
City of Dover, Delaware



Old Dover Public Library, Building Assessment Report

Prepared by:



Date: July 2017

Executive Summary

Century Engineering, Inc., (Century) was contracted by the City of Dover to provide a building assessment of the former Dover Library building, located at 45 South State Street, Dover, Delaware. This building is currently vacant since the opening of the new library in 2012. The intent of the assessment was to provide information to the City for the possible reuse of the building for City purposes or sale to a private entity.

A visual, non-invasive inspection of the existing building (also referred to herein as “library”) was undertaken by Century and Bignell Watkins Hasser, Architects (BWH). During the site visit the team reviewed the existing conditions, such as access into and out of the site, site drainage, paving and site utilities. For purposes of this report the building elements, such as structural framing, general building condition, mechanical, plumbing and HVAC systems (both condition and age), and any damaged areas such as cracked or deteriorated masonry walls, sagging or failing structure members were investigated. No specific documentation on the existing facility was made available to the team. BWH took dimensions of the building to prepare a basic floor plan. All parties took photographs of the library for documentation of the various building elements.

Not included in the scope of this investigation were the following:

- Brick masonry Carriage House located to the east of the Library.
- Parking lot configuration, or capacity.
- Sidewalks along City and State maintained roadways.
- Landscaping.
- Hazardous material investigation, including lead paint and asbestos.
- Acoustical or waterproofing investigation.
- Development of a statement of probable construction costs.
- Site Boundary Survey.

As a result of the analysis of the data collected and the field observations, Century feels that there are a number of contributing factors that impact the possible re-use of this facility. The building envelope and structure are sound and in fair condition; however, most of the building infrastructure is old and in need of complete reconditioning or replacement. Due to the substandard condition of the existing facility as a whole, including the lack of sprinkler system, insufficient accessible facilities, and the overall cost to bring it back to long term useable condition, we do not recommend re-use of the facility for City of Dover office space.

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Introduction

This report summarizes the efforts of Century to perform a condition assessment of the existing Old Dover Public Library. The purpose of the assessment is to provide Dover's City Council with information regarding the building and its mechanical, electrical, and plumbing equipment to evaluate the structure for determination of its future use.

Data Collection

After research, it was determined that there are no design or as-built plans for the existing building. As a result, BWH performed a rudimentary building investigation and developed general floor plans of the library based on field measurements, found fire escape diagrams, and a partial floor plan from the Real Estate Appraisal of the building prepared by Dover Consulting Services, Inc. These floor plans were employed to examine egress and the general configuration of the rooms for layout analysis. Century performed a cursory investigation of the exterior walkways, structure, mechanical, and electrical systems and equipment within the building.

The east addition was added in 1986 and includes a full, conditioned space basement connected to the original structure. The hip type roof for the addition is constructed with timber trusses placed at 24 inches on center.

Dates given for installation of mechanical and electrical equipment are based on dates found on manufacturer's labels. In other cases, when an approximate age of a piece of equipment is noted in the report, the age is based on the technology of the equipment relative to a period when that technology was prevalent. Age is also estimated based on whether the equipment appears to be original to the building, if the equipment appears to have been moved, augmented, or had sections replaced, and the level of rust observed.

Observations and Findings

Site Evaluation

A preliminary site evaluation was performed of the immediate grounds to support the potential reuse of the building. The structure is located on the east side of South State Street and on the west side of American Avenue. Access to the building is from a one-way entrance on South State Street, and a two-way entrance on American Avenue. The small asphalt parking lot serves both the library and the City of Dover office building to the south. Concrete sidewalks serve the building along South State Street and brick sidewalks are located on the south side of the building connected to South State Street.

Additional findings are as follows:

- Concrete sidewalk on the north side of the building slopes toward the building, which forces water to run along the face of the building.
- Sidewalk on the north side of the building is too narrow to accommodate the drop-down fire escape and pedestrian traffic from the basement exit at the same time.
- Trees on the north side of the building are in contact with the roof and walls.
- Tree roots on the south side of the building are pushing up the brick sidewalk.

Building Description

The existing building is a two-story structure consisting of two sections and serving as a public library. The original construction was completed in 1961. The addition was completed in 1984. The combined footprint is 18,011 SF.

The building was constructed with structural steel columns and beams, cast-in-place concrete deck, and masonry walls. The roof structure is primarily steel with a wood deck and is covered with fiberglass shingles and a membrane roof. There are four doorways accessing the building, with the main entrance/exit located on the southeast side of the building between the original construction and the addition leading to a parking lot. Windows vary in style from double hung, hoppers, storefront and fixed double glazed. Planters and retaining walls on the southeast elevation are in need of repair, along with the walk on the northwest side leading back to the basement stairwell. Gutters and downspouts are in fair condition and need repair. Storm water drainage is an issue and is causing moisture in the basement.

Interior walls are framed walls with drywall finish; however, there are a few concrete masonry units (CMU) wall partitions in the basement and other locations. Most of the finished ceilings are lay-in tile, and in some areas the ceiling is painted drywall, with some exposed concrete ceiling in the basement. Floors are carpet, vinyl tile, ceramic tile and exposed concrete.

The exterior envelope is in fair to good shape. Storm water from the roof is an issue and is affecting the basement. The interior is in fair condition.

Exterior Envelope

- The exterior walls are made up of CMU and brick and are in good condition.
- There are five types of windows installed in the existing building: Wood double-hung units with aluminum storm windows; wood hoppers with storm windows; aluminum storefront double glazed windows; and finally, a triple-double insulated glass window system on the southwest side that seems to be the main entrance to Section 1 of the building. Many of the wood windows require some repair and should be prepped and painted. The storefront system is in good shape.
- Approximately 60% of the roof is an architectural fiberglass shingle and is in good shape. The remainder of the roof is a flat roof with a modified bitumen roof membrane. Some areas of the flat roof are ponding and it was noticed that the membrane is separating from the drip edge in numerous locations.
- Stair and ramps to the main entrance are in good condition. The brick stoop and stairs on the northeast side are in good condition.
- All woodwork, trim, wood windows, and doors are in fair condition and need to be prepped and painted.
- Gutters and downspouts are copper and in need of repair. Dissimilar metal connections on the downspout system are deteriorating and causing leaking back into the building along with uncoupled connections.
- The storefront doors (main entrance) are in good condition. However, the two doors on the northwest side of the building are in fair condition, and the fire escape exterior door on the second floor is in poor condition. The wood/glass door on the northeast side of Section 2 is in fair condition and needs to be prepped and painted.
- The cupola above the main entrance (Section 2) seems to be in good shape but should be prepped and painted.
- Planters and retaining walls on the southwest side of the building are in poor condition and should be repaired.
- Metal work covering the stairwell to the basement, fire escape ladder from the second floor, exterior rails and grates need to be prepped and painted.

First Floor

- The first floor of the building is approximately 8,378 SF. (see building appraisal) The first floor is accessible by two main entry points. One of which has handicap accessible ramp. There is a glassed-in vestibule which includes the open stair to the basement.
- The two bathrooms on this level are not ADA accessible.

Second Floor

- The second floor of the building is approximately 1,255 SF and is accessed by a single interior stair. The second means of egress is an exterior fire escape from an egress window. Use of this area in the future will require the construction of a rated stair with direct access to the exterior of the building, or the addition of a second egress stair.
- The Americans with Disabilities Act (ADA) requires that this floor have access by an elevator. The ADA will also require an accessible toilet room.

Basement Floor

- The basement of this building is approximately 8,378 SF and is accessed by an elevator and two staircases. An exterior stairwell is present, but is closed off by a padlocked grate enclosure.
- Use of the basement area will require the construction of a rated stair with direct access to the exterior of the building, and new construction of ADA-compliant toilet rooms.

Interior

- Interior walls are mostly framed with drywall finish. There are a few masonry interior partitions in the basement and stairways. In addition, there is a storefront glass partition between Section 1 and Section 2 on the basement level.
- Most of the building ceiling is a lay-in acoustical ceiling. Some of the ceilings are drywall. The basement utility rooms are exposed concrete ceilings.
- There are two elevators serving the building. One elevator at the lobby is a man elevator servicing the main floor to the basement level. The second elevator was used to transport books from the main level to the second floor in Section 1. The man elevator is in good condition and the book elevator is in fair condition.

Structural

Basement

- Reinforced concrete foundation walls and reinforced concrete columns found in the original portion of the basement are in good condition with no cracks, spalls, or efflorescence noted. Additionally, no signs of water infiltration were observed.
- The cast-in-place concrete floor in the basement shows no signs of distress.
- CMU partition walls in the original section are in good condition with no deterioration observed.
- Exposed reinforced concrete floors are in good condition.
- Brick and CMU masonry at the addition show no deterioration.

First Floor

- Structural steel columns within the original construction are clad with architectural finishes, restricting examination. No signs of distress were observed.
- Steel girders in the ceiling show no signs of distress or deterioration. No deflection was observed.
- Reinforced concrete floor of the original construction, as observed from the basement, appears to be in good condition with no signs of stress cracks, spalls, or deflection.
- Precast concrete plank floors at the addition, as observed from the basement, were noted in good condition with no problems noted. These elements are supported by the exterior foundation walls and two interior load bearing walls consisting of steel columns and steel girders running in an east-west direction.
- Timber roof trusses span the east addition. Limited access only allows inspection of the bottom chords of the trusses. However, no sagging of the bottom chords or the roof from above was noted.

