Act Amendments Act (ADAAA) was signed into law and became effective on January 1, 2009. The ADAAA made a number of significant changes to the definition of "disability." The changes in the definition of disability in the ADAAA apply to all titles of the ADA, including Title I (employment practices of private employers with 15 or more employees, state and local governments, employment agencies, labor unions, agents of the employer and joint management labor committees); Title II (programs and activities of state and local government entities); and Title III (private entities that are considered places of public accommodation).

Title II (State and Local Government)
Nondiscrimination on the Basis of Disability in State and Local Government Services

Title II of the ADA prohibits discrimination against qualified individuals with disabilities in all programs, activities, and services of public entities. It applies to all state and local governments, their departments and agencies, and any other instrumentalities or special purpose districts of state or local governments.

Section 8 of ADA Accessibility Guidelines has specific requirements for libraries.

The NRPL should ensure that at least 5% of one of each element in reading and study areas are in compliant, which are space allowances, reach ranges and fixed or built-on seating, and table space requirements.

Per ADA Accessibility Guidelines (ADAAG)

8. LIBRARIES

8.1 General. In addition to the requirements of section 4, the design of all public areas of a library shall comply with 8, including reading and study areas, stacks, reference rooms, reserve areas, and special facilities or collections.

8.2 Reading and Study Areas. At least 5 percent or a minimum of one of each element of fixed seating, tables, or study carrels shall comply with 4.2 and 4.32. Clearances between fixed accessible tables and between study carrels shall comply with 4.3.

8.5 Stacks. Minimum clear aisle width between stacks shall comply with 4.3, with a minimum clear aisle width of 42 in (1065 mm) preferred where possible. Shelf height in stack areas is unrestricted (see Fig. 56).

Per ADA Standards Chapter 4 Accessible Routes

4.2 Space Allowance and Reach Ranges.

4.2.1* Wheelchair Passage Width. The minimum clear width for single wheelchair passage shall be 32 in (815 mm) at a point and 36 in (915 mm) continuously (see Fig. 1 and 24(e)). Appendix Note

4.32 Fixed or Built-in Seating and Tables.

4.32.1 Minimum Number. Fixed or built-in seating or tables required to be accessible by 4.1 shall comply with 4.32.2 through 4.32.4.

EXCEPTION: Fixed or built-in seating or tables used primarily by children ages 12 and younger shall be permitted to comply with 4.32.5.

4.32.2 Seating. If seating spaces for people in wheelchairs are provided at fixed tables or counters, clear floor space complying with 4.2.4 shall be provided. Such clear floor space shall not overlap knee space by more than 19 in (485 mm) (see Fig. 45).

4.32.4* Height of Tables or Counters. The tops of accessible tables and counters shall be from 28 in to 34 in (710 mm to 865 mm) above the finish floor or ground.

6.5 NYS SED SAFETY REQUIREMENTS

The NRPL, as a school district library, should determine if it needs to be filed with the NYS Education Department.

Per NYSED Facilities Planning - Fire Safety Report

All buildings which are owned, operated, or leased by a public-school district or BOCES must be inspected for fire safety at least annually. No building which is owned, operated, or leased by a public-school district or BOCES may be occupied or otherwise used unless the building has a valid Certificate of Occupancy issued by the Commissioner. Annual fire safety inspections may not commence earlier than 45 days prior to the school's annual due date.

The results of the annual public-school fire safety inspection must be reported to the New York State Education Department (NYSED) via the secure NYSED Application Business Portal – Fire Safety application. The updated process includes an annual requirement that all school districts and BOCES verify the ownership and use for all buildings that are on the NYSED Fire Safety System.

[1] http://www.p12.nysed.gov/facplan/FireSafety/fire_safety_report_homepage.html

6.6 APPLICABLE CODES

Title 8, Education Department, Chapter II, Regulations of the Commissioner Sub-Chapter J, Buildings and Transport, Part 155, Education Facilities.

Commencing on July 3, 2002, the Uniform Fire Prevention and Building Code will consist of eight documents based on the 2000 edition of the International Codes, 2001 Supplement to the International Codes, and New York Modifications. There will be a 180-day transition period, ending December 30, 2002. During this time, except for work done in accordance with the energy code, new construction may be done under either the existing code or the new code. The New York State Energy Conservation Construction Code will become effective on July 3, 2002, with no transition period.

1. Fire prevention requirements will be contained in the Fire Code of New York State.

2. Building construction standards will be found in the Building Code, Plumbing Code, Mechanical Code, Fuel Gas Code, Property Maintenance, and Energy Conservation Construction Code of New York State. The remaining document is the Residential Code of New York State, which will not normally be used in school construction.

