

Finney Library Condition Inspection Report February 2009

The City met with the Eppstein Uhen and Powrtek Engineering on February 11 at Finney Library to inspect and evaluate the conditions of the existing building and building systems. The following is their report on the existing conditions along with recommendations and attached costs for repairs required to occupation of this facility.

ENTRANCE STOREFRONT

The existing entrance storefront includes single pane glazing, several glass lites are broken. Our recommendation is to replace the existing storefront at the entrance with a thermally broken framing system and Insulating glass for better thermal performance. In addition automatic door operators are recommended for improved accessibility compliance.

INTERIOR REPAIRS

Access to the ceiling for mechanical work as well as continued roofs leaks require extensive repairs/replacement of the suspended ceiling. Removal of suspected asbestos floor tile requires replacement of the finished floor throughout the building.

DOCK

The current truck dock at this facility would need to be modified to meet commercial standards for the operations of the Election Commission.

ROOF REPLACEMENT

Based on our site visit last week there were signs of water infiltration from the roof. Based on visual inspections of the building exterior (note we did not actually go on the roof) there were sections where the roof gravel stop coming loose or was actually missing. It is likely that a substantial amount of the roof insulation has been damaged due to the damage roof membrane. Any wet insulation would be required to be removed and replaced. Further inspection we may determine that selective repair of the existing roof and repair of flashings may suffice, but repair costs would have to be evaluated on the likely extension of the life of this older roof.

ACCESSIBILITY COMPLIANCE

The toilet rooms are not compliant and will be required to be remodeled. A second means of egress is needed a accessible ramp would be required at the south exit.

BOILER REPLACEMENT

IBC recommends boiler replacement for the following reasons. The existing boiler is a steam boiler that has been out of service for 5 years there is rust

on the cast iron sections, the conditions of the seals is unknown, It is unknown whether the boiler has undergone freeze damage. Steam boilers operate at 75% efficiency, the proposed hot water boiler would be a sealed combustion unit that operates at 90% efficiency. From an operating standpoint steam boilers are more complex than hot water boilers and require more maintenance. The only reason a steam boiler was installed in the original design is to serve the Air Handling Unit (AHU) multi zone unit which used steam for preheat and for the heating coils. We propose replacement of the AHU with Roof Top Units.

ELECTRICAL SERVICE AND DISTRIBUTION

The existing electrical services have been completely disabled (originally a single phase service and 240V grounded B three phase service served the building). Existing original Federal Electric single phase panels are located in the first floor. Abandoned equipment (i.e. disconnects, meter sockets and panels) need to be removed.

Recommendations:

A new underground 600A, 208Y/120V, three phase, 4 wire service is anticipated.

Provide new electrical panels throughout.

LIGHTING/LIGHTING CONTROLS

The lighting consists of old T12 and incandescent fixtures throughout the interior of the building. At the time of inspection these fixtures were not operational. There are no occupancy sensors or low voltage control system. No emergency lighting exists in the building. There is no emergency egress lighting on exterior of building.

There are two pole mounted lights in the parking lot, but the poles are severely rusting. Building mounted lights are damaged.

Recommendations:

Complete replacement of light fixtures utilizing T8 lamps/electronic ballasts capable of dual level switching (inner/outer fixture lamps).

Install occupancy sensors in toilet rooms.

Add low voltage controls for operation (shutoff) for open office areas and exterior lighting.


Install emergency lights throughout and add egress lights at all exterior doors (outside). Battery backed with self-diagnostics.

FIRE ALARM/SECURITY

There appears to be existing smoke detectors but no operational fire alarm system.

Recommendations:

Provide an addressable fire alarm system throughout per NFPA and ADA requirements.

 eppstein ellen architects	
City of Milwaukee - Old Finney Library Renovation	
Preliminary project cost projection categories 2/16/2009	
Sitework	\$20,000
Planter demolition and associated landscaping New Accessible Ramp at South Exit Door	
Building Shell	\$246,400
Structural modifications for roof top units Loading Dock Canopy Modifications Concrete Masonry Units- Tuckpoint and paint Existing Stone Panels- grind out mortar in joints and add elastomeric sealant Roofing- remove existing, provide new insulation, fully adhered EPDM membrane and sheet metal flashings. Skylight- remove existing and provide new to match. Main Entrance- New entry doors, automated door operators and new storefront framing system and insulating glass Ribbon window repair allowance Demolish "display box" at north ribbon window and replace with new framing and glass. Paint Existing Exterior Soffits Loading Dock Equipment	
Interiors	\$112,000
General Interior demolition New Doors, Frames and Hardware- at existing toilet rooms Architectural Woodwork- 15 linear feet of base and wall cabinets in kitchenette New Ceiling Tile and grid at all locations with existing ceiling tile Paint existing drywall partitions and drywall ceilings Broadloom Carpet and resilient base at all offices and corridors Vinyl Composition Tile and resilient base in storage room and truck dock Ceramic Floor Tile and Base- install new in all existing toilet rooms Specialties (Signage/ Toilet accessories/ Toilet Partitions/ Fire Extinguishers)	
Plumbing	\$85,000
Toilet Rooms (ADA Accessible)- replace existing plumbing fixtures with new Kitchenette- replace existing sink with new	
HVAC- Basic Option	\$350,000
Boiler- Replace existing with new 500MBH boiler Provide radiant heating along exterior building walls 4 new roof top units (12.5 ton capacity each) for heating and cooling; set up for single zone thermostat control	
Electrical	\$232,000
Electrical Demolition New Electrical Service- 500A, 208Y/120V, three phase, 4 wire service New Distribution Panels Lighting- new dual level fixtures utilizing T8 lamps and electronic ballasts, with dual level switching Emergency Lighting; Battery Backup egress lights at all exterior doors. Site Lighting Low voltage controls for open office and exterior lights Addressable Fire Alarm System Security System- Keypad Access Complete telephone and data system throughout	
Construction Subtotals	
	\$1,704,540
Miscellaneous (by City of Milwaukee)	\$34,000
Asbestos Abatement	
	\$34,000
FF&E Furniture Workstations	
	\$0.00
Project Contingency (10%)	
	\$107,940
Additional Cost Items	
A/E Fee -	
	\$110,000
(includes CA)	
City Construction Admin. 2%	
	\$23,747
City Contract Administration 2%	
	\$23,747
PLAN REPRODUCTION	
	\$1,500
PLAN REVIEW FEE	
	\$168,994
Subtotal- Additional Cost Items	
	\$168,994
Total Project Cost	
	\$1,924,334