Second Floor

- Structural elements are concealed behind finished walls and ceilings. No deflection, bowing, or other signs of distress were observed.

Attic Space

- This space is at the same elevation as the second floor but unfinished and placed under the sloping roof elements of the original construction.
- Exposed structural steel is in good condition but is not fire insulated.
- Exposed timber plank roof deck is in very good condition with no problems noted.

Heating, Ventilation and Air Conditioning System

The original construction building HVAC system was renovated in 1986 with the construction of the addition. The building is heated and cooled by a 4-pipe hot water and chilled water air-handling system with perimeter fin-tube. Most of the first-floor original construction ductwork was reconnected to the renovated system.

Chilled water is provided by an air-cooled chiller located outside with one pump located in the boiler room. The chiller is showing wear and weather damage. Repairs have been made to keep the system operating. The chiller is past its average life expectancy of 20 years. The chilled water pump appears in poor condition and is past its average life expectancy of 25 years. Gauge on the pump piping is broken. Chilled water pipe is run underground and the wall penetrations are in poor condition and resealed with a can of spray foam.

Heating hot water is provided by a gas-fired cast-iron boiler with two pumps located in the boiler room. The boiler appears to be in fair condition. The boiler has reach its average life expectancy of 35 years. The hot water pumps appear in poor condition and are past their average life expectancy of 25 years. Gauges on the pump piping are broken. Combustion air louver is dirty, shows signs of water infiltration and is in poor condition.

The heating and cooling pipe appears to be in fair to poor condition, and is past its average life expectancy of 30 years. There were no observable water treatment systems on the chilled or hot water pipe. There were no backflow preventers on the make-up water piping from the potable water to the non-potable water. Water pipe insulation appeared to be in fair condition. Chilled water-air separator was rusty and the insulation was in poor condition. The exposed chilled water equipment, valves, and fittings were rusty from condensation over the years. The obsolete chilled water 3-way control valve was broken and rusty. Condensation was occurring on the chiller pipe insulation in the air-handling room.

Two air-handling units in the basement supply conditioned air to the basement, first floor and second floor. Air-handling unit (HC-1) serving the basement has chilled water, hot water coils, and two electric duct heaters. Pipe insulation around the unit and valves are in bad condition with patchwork insulation repairs. HC-1 is in poor condition. Air-handling unit (HC-2) serving the first

floor and second floor has chilled water, and hot water coils. HC-2 has condensation on the surface of the unit and is in poor condition.

The addition basement office spaces are served by a single heat pump split system with an indoor unit hanging in the addition mechanical room and an outdoor section. The heat pump split system unit is in fair condition and is past its average life expectancy of 15 years.

The majority of the HC-2 supply ductwork is the original construction ductwork. The ductwork is in poor condition and is past its average life expectancy of 30 years.

The controls for the heating and cooling systems are a mixture of original construction controls with direct digital controls installed during the addition and renovation. The controls are past their average life expectancy of 20 years. Parts of the control system have been failing and not functioning properly. Chilled water 3-way valve actuator was broken and parts were not available.

There are small original construction inline exhaust fans in the attic serving small toilet rooms on the first and second floor. These older exhaust fans are in poor condition and are past their average life expectancy of 25 years. Toilet rooms in the basement, added with the addition, are served by an exhaust fan in the basement and appears to be in good condition. It was observed that one toilet room did not have any exhaust.

All the HVAC equipment uses R-22 refrigerant, which has not been available for new equipment since 2010, and will not be produced after 2020.

Plumbing

Most of the addition plumbing system appears to be unchanged. During the addition construction, restrooms were added to the basement with a sewage pump.

The domestic water supply is tied to city water system along the south side of the building. The sanitary sewer is tied to city sewer system along the south side of the building. The domestic water and sanitary waste piping systems are distributed throughout the building to various plumbing fixtures. There is no sprinkler system within the building.

The building has natural-gas on site from Chesapeake Utilities. The gas serves the heating hot water boiler.

The storm-water is collected by gutters and downspouts around the building. The original construction underground storm water system has failed and now the downspouts spill to grade or

are blocked up. It was reported that the addition gutters and downspouts are connected to an underground storm system that is tied to city storm system along the south-east side of the property.

Plumbing piping systems served by good quality water that are used for basic domestic water tend to have a life expectancy of 50 years. Fixtures can have a durable life of at least 30 years, but in this case the fixtures are out of compliance with current code and accessibility (ADA) requirements. Electric storage water heaters have a life expectancy of about 15 years if properly maintained.

- The electric water heater, plumbing fixtures, and domestic water distribution appear to be original to the building.
- The electric water heater was installed in 1986 and is past its average life expectancy.
- The 2-1/2" water service line runs above the ceiling to the boiler room passage on the north side of the building. The water meter and pipe in the passage look in fair to good condition.
- There are no backflow preventers on the potable domestic water service, or any of the non-potable make-up water connections to the boiler or chiller.
- There are hose bibbs located outside the building. There is no backflow prevention device associated with the various hose bibbs to keep potential contaminants from entering the potable water system.
- The domestic water piping system is not equipped with a thermal expansion control device.
- There are no handicap accessible fixtures in the restrooms on the first floor and second floor.
- The plumbing fixtures are generally in poor condition.
- There is no insulation for the cold and hot water piping.
- There are floor drains in the boiler room in poor condition.
- Water quality test data was not available at the time of this inspection.

- The building is not sprinklered.

Electrical Service Equipment

Electric service for the original building is currently served by the City of Dover Electric. The service originates from a pad mounted utility transformer that is located approximately 140 feet from the building's east side, near the sidewalk along American Avenue. It steps medium-voltage down to 208Y/120V, 3-Phase, 4-Wire to serve the building. Underground service enters the north side of the building into addition mechanical room in the basement and terminates inside 600-amp main-lug-only main panel. Underground service run has one active 4" conduit and one spare 4" conduit. The service meter is located adjacent to the utility transformer.

The Carriage building located between east side of library building and utility transformer is served by a separate, small size electrical service and meter mounted on the carriage building.

Electrical Panels, Wiring Devices and Telecom/Datcom Outlets

The distribution and branch circuit panels are fed from the main panel. All panels are 208Y/120V, 3-Phase, 4-Wire. Panels are as follows:

- 600-amp main-lug-only main panel is Square D type I-Line HCM. It is located in the addition mechanical room. The panel has a 27" mounting space with six feeder circuit breakers. Feeder circuit breakers feed the old distribution panel, power panel, lighting panel, chiller, and elevator. It appears to be about 25 years old.
- 225-amp main-lug-only power panel is Square D type NQOB. It is located in addition mechanical room. The panel has 30 poles. Circuit breakers feed sump pumps, HVAC control circuits, cabinet heaters, fan, AC compressor, AC blower, copier, receptacles, chiller maintenance receptacle, and computer desks. It appears to be about 25 years old.
- 225-amp main-lug-only lighting panel is Square D type NQOB and is located in addition mechanical room. The panel has 30 poles. Circuit breakers feed lighting, receptacles, and computers. It appears to be about 25 years old.
- 400-amp main-lug-only old main distribution panel is Square D type NA1B and is located in original construction mechanical room. The panel consists of two sections and has a total of 84 poles. Circuit breakers feed burner, hot water circulators, radiators, dumbwaiter elevator, sump pumps, air conditioning unit, water heater, controls, CT pumps CT fan, and

subpanels. The panel appears original to the building in 1961. It appears to be about 56 years old.

- 100-amp main-lug-only old lighting panel is Square D type NQOB and is located in the original construction mechanical room. The panel has 20 poles. Circuit breakers feed lighting, receptacles, heater fan. The panel appears original to the building in 1961. It appears to be about 56 years old.
- 100-amp main-lug-only old lighting panel is Square D type NQOB and is located in hallway on second floor. The panel has 20 poles. Circuit breakers feed lighting, receptacles, and exhaust fans on the second floor and in the attic. The panel appears original to the building in 1961. It appears to be about 56 years old.
- The majority of wiring is run in electrical metallic tubing. Metallic conduit cables are also being used.
- Receptacles, light switches, telecom and datacom outlets are old and obsolete.

Interior Lighting

Lighting for the existing building consists primarily of ceiling mounted T12 fluorescents fixtures with prismatic lens, recessed and surface mounted. The general condition of the lighting fixtures throughout the building is in fair condition but lamp type is obsolete and lighting controls are no longer in compliant with the current adopted energy code. Other than a few areas the general level of illumination seems adequate. Downlighting fixtures use in vestibule and display windows are not in good condition. Majority of downlighting fixtures utilize incandescent bulbs except for some were fitted with twisted compact fluorescent bulbs. Attic space has incandescent bulbs.

Emergency Lighting and Exit signs

The emergency lighting consists of wall mounted emergency lighting units with backup batteries. Egress paths do not have adequate illumination due to quantity installed and spacing. Outdoor egress paths at exit doors are not illuminated by emergency lighting. Some units were installed original with the building and some were replaced with newer type but are old and obsolete. Exit signs are no longer work. Some are non-illuminated type.

Exterior Lighting

Two pole mounted dual flood fixtures in the parking lot are high intensity discharge (HID) type. Fixtures, poles, bases and foundations are not in good condition. They appear as old as the building. Wall mounted fixtures out entry/exit doors are decorative lantern style that have been fitted with compact fluorescent bulbs. Downlighting fixtures installed in main entrance canopy use incandescent bulb. Exterior lighting fixtures do not meet Dark-Sky requirements.