3. Appendix K of the Building Code is a new and unique section for New York State and will apply to capital projects in existing public school district and BOCES buildings.

In addition, provisions of the Education Department's "Manual of Planning Standards," and Commissioner's Regulations, 8NYCRR 155, will still apply to these projects. There were no changes to Education Law enacted as part of the adoption of the new codes.

6.7 HUGUENOT CHILDREN'S LIBRARY ROOF REPORT

02.03.20
ROOF CONDITION STUDY
HUGUENOT CHILDREN'S LIBRARY
794 North Ave., New Rochelle, NY

INTRODUCTION:

The following report is based on a January 6, 2020 survey/inspection visit by Russel Watsky, Roofing Consultant and Donald MacDonald - Architect. Also present was Bob Violante, of GEO Environmental Co. Inc. who performed his own survey for any hazardous materials present in the roofing membranes, mastics and flashings. Historic photographs and information for the report was kindly provided by Barbara Davis, New Rochelle City Historian.

FINDINGS:

The Huguenot Children's Library occupies what was originally the Mahlstedt Residence, constructed about 1870, in a simple Second Empire style. This included a cornice with built-in gutter, slate mansard, and low-sloped upper roof; a veranda extended across the front elevation.

Mahlstedt Residence

Branch Library

Huguenot Children's Library

Donald Mac Donald - Architect. 10 B Street, Cold Spring, NY 10516 donaldarch@icloud.com

Rear copper gutter lining

Rotted cornice/soffit

The residence was converted to a branch library in the 1920's. During this renovation, the veranda was removed, and a portico (with Greek columns) was added over the front entrance; at an unknown later date a vestibule was constructed below the portico to enclose the front door.

The cornice and built-in gutter surround the entire building. The rear (west) portion of cornice required major carpentry repairs during this past year. This was the result of leaks through the copper gutter lining, which caused the underlying wood to rot. The repairs were conducted without removal of the copper lining, so the extent of the repair work was limited. Leaks were found in other portions of the cornice, and were patched temporarily with self-adhering rubber. The copper lining is not old enough to be worn out; the leaks appear to be due, in part, to fatigue of the metal caused by thermal movement, and subsequent failure of the soldered seams. This would be the expected result for a copper lining that was installed without any expansion joints, which is what we observed. There is evidence of rotted wood in other portions of the cornice.

The slate mansard consists of 12" long slates in random widths. The slates are gray, in standard

Mansard slates

Chimney counter-flashings

thickness (1/4") quarried in Vermont. They are fastened with copper nails. There is no cant under the starter course of slate; this prevents the first course of slate from being properly

supported. The slates are generally installed with proper exposure, except for the top course; the large exposure of the top course prevents proper overlap of the underlying slates. In addition to looking wrong, it does not function properly, and may be contributing to the water infiltrating the cornice. The copper flashings at the dormers are generally well-installed and are in good condition. At the two chimneys, the counter-flashings are surface-mounted; ideally, they should be built into the masonry, but at a minimum, they should be inserted into reglets that follow a mortar joint.

Roof cut performed to determine it's composition

The upper roof is sloped approximately 2/12. There are multiple layers of roofing. The top layer is .060" EPDM (synthetic rubber) fully-adhered over ½" fiberboard insulation. The insulation is not properly fastened to the substrate, and the edge detail for the EPDM is not in accordance with the manufacturer's standard instruction. This has resulted in a recent blow-off, which has been repaired. The rubber roof was installed over an earlier built-up roof (BUR); this consists of multiple layers of tar-paper set in solid moppings of hot asphalt. The BUR was applied over the original flat-seam tin roof. An abandoned roof hatch has been roofed over, and there is no access to the attic. There

Abandoned roof hatch & North Chimney beyond

North Chimney

South Chimney

are two chimneys. The south chimney has been capped with copper – it is from a fire-place that is not used. The north chimney flue has been re-lined with a flexible stainless-steel flue-liner. The top of this chimney has been clad with copper, but there is no flashing at the new flue-liner. The chimneys are both brick – some bricks are loose or broken, and mortar joints are open. The base-flashings at both chimneys are not properly installed, and there is no usable cap-flashing at either chimney. Due to lack of access to the attic, we were unable to observe the insulation above the ceiling.

