Finney Library Condition Inspection Report February 2009

The City met with the Eppsteln 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 aspectos 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 tollet 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 boller 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 flxtures 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.

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