Telecommunication Service and Equipment

The telecommunication service pedestal is also located adjacent to the utility transformer. The underground telecommunication service enters the south side of the building. The telecommunication service run terminates on punch-down blocks located inside narrow room leading to the basement exit stair on the north side of the building. This narrow room is located between the addition mechanical room and original mechanical room. The telecommunication punch-down blocks appear to be original to the building.

The telecommunication backboard and data rack are old and disconnected. These items are located in addition mechanical room. Most of equipment has been removed. Telecommunication and data outlets are dated and no longer being used.

Telecommunication/data cabling are not properly supported. Majority are laid on top of the ceiling grid.

Special Systems

The building has no sprinkler system. The fire alarm control panel is manufactured by Fire Control Instruments Inc., FC-71 Series and is located in addition mechanical room. It was installed in 1986. Smoke detectors were installed but spacing does not meet the code requirements. Horns/strobes were installed but do not appear to have enough coverage. Manual pull stations were installed at exits.

- Closed circuit television camera were installed. They appear very old and obsolete. Headend equipment was removed.

Recommendations

As a result of the existing data collected, site visit, existing site observations, and review of the findings Century recommends the following recommendations:

Structural Recommendations

Structural elements are in good overall condition. Unless modifications to the existing building are planned, such as installation of mechanical equipment on the roof or in the attic space, or the removal of any load bearing walls or foundations, no recommendations are warranted at this time.

Exterior and Interior Recommendations

- Brick walkways on the south side of the building require maintenance to bring them into accessible compliance. Normal painting and caulking is needed on most of the windows throughout the building.
- All interior finishes have reached their expected functional life and need to be removed and replaced.
- The exterior envelope of the building is in fair condition. Most of the wood work and trim need to be prepped and painted.
- The flat roof needs some repair as well. Gutter and downspouts need to be repaired and the connection to storm lines needs to be improved.
- Grade around the building, especially around section one, needs to slope away from the building. Moisture in the basement should be corrected by directing storm water away from the building foundation.

HVAC System Recommendations

- The HVAC equipment is generally in poor condition and parts are not available or easily obtained.
- The existing HVAC units are not as energy efficient as equipment that is currently available. All of the HVAC equipment for this building has reached or exceeded the typical anticipated life.

- The supply, return, and outside air ductwork and insulation needs to be removed and replaced.
- Natural gas is available on site from Chesapeake Utilities. New equipment could utilize natural-gas.
- The existing cooling equipment uses R-22 refrigerant. R-22 (an HCFC) had been the refrigerant of choice for residential heat pump and air-conditioning systems for more than four decades, however the material contains “Chlorodifluoromethane,” known as an ozone destroying chlorine. The Montreal Protocol requires the U.S. to reduce its consumption of HCFCs and it cannot be utilized with new equipment. R-22 can only be used to service existing equipment until further phasing eliminates that use per the 2013/2015 deadlines.

Plumbing System Recommendations

- If any of the plumbing systems are intended to be re-used a licensed, and experienced Plumbing Contractor should perform an assessment and a re-commissioning of the existing plumbing systems to remain.
- The existing potable domestic water system should be tested for water quality if it is to be re-used.
- The electric water heater will need to be replaced.
- Water saving trim for the existing lavatory sinks, toilets, urinals and other fixtures should be added to replace the existing fixtures and trim.
- Additional fixtures and toilet room modifications are required to meet code for proposed future building utilization.
- Handicap accessible fixtures must be added to all restrooms to be code compliant.
- Where there is no existing plumbing cold water and hot water piping insulation we suggest installation of new insulation to prevent condensation, improve system efficiency and provide safety from contact with hot pipes.

- Future renovations should consider sprinkler coverage throughout the building including the attic space. This should be considered as part of a larger renovation project as the ceilings would need to be significantly disturbed or replaced in order to install the required piping and sprinkler heads.
- The water service will need to be significantly modified if a building fire protection system is to be considered to be added.
- The floor drain and sump system in the boiler room needs to be replaced.
- Backflow prevention equipment must be added to protect the potable domestic water system to meet code.
- It is recommended that a sewer maintenance program of investigation and preventative maintenance be setup to improve performance, prevent backups and help with renovation of the building. An investigation should include detailed reporting using CCTV inspections of the sewer lines for location and condition of the pipe.
- In our opinion most of the plumbing system appears to have reached or exceeded the anticipated life expectancy or is not installed to meet applicable codes.

Electrical System Recommendations

- Existing panels inside the addition mechanical room have a remaining service life of approximately 10 years.
- Panels inside the original construction mechanical room and on second floor have reached the end of their service life and require replacement.
- All interior and exterior lighting fixtures, emergency lighting fixtures, exit signs and controls require replacement to meet current codes.
- Replace feeder and branch circuit wiring and conduits for panels, receptacles and lighting.
- Replace fire alarm control panel, initiation devices, notification appliances with UL Listed addressable system. Elevator recall should also be addressed.

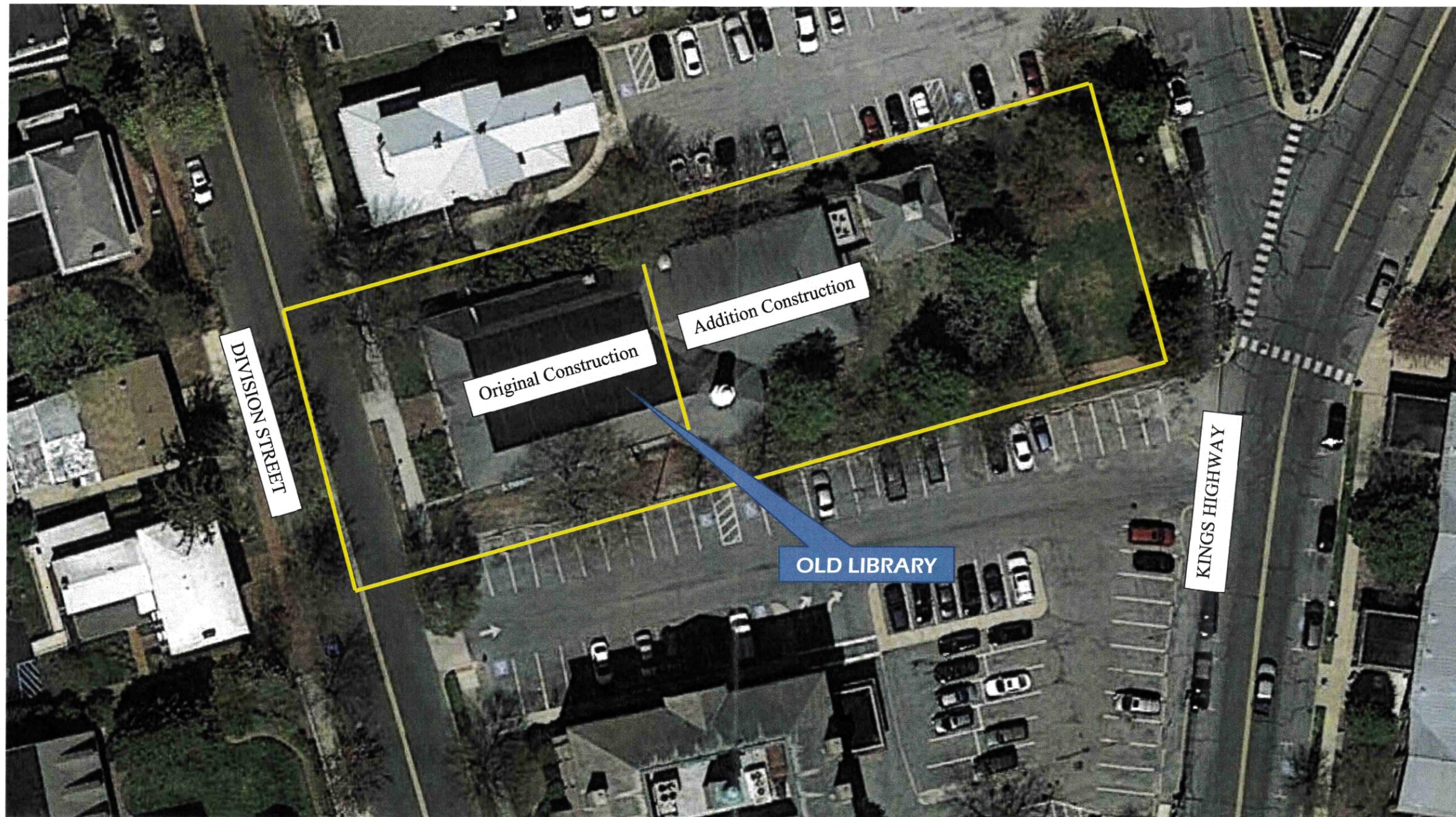
- Telecom and datacom main punch-down blocks, outlets, jacks and wiring have reached the end of their service life.
- CCTV and access security systems have reached the end of their service life.

Overall Project Recommendations

After consideration of the information gathered and evaluated, along with the desired use of the facilities, Century makes the following observations and recommendations. The existing building will require substantial renovations and upgrades to bring the structure up to current ADA and fire codes. In its current state, numerous mechanical and electrical deficiencies throughout the building limit its use and would require substantial overhaul and associated costs.

Additionally, restroom facilities are minimal and in need of replacement and or updating. The elevator does not access the second floor, as would be necessary for public use. In view of the one-way entrance to the parking from South State Street and the poor circulation exiting onto Kings Highway, the site has limited vehicular access. Furthermore, the shared parking with the adjacent City of Dover office building is undersized for the two buildings. Improvements are recommended for the surrounding pedestrian walkways and emergency egress routes.