ROOF RECOMMENDATIONS:

Upper Roof:

- Remove entire roof, down to the wood deck.
- Remove the unused hatch, and frame in the opening flush.
- Check the attic insulation, and add insulation as needed.
- Install ½" cement board (mechanically attached), and SBS base-sheet, with granular cap-sheet, each set in cold adhesive. (Note: the granular-surfaced membrane will prevent snow from sliding off the edge of the roof. If a smooth membrane is used, snow-guards will be needed.)
- Install attic vents.
- Flash chimneys and penetrations with PMMA fluid-applied membrane.
- Install flashing for bathroom exhaust fan, suitable for a low-sloped roof.
- Rebuild chimneys as needed, and install copper counter-flashings.
- Install new copper edging and crown-moulding at the perimeter to reproduce the original detail.

Mansard & Cornice:

- Remove bottom 3-4 courses of slate and remove existing copper gutter lining.
- Inspect wood framing and sheathing; repair/rebuild as needed. Repair soffits as needed.
- Install new continuous hook-strip and copper gutter lining; include expansion joint at mid-point of each elevation. Rivet and solder all joints.
- Re-install slates, and include cant below the starter course.
- Install reglet-mounted cap-flashings at chimneys.
- Replace copper apron at top course of slate to provide proper head-lap.

HAZARDOUS MATERIAL CONSIDERATIONS

It was previously noted we coordinated our site investigation with GEO Environmental who tested for the presence of asbestos in the roofing materials. GEO's report (dated 01.11.20) states asbestos was present in both the chimney flashings and the roof base materials.

This is not an unexpected result and will require an abatement process meeting NYS Code Rule 56.

BUILDING CODE CONSIDERATIONS:

The NYS Building Code will come to bear on any roof replacement work.

For a roof replacement(which is what we are recommending) on an existing building a the Energy Conservation portion of the NYS Code requires a certain level of compliance based upon determinations as to the nature and location of the building thermal envelope. There are also considerations afforded for buildings qualified as "historic".

These issues would be fully developed and addressed during the roof design portion of the Work.

Donald Mac Donald - Architect. 10 B Street, Cold Spring, NY 10516 donaldarch@icloud.com

FRONT PORTICO/VESTIBULE CONSIDERATIONS:

For consideration: In our opinion, the front portico is out of character with the original building. And the added vestibule below the portico looks like a mistake. When implementing the cornice work outlined above, the library will have an opportunity to create an entry that is more appropriate. We would suggest an entry roof that follows the original line of the veranda, but not necessarily across the entire elevation (although that would be nice) – just wide enough to serve as an entry. We would eliminate the Greek columns and return to a detail as seen in the historic photo. The new portico can be enclosed in to create a vestibule (that may be more accommodating to the baby carriages that tend to proliferate at all children's library entry ways). The cornice would then carry across the entire front elevation, as it did originally.

END of REPORT

Donald Mac Donald - Architect. 10 B Street, Cold Spring, NY 10516 donaldarch@icloud.com

6.8 BUILDING DEPARTMENT INFORMATION

A Building Information

Parcel Number:1-230-0047
Account Number:
Owner: New Rochelle Public Library
Owner Street: One Library Plaza
Owner City/State: New Rochelle NY, 10801
Roll Year: 2019
Property Class: 611
Zoning:
Land Value: $73,350
Total Value: $350,000
Acres: 0.86
Front: 0
Depth: 0
Market Value: $14,344,262

B NR DOB Permits and Approvals

Permit Number	Submitted	Type	Applicant	Status	Work Desc	Final Certificates
BP2019-0795	10/31/2019	Exterior alteration or renovations	Natale Picco	Open	remove replace pipe rail (Bollard). chop out concrete ,paint and install new rail approx 20 L.F.	
33075	06/18/2018	Sidewalk/ Street Obstruction	John Durso	Open	Lifting AC Unit on roof, swapping out old one.	
32529	05/08/2018	HVAC	john donahue	Open	We were hired by a mechanical company to crane new A/C Units to the roof and remove old units of the New Rochelle Library.	
BP2015-263	05/15/2015	Interior Renovation/ Repair	Diana Elphick	Open	Furnish and install new jack, upgrade elevator fixtures	
16946	05/15/2015	Interior Renovation/ Repair	Diana Elphick	Open	Modernization of 1 hydraulic elevator. Furnish and install new hydraulic unit, upgrade controller, door, fixtures equipment, and cab.	
EP2014-824	02/26/2015	Electrical	pedro t martinez	Closed	Wiring of new outdoor led sign.	FinalCertificate
SP2014-133	11/24/2014	Sign	Carl Wheeler	Open	This is an aluminum cabinet sign with an led display designed by WASA Studio architects and engineers.	
EP2013-427	07/05/2013	Alarm Installation (low voltage)	Tom Devine	Open	Installation and wiring of Fire Alarm Monitor Modules for the new Sprinkler System tamper and water flow switches.	
BP2011-236	06/10/2011	HVAC	William Ratajack, Pres.	Open	Provide all Labor and Material to replace Cooling Tower	
10157		Sidewalk Opening	Keith Calcagni	Closed	Remove sidewalk section 6'x 2'. Trench to install 4" sprinkler line from supplied curb box to inside building.	
10022		Street/ Sidewalk opening	United Water	Open	DIG TO INSTALL REDUNDANT FIRE SPRINLKER SERVICE AS REQUESTED BY PROJECT ARCHITECT/ENGINEER	

