

J. V. FLETCHER LIBRARY

50 Main Street

Year Constructed: 1895
Year of Renovation/Addition: 1963,1969,
1988
Building Type: A-3
Construction Type: III B
Fire sprinklers: No
Gross Floor Area: 22,456 SF
Floors: Ground, First and Second plus
attic.
Assessor Lot # 059 0018 0000



GENERAL:

Overall the building has been well maintained and many of the issues associated with the building can be attributed to its age. In this report there are a number of capital requests that have already occurred and the project year for the work is listed. The exterior of the original building needs work to improve the condition of the building including such items as window painting, addition of storm windows, re-pointing stone steps and roof repairs. The largest sector of work is in the area of Mechanical, Electrical and Plumbing where there is an extensive list of required work. Were the building constructed today it would require a fire sprinkler system, and, although difficult to accomplish, it is highly recommended.

LIFE SAFETY:

- 2 Mezzanine railing does not meet the requirements for guardrails or stair handrails. The Plexiglas panels added are not adequate to withstand horizontal loads required. Railing need to be replaced to meet code requirements and MAAB.



HEALTH:

- 1 Mice invade the basement through the foundation wall each fall. A professional should be employed to remove the mice and close up access points into the building.

HAZARDOUS MATERIALS:

- 3 Imitation slate roof system is in need of repairs and is noted as containing asbestos. (FY 2017 Capital request)

ADA COMPLIANCE:

3 Doors have knobsets and need to be replaced with lever hardware.



3 Handrails on stairs and ramps are not ADA compliant (one short stair has no railing) and need to be replaced with round handrails with extensions at top and bottom. In the case of the historic stairs a variance should be obtained from MAAB to allow continued use without changes.



4 In Children's area toilet room, floor mounted toilet does not meet code. Provide new toilet room, and make MAAB compliant to provide facilities for both sexes.

3 Sinks are not ADA accessible. Replace cabinet and sink to achieve compliance.



3 Service desks need to be made accessible for staff and users. (FY 2016 Capital request)

3 Elevator Controls need to be made ADA compliant. (FY 2015 Capital request)



SITE:

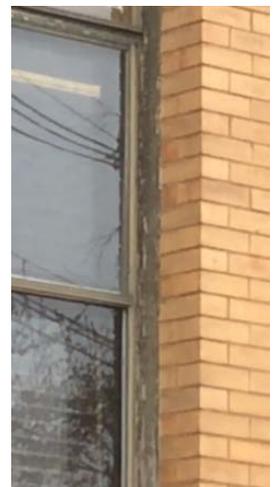
3 Parking lot needs to be re-designed and include more handicapped accessible parking. (FY 2015 Capital request)

EXTERIORS:

2 Historic wood windows are deteriorating and need putty replacement. Exterior surface is badly peeling and needs to be re-painted..

3 Single ply roof system needs to be replaced. (FY 2016 Capital request)

2 There is a leaking skylight in the 1987 addition that requires replacement.



- 3 Joints between granite treads of original entrance steps need to be re-pointed with mortar not sealant.



- 3 Rain leaders, in general, have been damaged where they enter the ground. Connector needs to be hammered out so as to not restrict the water flow.

- 4 It appears that mulch may be covering weep holes around the front of the building. Move mulch away from building to allow cavity wall to drain.



- 3 Bituminous walks adjacent to building are cracked and need crack filler added.



INTERIORS:

- 2 The floor of the third floor vibrates in one location. We were unable to observe the third floor framing at the time of the visit. Further investigation is required to understand and mitigate the unusual vibration due to footfall noted in the third floor. (Apparently, a supporting wall was removed in 1969)



- 3 Ductwork penetrations through the walls of the attic are not reinforced. Steel lintels need to be added at the unreinforced penetrations in the attic masonry walls.

- 2 Interiors of historic window sash are deteriorating from condensation and need to be scraped and re-finished. (CPA grant is in hand for this work)



- 4 Acoustical tile ceilings are sagging, stained and patched. It is unknown whether or not they are supported on a grid system. Ceilings need to be replaced with 2x2 non-sag acoustical ceiling panels in a grid suspension system.



- 3 There is some cracking of the plaster walls and ceilings. Cracks should be cut out, support of plaster verified and where necessary re-attached, and crack repaired.

ENERGY & WATER CONSERVATION:

- 3 North Entrance does not have a vestibule allowing cold air deep into the building. A vestibule should be added.
- 3 Original build's windows are single glazed but only some have storm panels. Storm panels were missing and should be replaced



MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:
(see individual reports for detailed description).

- 2 The library building does not have a fire sprinkler system which should be added. A wet system should be installed for the floor areas, but where there is a potential for freezing a dry system should be installed. A new separate water service will need to be provided for the sprinkler system.
- 3 Floor drain in Mezzanine mechanical room in poor condition. Provide new floor drain, to properly drain floor and provide adequate drainage for all equipment drains.
- 4 Electric water heater in basement is beyond its useful life and no tempering valve. Replace with new gas fired high efficiency water heater, and install proper tempering equipment.
- 3 Water service shut off valve not in accessible location. Install main water shut-off valve in accessible location.
- 3 The fluid cooler in an enclosed tower at the back of the building is noisy due to lack of vibration isolation. Add vibration isolation.
- 4 The outdoor condenser water piping is corroding and should be cleaned and painted. All valves should be replaced at that time. Piping is supported off unit and building exit point needs to be supported off exterior slab.
- 3 Hot water piping needs a chemical treatment regimen.
- 4 The ATC needs to be integrated with the unitary controls of the water cooled heat pump units (13) duct mounted throughout the building.

- 4 Four heat pumps are in need of replacement. Two require new controls (FY 2015/16 Capital request)
- 2 There is exposed Romex cable at the main entrance. Replace with cable in conduit.
- 2 Receptacles and switches are beyond their useful life and need to be replaced.
- 4 External parking lot lighting is insufficient. Additional LED fixtures should be added to improve visibility.