Considering recommendations noted above and in the body of this report, reuse of the building is an option. However, we feel the expense of the necessary renovation will be high. The first floor layout is conducive to reuse as office space using low to medium cubical walls to promote air circulation and minimize the amount of new duct work needed to access all areas. Other possible uses include medical office space on the first floor with record storage in the basement and private office space on the second floor. Sectioning off small rooms in the first floor will require substantial renovations to the electrical, and HVAC to provide service to all rooms. Retail space is another feasible reuse for this building; again with storage in the basement and offices on the second floor.

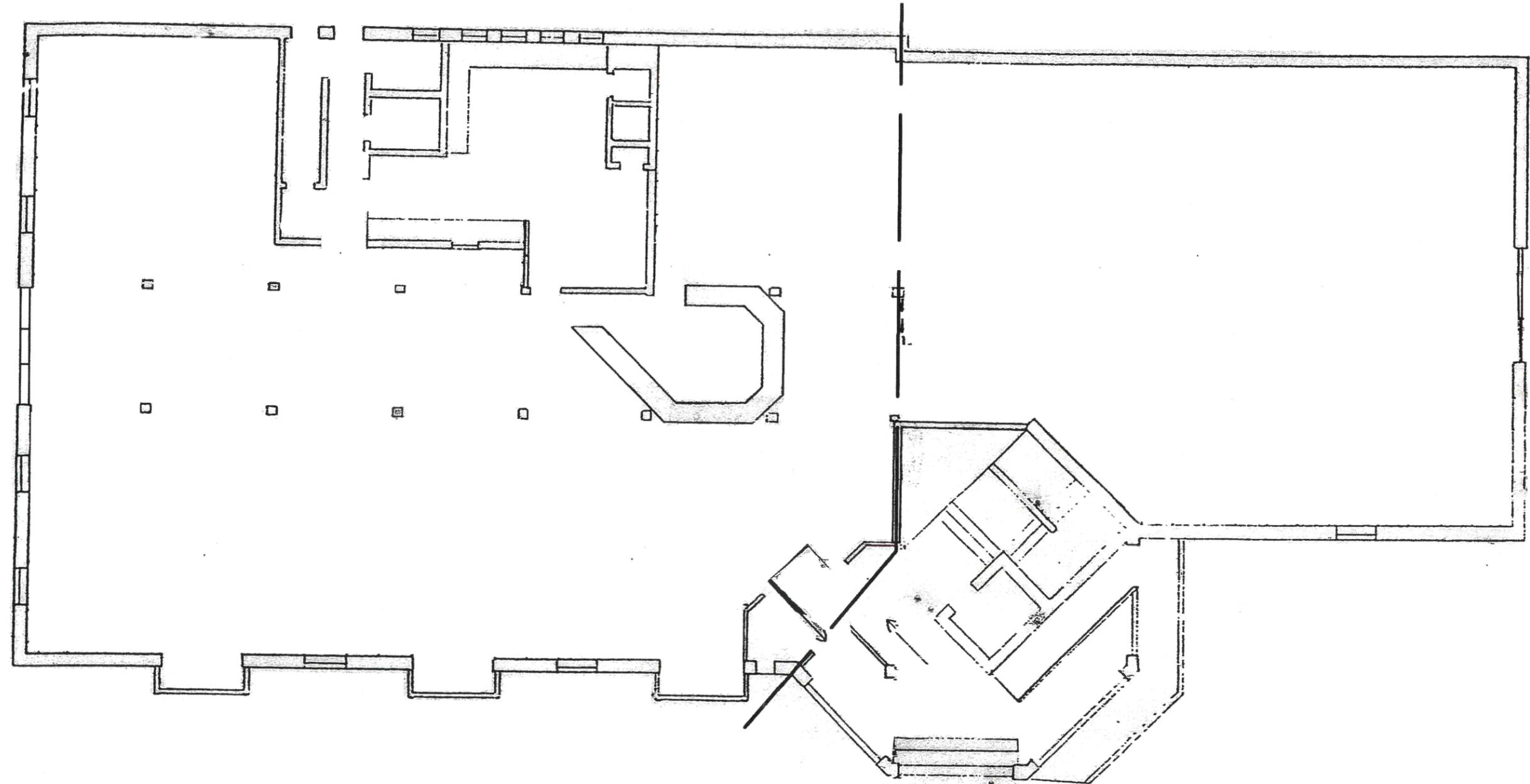


PNC BANK – AERIAL VIEW

SCALE: NONE



North



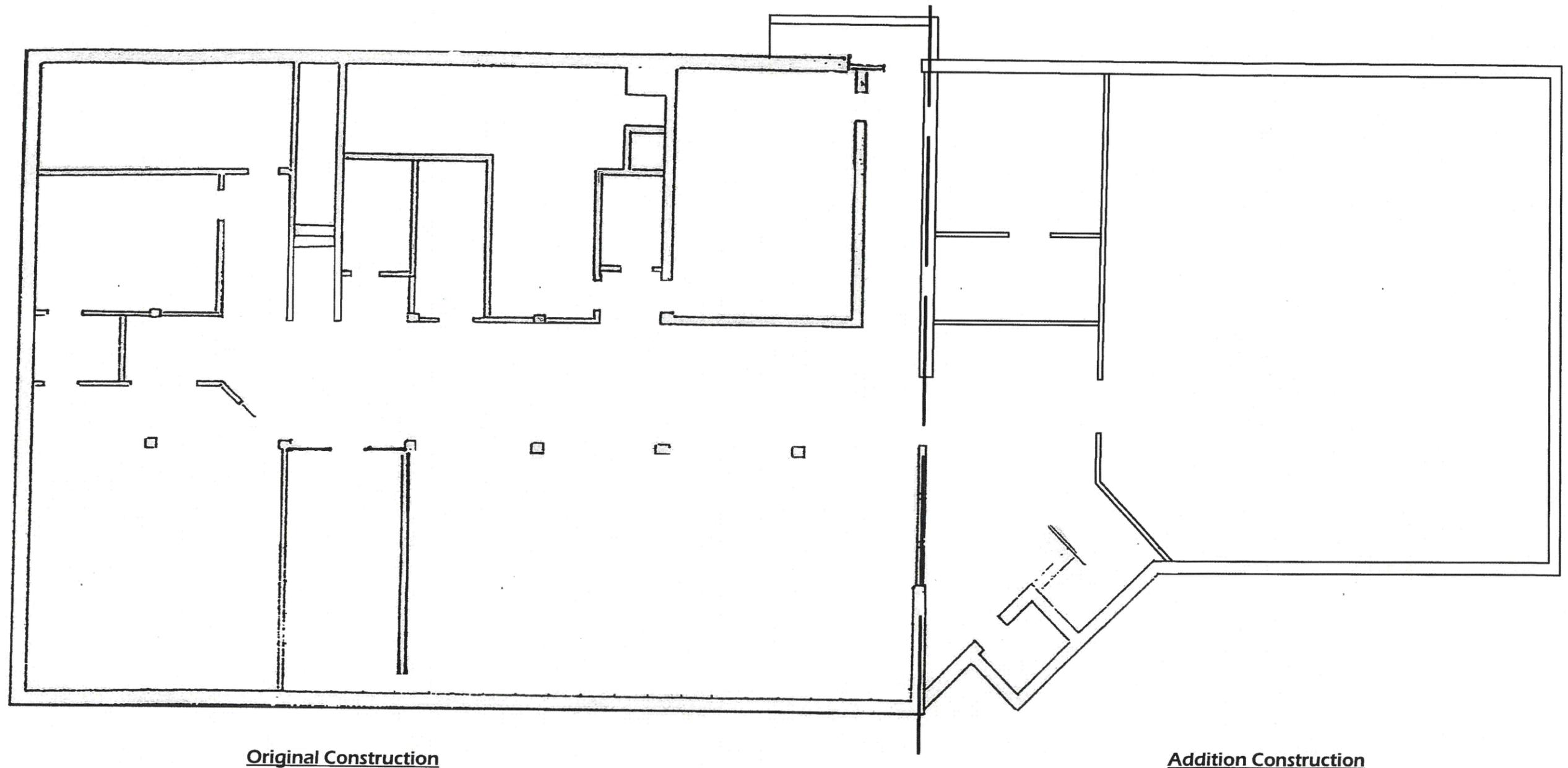
Original Construction

FIRST FLOOR PLAN

Addition Construction

SCALE: NONE

North

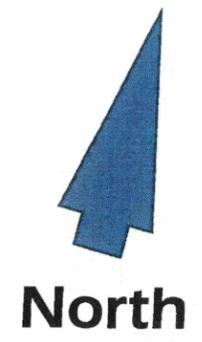


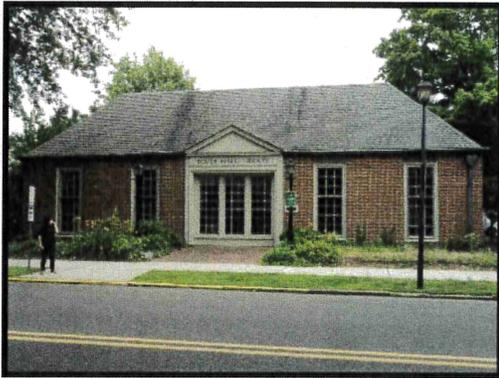
Original Construction

Addition Construction

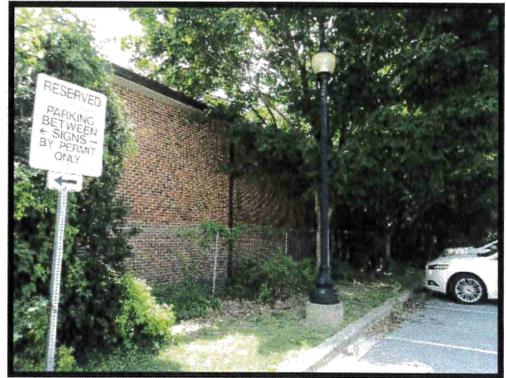
SECOND FLOOR PLAN

SCALE: NONE





C-1
Exterior
West Elevation, Original Construction



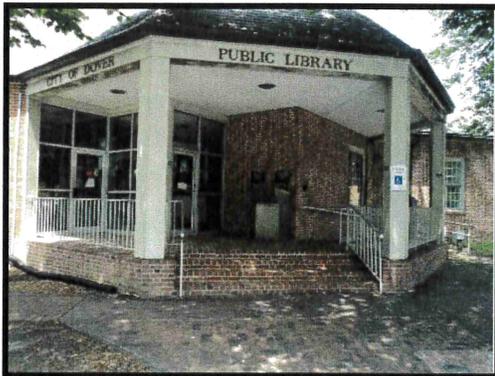
C-2
Exterior
North Elevation, Trees & Vegetation



C-3
Exterior
North Elevation at Stairwell/Fire Escape Egress



C-4
Exterior
South Elevation at Addition



C-5
Exterior
South Elevation, Entrance



C-6
Exterior
East Elevation at Addition

EXHIBIT C