PP2013-398		Plumbing	John Alvino	Open	Extending water service from valve left by water company into basement. Installing 2 backflow preventers, 1 for fire and 1 for domestic.

SP2014-133 : Open
Type: Sign
Submitted:11/24/2014 4:33:51 PM
Last Updated:11/24/2014 4:35:31 PM
Review Date:11/24/2014
CO Issued:
Notes:11/24/2014
Applicant: Carl Wheeler
Contractor: Carl Wheeler
Work Desc: This is an aluminum cabinet sign with an led display designed by WASA Studio architects and engineers.
Uploads: Permit

PW2018-0742 : Open
Type: Sidewalk/ Street Obstruction
Submitted: 6/18/2018 6:02:13 PM
Last Updated: 6/18/2018 6:02:13 PM
Review Date: 06/18/2018
CO Issued:
Notes: 06/18/2018
Applicant: John Durso
Contractor: John Durso
Work Desc: Lifting AC Unit on roof, swapping out old one.
Cancel: 0
Disable: 0
Uploads: Application

PW2013-200 : Closed
Type: Sidewalk Opening
Submitted: 7/12/2013 1:46:30 PM
Last Updated: 7/8/2013 12:36:57 PM
Review Date: 07/12/2013
CO Issued:
Notes: 07/12/2013
Applicant: Keith Calcagni
Contractor: Keith Calcagni
Work Desc: Remove sidewalk section 6'x 2'. Trench to install 4" sprinkler line from supplied curb box to inside building.

PW2013-184 : Open
Type:Street/ Sidewalk opening
Submitted: 6/28/2013 9:22:23 AM
Last Updated: 6/24/2013 3:27:48 PM
Review Date: 06/28/2013
CO Issued:
Notes: 06/28/2013

Applicant: United Water
Contractor: JOHN TELESCO
Work Desc: DIG TO INSTALL REDUNDANT FIRE SPRINLKER SERVICE AS REQUESTED BY PROJECT ARCHITECT/ENGINEER

PP2013-398 : Open
Type: Plumbing
Submitted: 7/12/2013 8:33:42 AM
Last Updated: 7/11/2013 12:56:05 PM
Review Date: 07/12/2013
CO Issued:
Notes: 07/12/2013
Applicant: John Alvino
Contractor: John Alvino
Work Desc: Extending water service from valve left by water company into basement. Installing 2 backflow preventers, 1 for fire and 1 for domestic.

EP2014-824 : Closed
Type: Electrical
Submitted: 12/17/2014 8:22:15 AM
Last Updated: 2/26/2015 12:13:18 PM
Review Date:
CO Issued: 3/9/2015 9:03:22 AM
Notes:
Applicant: pedro t martinez
Contractor: pedro t martinez
Work Desc: Wiring of new outdoor led sign.
Uploads: ApplicationFinalCertificate

EP2013-427 : Open
Type: Alarm Installation (low voltage)
Submitted: 5/29/2013 4:14:10 PM
Last Updated: 7/5/2013 2:24:53 PM
Review Date:
CO Issued:
Notes:
Applicant: Tom Devine
Contractor: Tom Devine
Work Desc: Installation and wiring of Fire Alarm Monitor Modules for the new Sprinkler System tamper and water flow switches.

BP2019-0795 : Open
Type: Exterior alteration or renovations
Submitted: 10/31/2019 12:44:32 PM
Last Updated: 10/31/2019 8:44:32 AM
Review Date: 10/31/2019
CO Issued:
Notes: 10/31/2019
Applicant: Natale Picco
Contractor: Natale Picco
Work Desc: remove replace pipe rail (Bollard). chop out concrete, paint and install new rail approx 20 L.F.