C-7
Exterior
Main Entrance, Uneven Brick Walkway



C-8
Exterior
Accessible Entrance, Pavement



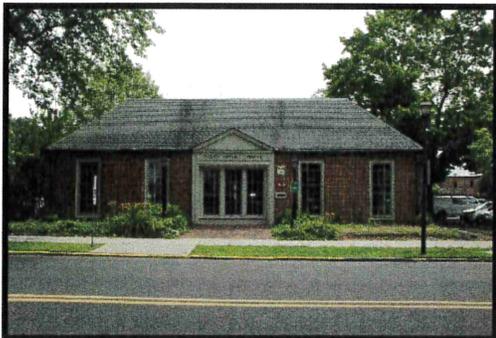
C-9
Exterior
Main Entrance Stair Railing Damage



C-10
Exterior
West Side, Stone Curb Retaining Wall



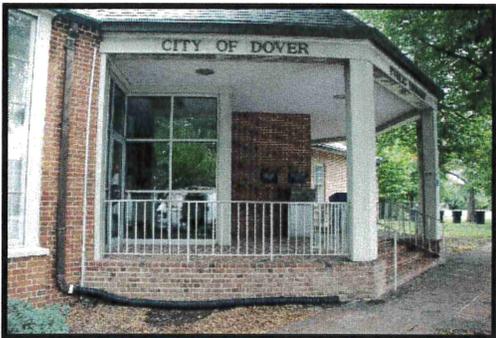
C-11
Exterior
North Walkway and Standing Water



D-1
Exterior
Southwest Elevation



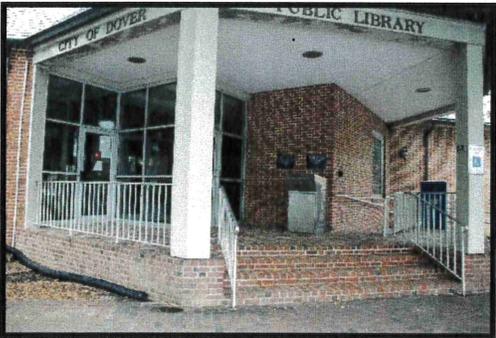
D-2
Exterior
Southeast Elevation



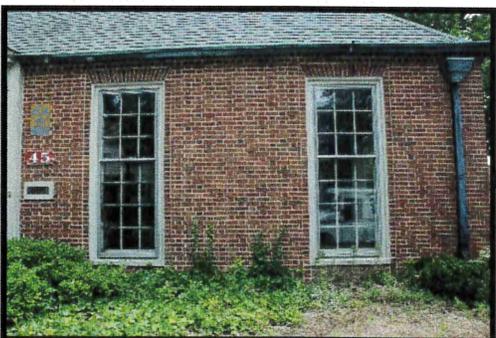
D-3
Exterior
Southeast Elevation



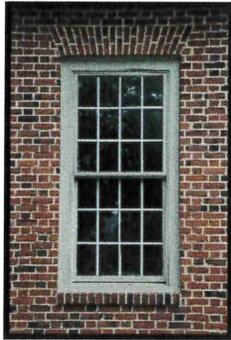
D-4
Exterior
Southeast Elevation



D-5
Exterior
Southeast Entrance



D-6
Exterior
Windows, Southwest Elevation



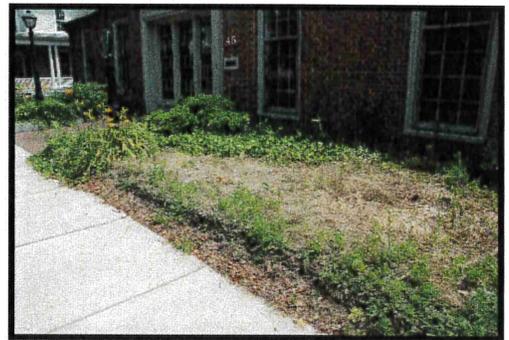
D-7
Exterior
Window, Southeast Elevation



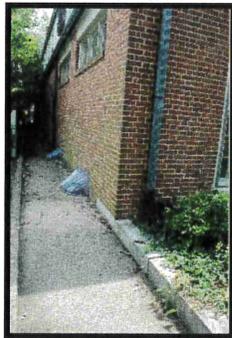
D-8
Exterior
Window, Northwest Elevation



D-9
Exterior
Southeast Entrance



D-10
Exterior
Retaining Walls, Southwest Elevation



D-11
Exterior
Retaining Wall, Southwest Elevation



D-12
Interior
Main Level



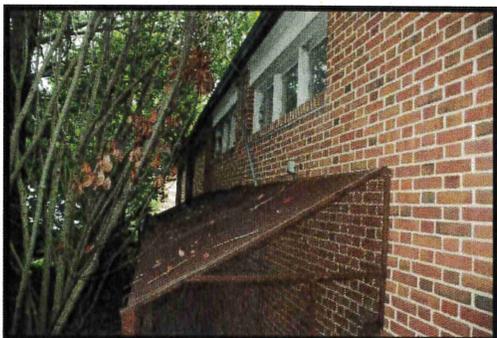
D-13
Interior
Masonry Partition



D-14
Interior
Partitions



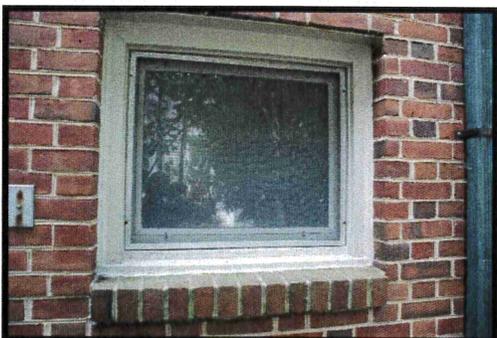
D-15
Interior
Partition and Ceramic Floors



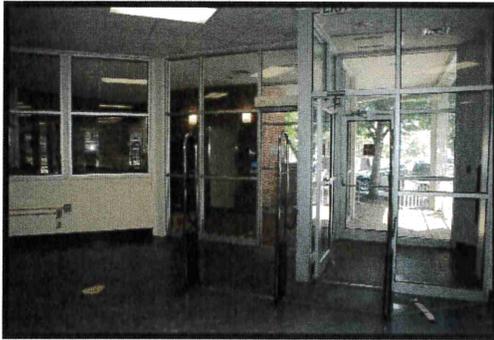
D-16
Exterior
Shell



D-17
Exterior
Southeast Entrance Steps



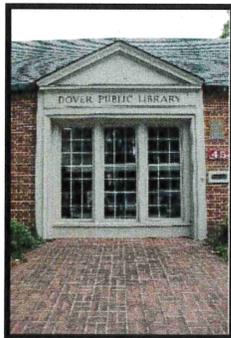
D-18
Exterior
Hopper Window



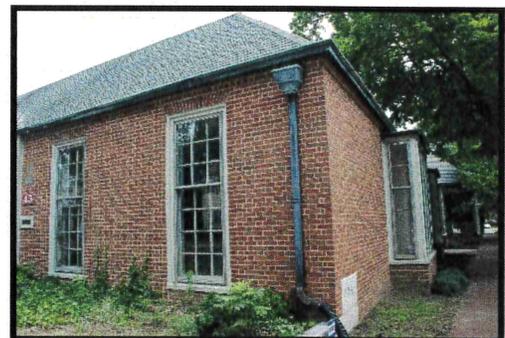
D-19
Interior
Glassed-in Vestibule



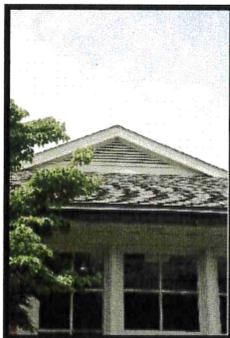
D-20
Interior
Double glazed fixed window