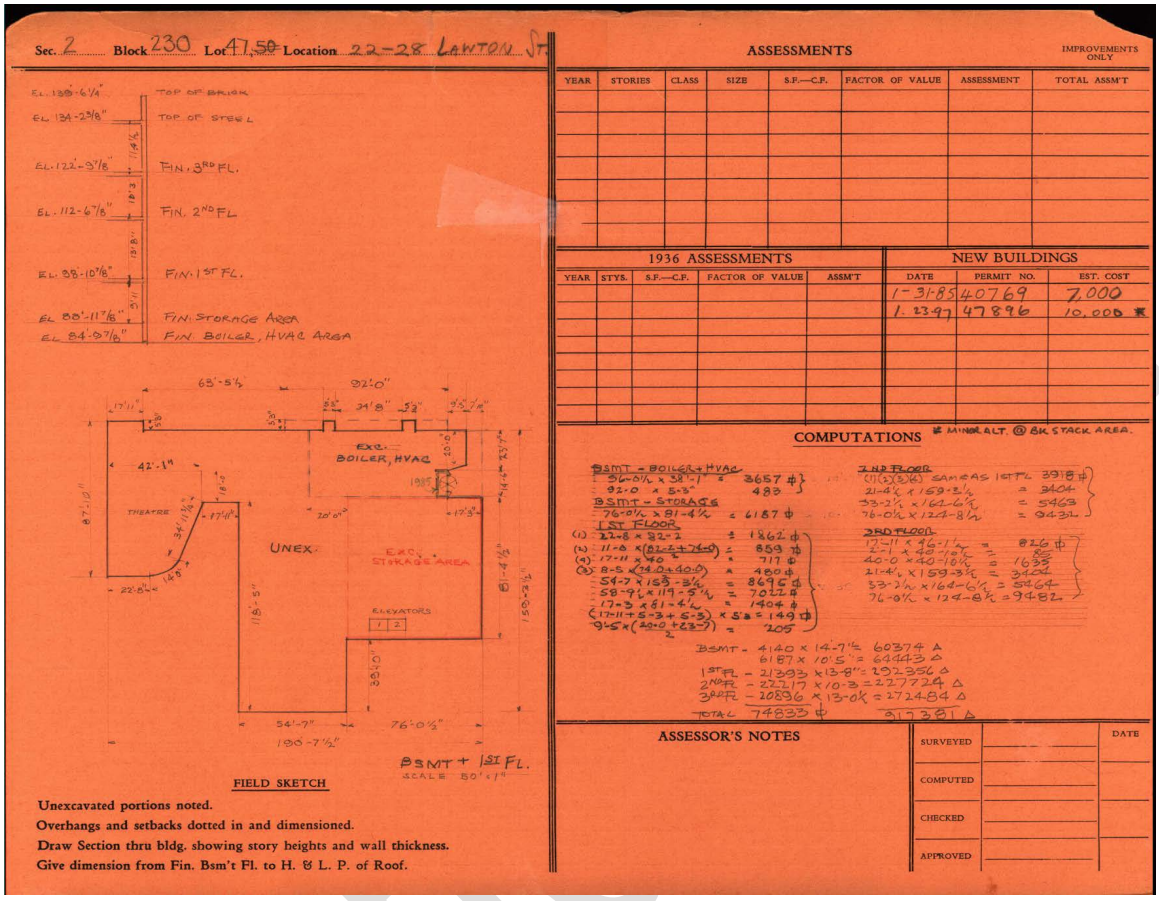
BP2015-263 : Open
Type: Interior Renovation/ Repair
Submitted: 5/15/2015 12:08:30 PM
Last Updated: 5/15/2015 12:14:59 PM
Review Date: 05/15/2015
CO Issued:
Notes: 05/15/2015
Applicant: Diana Elphick
Contractor: Diana Elphick
Work Desc: Furnish and install new jack, upgrade elevator fixtures
Uploads: ApplicationPermit