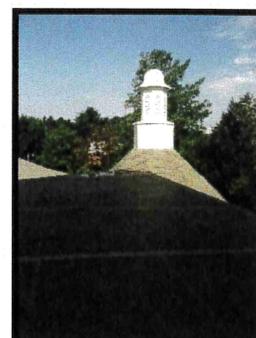
D-21
Exterior
Southwest, Double Glazed Fixed Window



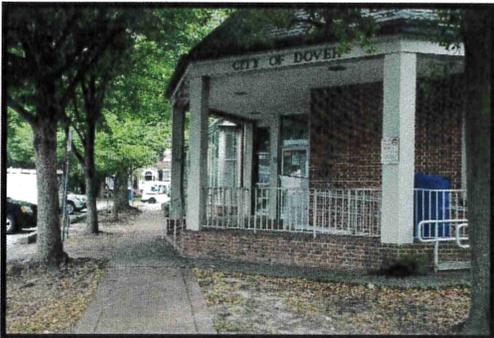
D-22
Exterior
Southwest, Double Hung Window with Storm



D-23
Exterior
Northeast, Roof



D-24
Exterior
Flat Roof



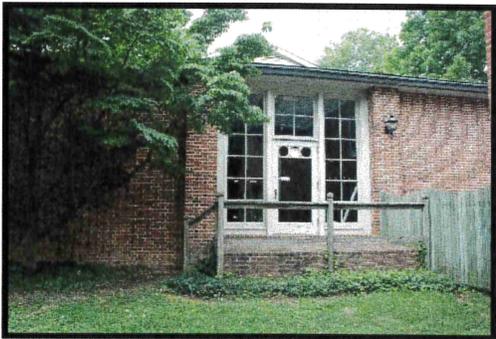
D-25
Exterior
Southeast, Ramp and Stairs



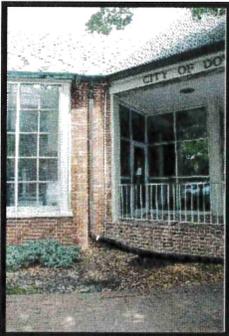
D-26
Exterior
Southeast, Ramp and Stairs



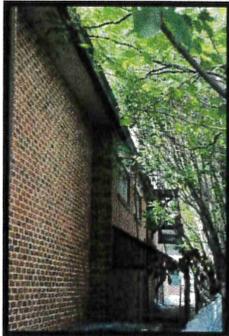
D-27
Exterior
Southeast, Ramp and Stairs



D-28
Exterior
Northeast, Doors and Stoop



D-29
Exterior
Southeast, Brick



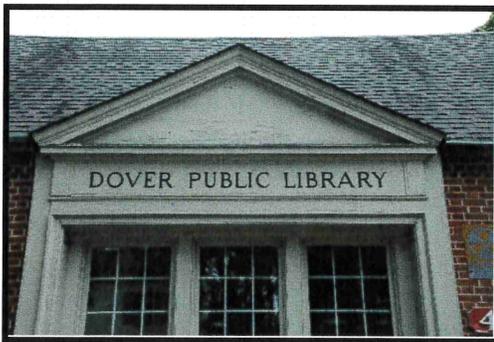
D-30
Exterior
Northwest, Brick Work



D-31
Exterior
Woodwork



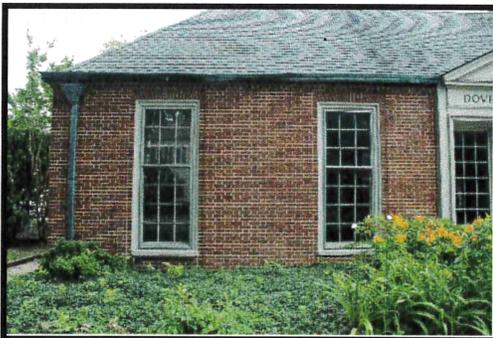
D-32
Exterior
Woodwork



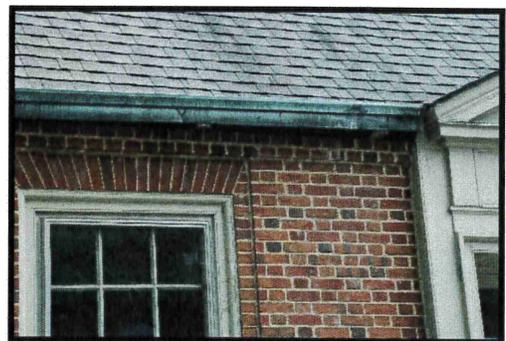
D-33
Exterior
Woodwork



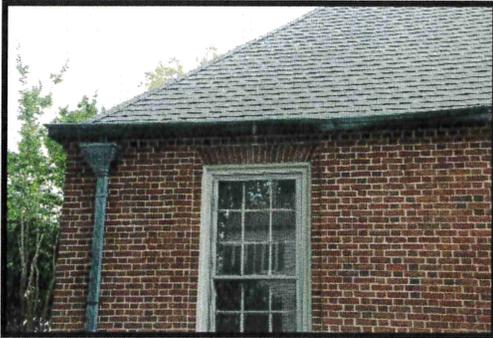
D-34
Exterior
Woodwork



D-35
Exterior
Woodwork



D-36
Exterior
Woodwork



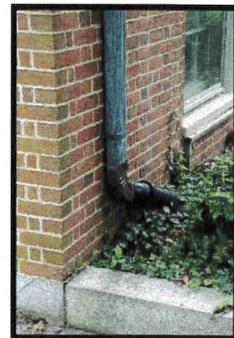
D-37
Exterior
Gutter Downspout



D-38
Exterior
Gutter Downspout



D-39
Exterior
Gutter Downspout



D-40
Exterior
Gutter Downspout



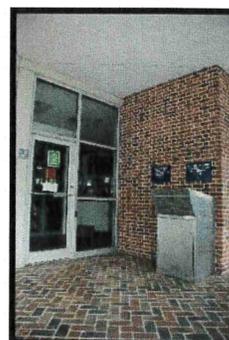
D-41
Exterior
Gutter Downspout



D-42
Exterior
Gutter Downspout



D-43
Exterior
Main Entrance



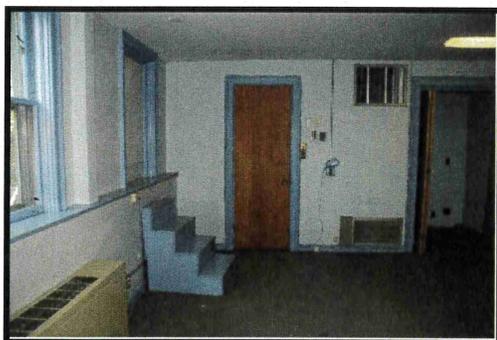
D-44
Exterior
Main Entrance



D-45
Interior
Northwest Exit, Main Floor



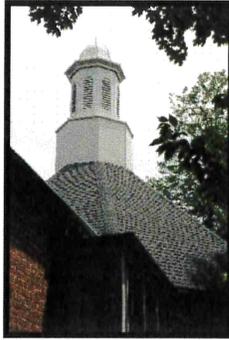
D-46
Interior
Northwest Exit, Basement Level