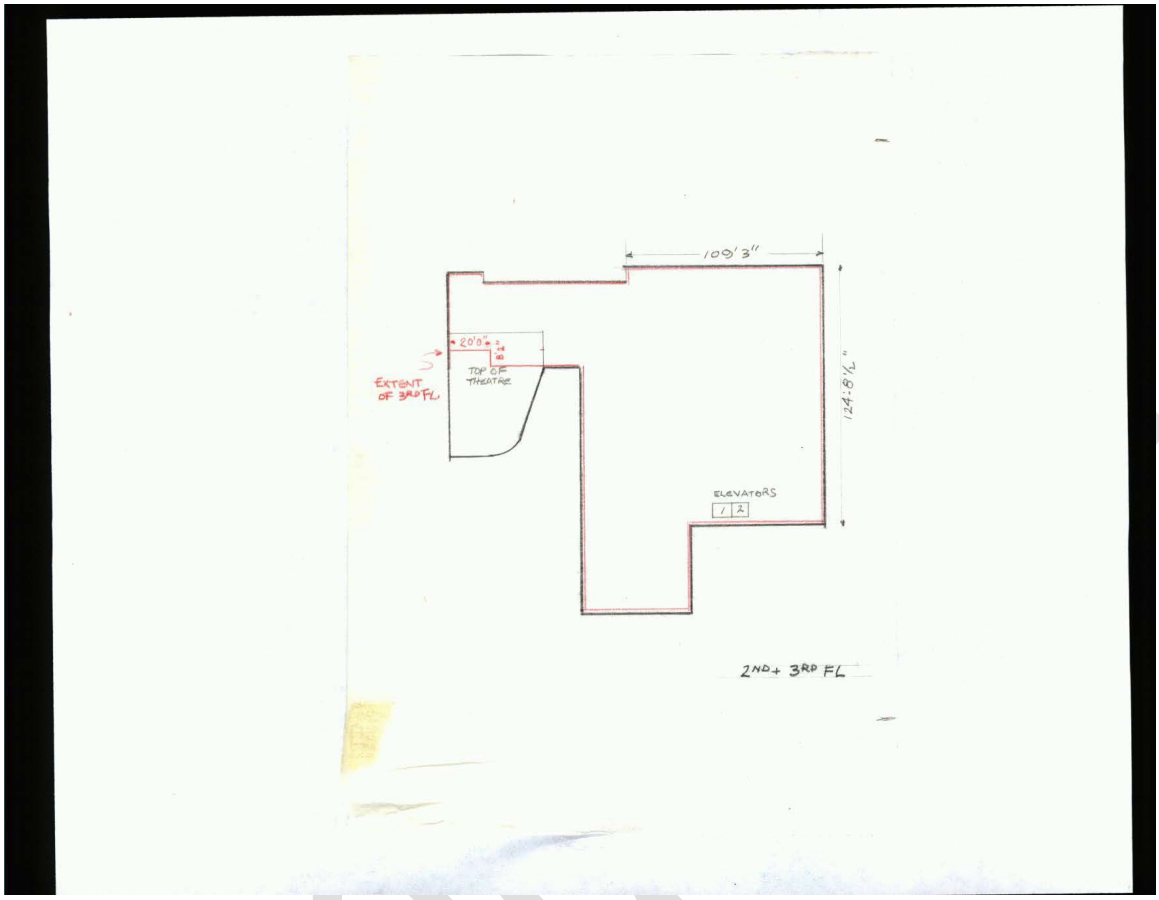
BP2011-236 : Open
Type:HVAC
Submitted:6/9/2011 11:15:39 AM
Last Updated:6/10/2011 3:05:26 PM
Review Date:06/09/2011
CO Issued:
Notes:06/09/2011
Applicant: William Ratajack, Pres.
Contractor: William Ratajack, Pres.
Work Desc: Provide all Labor and Material to replace Cooling Tower