D-47
Interior
Second Floor, Fire Escape



D-48
Exterior
Northeast, Door



D-49
Exterior
Cupola



D-50
Exterior
Southwest Planters



D-51
Exterior
Southwest Planters



D-52
Exterior
Southwest Planters



D-53
Exterior
Southwest Planters



D-54
Exterior
Northwest Walk



D-55
Exterior
Basement Stairwell



D-56
Exterior
Fire Escape



D-57
Exterior
Window Well



D-58
Interior
Main Floor, Second Floor Stair



D-59
Interior
Main Floor, Second Floor Stair



D-60
Interior
Book Elevator

EXHIBIT D



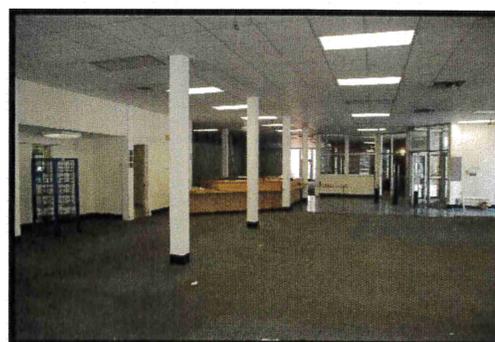
D-61
Interior
Basement, Staircase



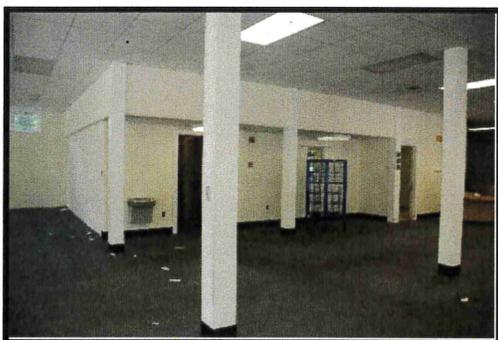
D-62
Interior
Basement, Staircase



D-63
Exterior
Basement Stairwell Padlock



D-64
Interior
Glass partition



D-65
Interior
Wall Partitions



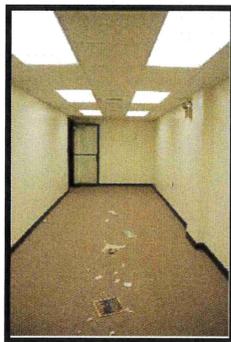
D-66
Interior
Wall Partitions



D-67
Interior
Basement, Wall Partitions



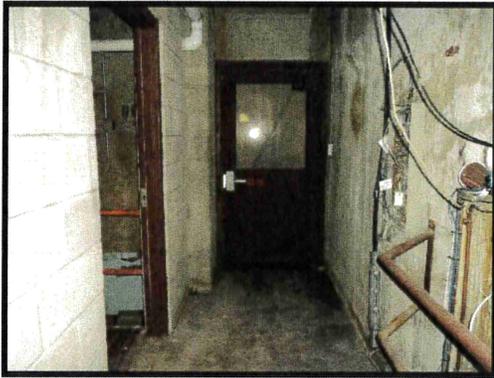
D-68
Interior
Basement, Wall Partitions



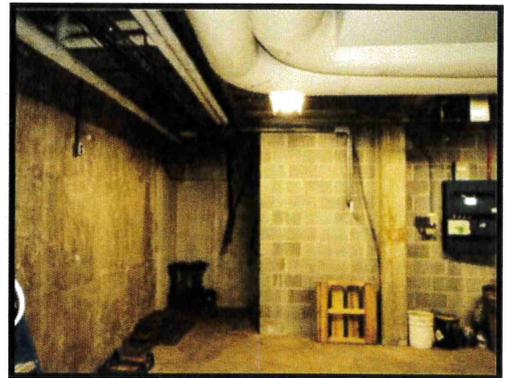
D-69
Interior
Basement, Wall Partitions



D-70
Interior
Lobby Elevator



E-1
Basement
Rear Utility Hall and Exit



E-2
Basement
Mechanical Room



E-3
Basement Ceiling - East Addition with
Concrete Plank Floor Above



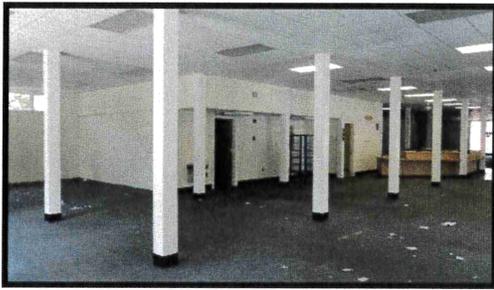
E-4
Basement
East Addition



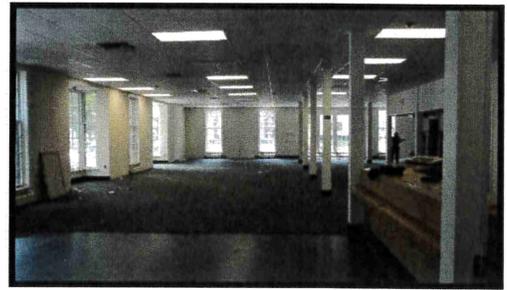
E-5
Basement
Original Construction



E-6
Basement
Mechanical Room and Stairs



E-7
First Floor
Original Construction Main Room



E-8
First Floor
Original Construction Main Room



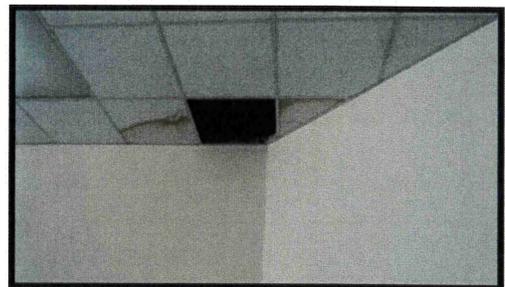
E-9
First Floor
Stair Well at Old and Addition Transition



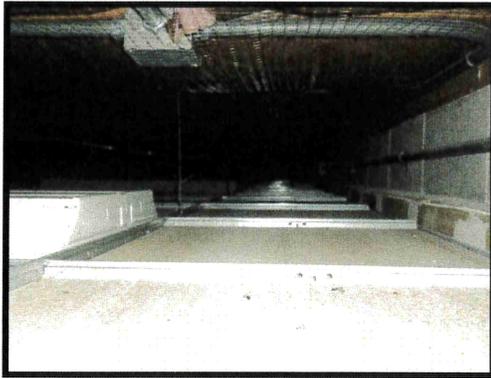
E-10
First Floor
Addition



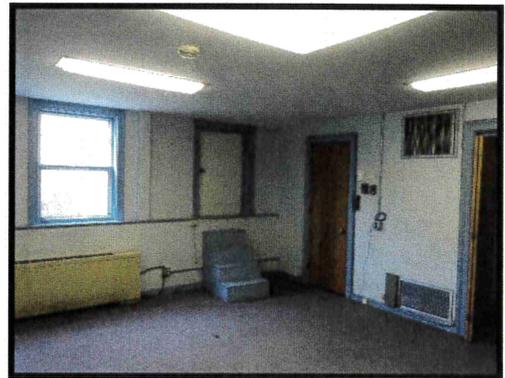
E-11
First Floor - Ceiling at Addition with Original
Ceiling Visible Above



E-12
First Floor
Water Stained Ceiling in Addition



E-13
First Floor
Truss Space Above Addition



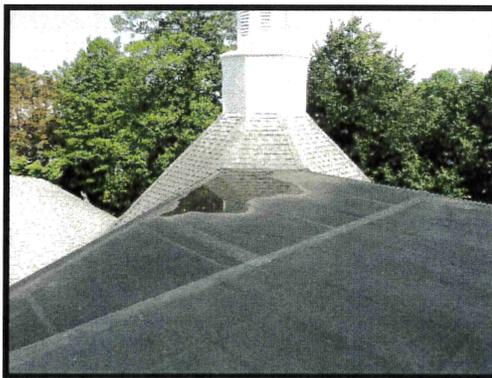
E-14
Second Floor
Fire Escape Door and Access Stairs



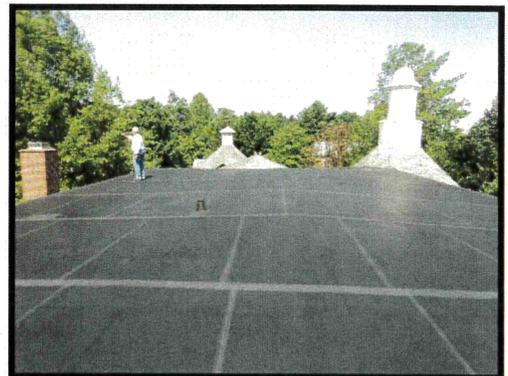
E-15
Second Floor - Attic Space with Steel Girders,
Metal Deck, and Timber Deck



E-16
Roof East Addition Transition to Original
Construction



E-17
Roof
Cupola at Transition of Original and Addition



E-18
Roof
Original Construction Main Roof

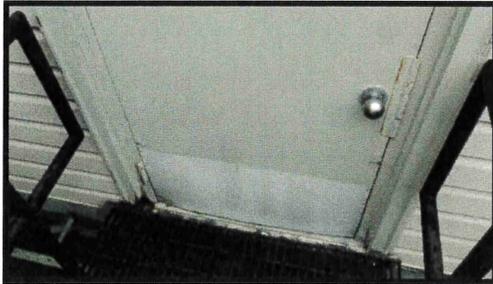
EXHIBIT E



E-19
Exterior - North Elevation
Original Construction Lower Gutters



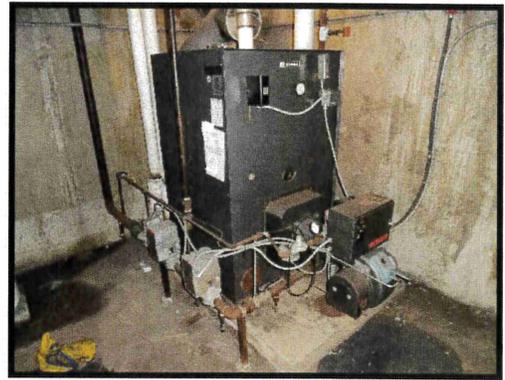
E-20
Exterior - North Elevation
Original Construction Upper Roof Gutters



E-21
Exterior
North Elevation Fire Escape Egress



F-1
Chiller.



F-2
Boiler.



F-3
Chilled Water Pump.



F-4
Hot Water Pumps.



F-5
Chilled Water Air Separator.



F-6
Hot Water Air Separator.



F-7
Air-Handling Unit (HC-1).



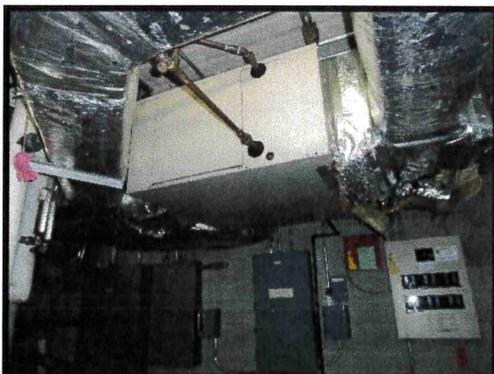
F-8
Air-Handling Unit (HC-2).



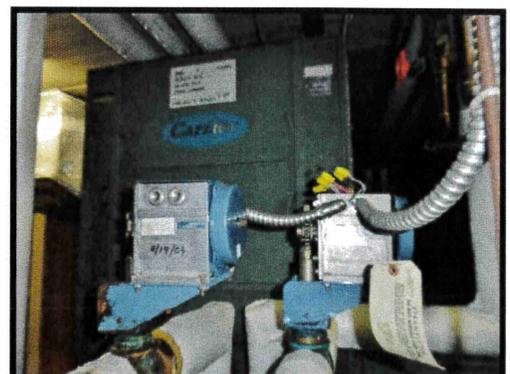
F-9
ATC Controls and Elec. Duct Heaters.