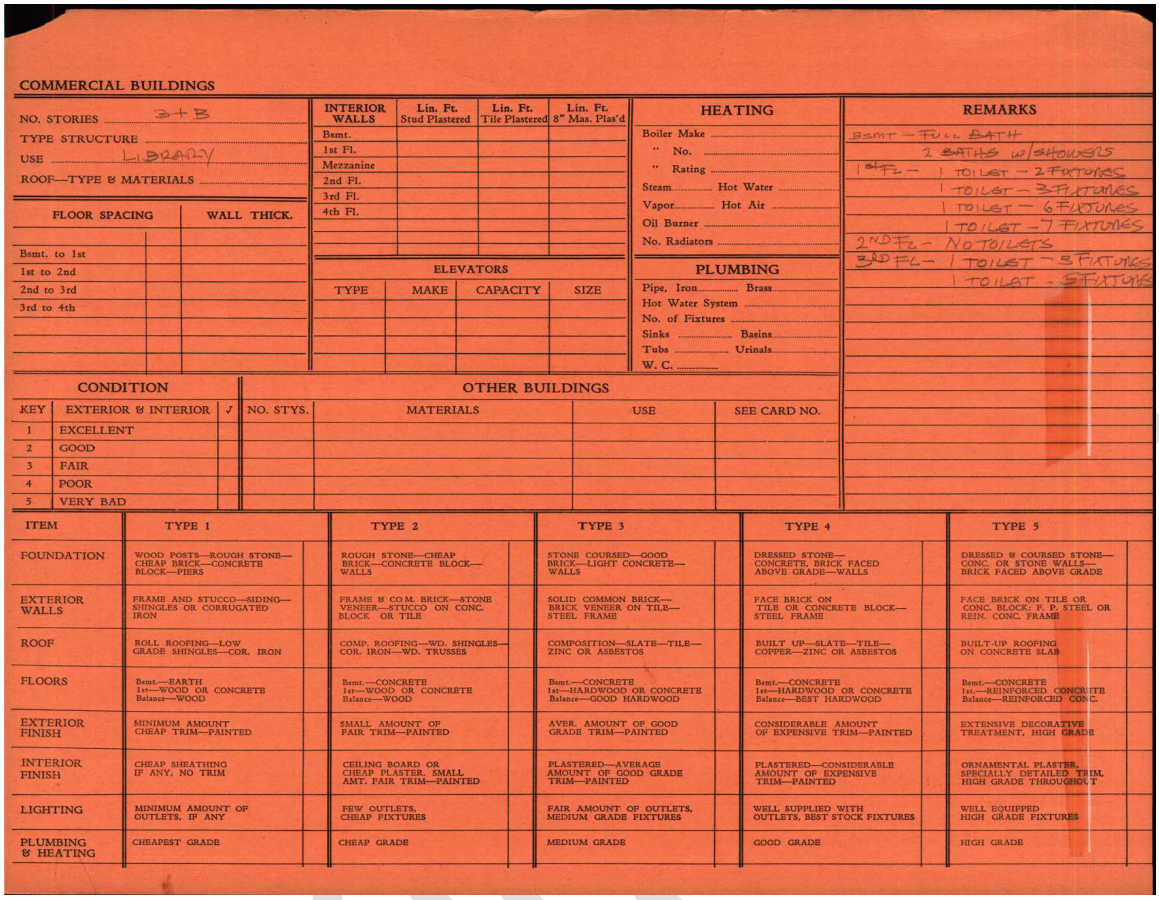
32529 : Open
Type: HVAC
Submitted: 5/8/2018 1:10:15 PM
Last Updated: 5/8/2018 1:10:15 PM
Review Date:
CO Issued:
Notes:
Applicant: john donahue
Contractor: john donahue
Work Desc: We were hired by a mechanical company to crane new A/C Units to the roof and remove old units of the New Rochelle Library.

16946 : Open
Type: Interior Renovation/ Repair
Submitted: 5/1/2015 10:26:07 AM
Last Updated: 5/15/2015 11:23:21 AM
Review Date: 05/01/2015
CO Issued:
Notes: 05/01/2015
Applicant: Diana Elphick
Contractor:
Work Desc: Modernization of 1 hydraulic elevator. Furnish and install new hydraulic unit, upgrade controller, door, fixtures equipment, and cab.
Uploads: Application

C NR DOB Property Card




109'3"
20'0"
TOP OF THEATRE
EXTENT OF 3RD FL
124'-8½"
ELEVATORS
1
2
2ND + 3RD FL



COMMERCIAL BUILDINGS

NO. STORIES 3+B
TYPE STRUCTURE
USE LIBRARY
ROOF—TYPE & MATERIALS

FLOOR SPACING	WALL THICK.
Bsmt. to 1st	
1st to 2nd	
2nd to 3rd	
3rd to 4th	

INTERIOR WALLS	Lin. Ft. Stud Plastered	Lin. Ft. Tile Plastered	Lin. Ft. 8" Mas. Plas'd
Bsmt.			
1st Fl.			
Mezzanine			
2nd Fl.			
3rd Fl.			
4th Fl.			

ELEVATORS

TYPE	MAKE	CAPACITY	SIZE

HEATING
Boiler Make
" No.
" Rating
Steam Hot Water
Vapor Hot Air
Oil Burner
No. Radiators

PLUMBING
Pipe, Iron Brass
Hot Water System
No. of Fixtures
Sinks Basins
Tubs Urinals
W. C.

REMARKS
BSMT – FULL BATH
2 BATHS W/2 SHOWERS
1ST FL – 1 TOILET – 2 FIXTURES
1 TOILET – 3 FIXTURES
1 TOILET – 6 FIXTURES
1 TOILET – 7 FIXTURES
2ND FL – NO TOILETS
3RD FL – 1 TOILET – 3 FIXTURES
1 TOILET – 5 FIXTURES

CONDITION

KEY	EXTERIOR & INTERIOR	✓
1	EXCELLENT	
2	GOOD	
3	FAIR	
4	POOR	
5	VERY BAD	

OTHER BUILDINGS

NO. STYS.	MATERIALS	USE	SEE CARD NO.

ITEM	TYPE 1	TYPE 2	TYPE 3	TYPE 4	TYPE 5
FOUNDATION	WOOD POSTS—ROUGH STONE—CHEAP BRICK—CONCRETE BLOCK—PIERS	ROUGH STONE—CHEAP BRICK—CONCRETE BLOCK—WALLS	STONE COURSED—GOOD BRICK—LIGHT CONCRETE—WALLS	DRESSED STONE—CONCRETE, BRICK FACED ABOVE GRADE—WALLS	DRESSED & COURSED STONE—CONC. OR STONE WALLS—BRICK FACED ABOVE GRADE
EXTERIOR WALLS	FRAME AND STUCCO—SIDING—SHINGLES OR CORRUGATED IRON	FRAME & CO.M. BRICK—STONE VENEER—STUCCO ON CONC. BLOCK OR TILE	SOLID COMMON BRICK—BRICK VENEER ON TILE—STEEL FRAME	FACE BRICK ON TILE OR CONCRETE BLOCK—STEEL FRAME	FACE BRICK ON TILE OR CONC. BLOCK; F. P. STEEL OR REIN. CONC. FRAME
ROOF	ROLL ROOFING—LOW GRADE SHINGLES—COR. IRON	COMP. ROOFING—WD. SHINGLES—COR. IRON—WD. TRUSSES	COMPOSITION—SLATE—TILE—ZINC OR ASBESTOS	BUILT UP—SLATE—TILE—COPPER—ZINC OR ASBESTOS	BUILT-UP ROOFING ON CONCRETE SLAB
FLOORS	Bsmt.—EARTH 1st—WOOD OR CONCRETE Balance—WOOD	Bsmt.—CONCRETE 1st—WOOD OR CONCRETE Balance—WOOD	Bsmt.—CONCRETE 1st—HARDWOOD OR CONCRETE Balance—GOOD HARDWOOD	Bsmt.—CONCRETE 1st—HARDWOOD OR CONCRETE Balance—BEST HARDWOOD	Bsmt.—CONCRETE 1st.—REINFORCED CONCRETE Balance—REINFORCED CONC.
EXTERIOR FINISH	MINIMUM AMOUNT CHEAP TRIM—PAINTED	SMALL AMOUNT OF FAIR TRIM—PAINTED	AVER. AMOUNT OF GOOD GRADE TRIM—PAINTED	CONSIDERABLE AMOUNT OF EXPENSIVE TRIM—PAINTED	EXTENSIVE DECORATIVE TREATMENT, HIGH GRADE
INTERIOR FINISH	CHEAP SHEATHING IF ANY, NO TRIM	CEILING BOARD OR CHEAP PLASTER, SMALL AMT. FAIR TRIM—PAINTED	PLASTERED—AVERAGE AMOUNT OF GOOD GRADE TRIM—PAINTED	PLASTERED—CONSIDERABLE AMOUNT OF EXPENSIVE TRIM—PAINTED	ORNAMENTAL PLASTER, SPECIALLY DETAILED TRIM, HIGH GRADE THROUGHOUT
LIGHTING	MINIMUM AMOUNT OF OUTLETS, IF ANY	FEW OUTLETS, CHEAP FIXTURES	FAIR AMOUNT OF OUTLETS, MEDIUM GRADE FIXTURES	WELL SUPPLIED WITH OUTLETS, BEST STOCK FIXTURES	WELL EQUIPPED HIGH GRADE FIXTURES
PLUMBING & HEATING	CHEAPEST GRADE	CHEAP GRADE	MEDIUM GRADE	GOOD GRADE	HIGH GRADE

6.9 DISCLAIMER

This report contains the professional opinions of the Architect/Engineer based on conditions observed as of the dates of inspection and based on visual inspection only. This report is believed to be accurate within the limitations of the stated methods used for obtaining information and of the stated methods of inspection. Nothing in this report shall be interpreted as any kind of guarantee or warranty. This report is not intended to be a discourse on safety, nor shall it be used as a specification for the repair of any part of the premises.

The inspection does not include the examination of building areas for toxicity or asbestos or lead content or for building code, fire or safety violations nor is the air, soil, water or mineral content of the subject property included. The Architect/Engineer shall have no responsibility with regard to the adequacy, strength, condition or safety of any item constructed in any manner of class.

The Architect/Engineer shall not be held responsible for the consequences of the failure of the Owner, its managing agent or representative to provide any and all pertinent information that may be available to them.

The cost estimates presented in this report represents the opinion of the Architect/Engineer based on similar repair projects. The Architect/Engineer does not guarantee the accuracy of these cost estimates. Bidding of the recommended work through qualified local contractors with a detailed set of repair specifications will provide more accurately the actual cost of the building repairs.

(End of Report)