F-10
Starters.



F-11
Heat Pump Split System.



F-12
Circulator Pump.



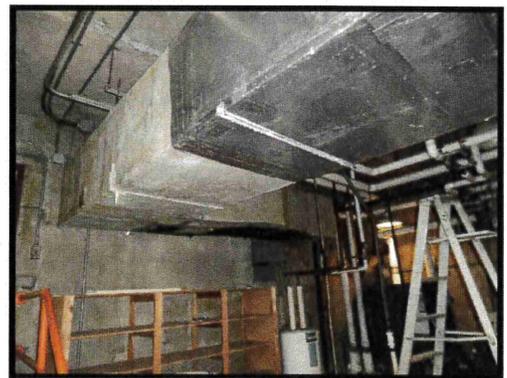
F-13
Pipe Insulation.



F-14
Broken Gauge.



F-15
Perimeter Fintube.



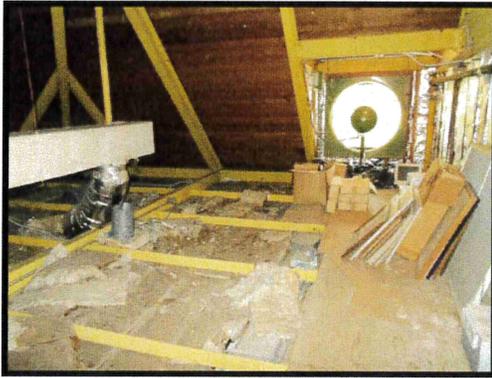
F-16
Ductwork.



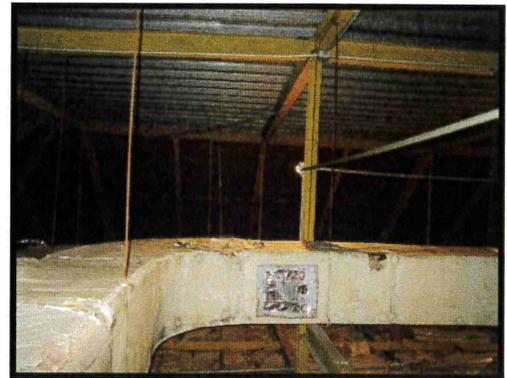
F-17
Ceiling Diffuser.



F-18
Electric Ceiling Heater.



F-19
Attic Fan.



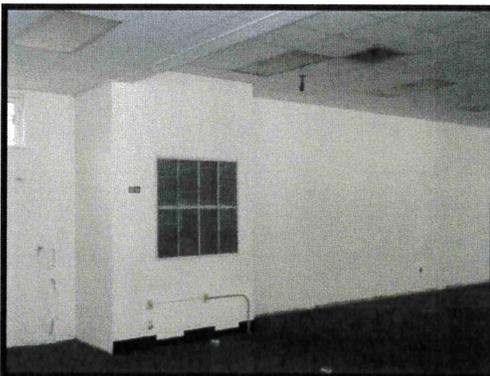
F-20
Attic Ductwork.



F-21
Heat Pump Split System.



F-22
Pipe Wall Penetrations.

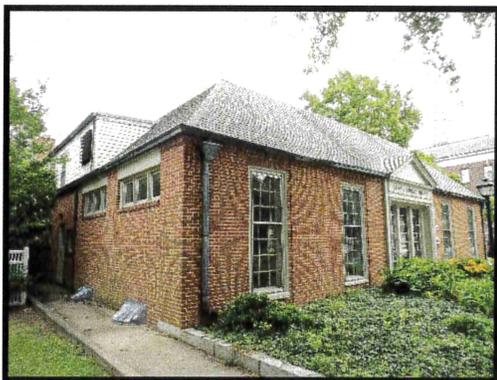


F-23
HC-2 Return Grille.



F-24
Basement Restroom Exhaust.

EXHIBIT G



G-1
Gutter and Downspout.



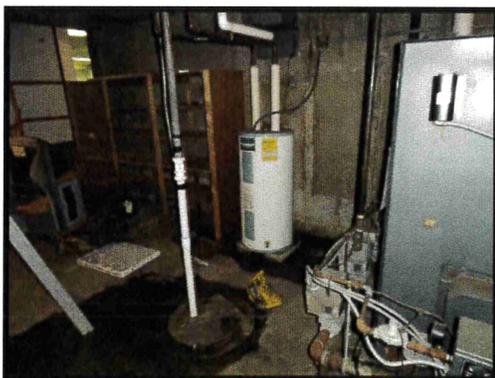
G-2
Toilet and Lavatory.



G-3
Water Meter.



G-4
Lavatory.



G-5
Water Heater and Sump Pump.



G-6
Floor Sink.

EXHIBIT G



G-7
Janitor Sink.



G-8
Sanitary Sewer Pipe.



G-9
Sewage Pump.



G-10
Basement Toilet Room.



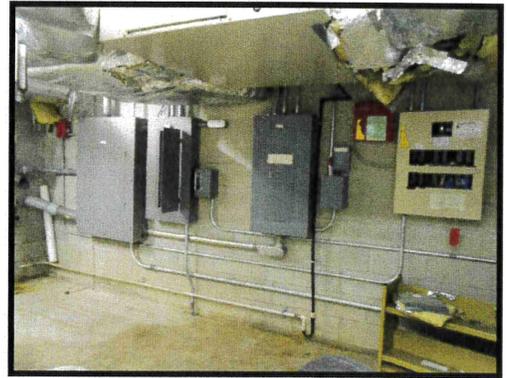
G-11
Gas Meter.



G-12
Gas Pipe Wall Penetration.



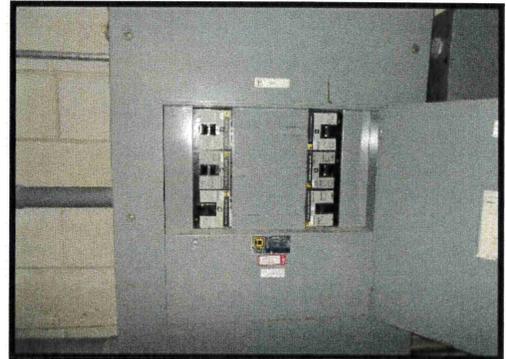
H-1
Utility Transformer.



H-2
Basement - Newer Main Panel and Subpanels,
and Exposed EMT in Newer Mechanical
Room.



H-3
Library Building Meter.



H-4
Basement - Newer Main Panel.
(Used as MDP)



H-5
Carriage Building Meter.



H-6
Basement - Newer Subpanel.



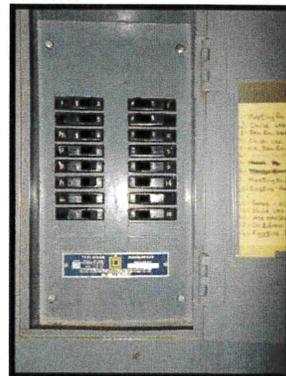
H-7
Basement - New Subpanel.



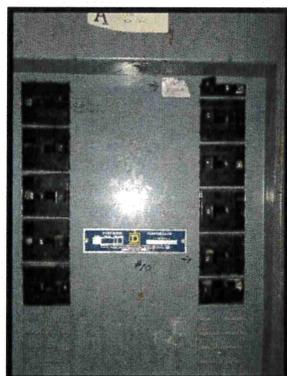
H-8
Basement - Older Panel MDP Section 2.
(No longer used as MDP)



H-9
Basement - Older Panels, HVAC Motor
Starters and Contactors.



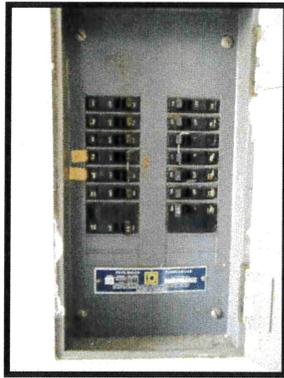
H-10
Basement - Older Subpanel.



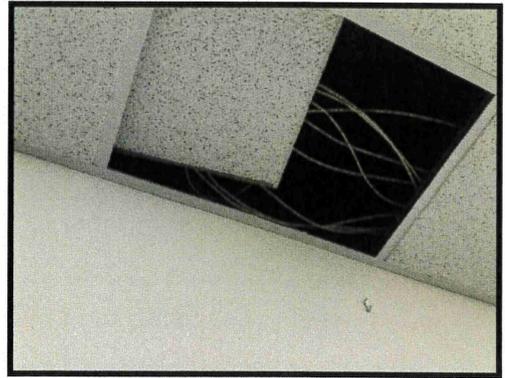
H-11
Basement - Older Panel MDP Section 1.
(No longer used as MDP)



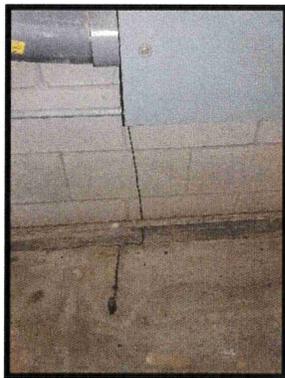
H-12
Basement - HVAC Motor Starters and
Contactors.



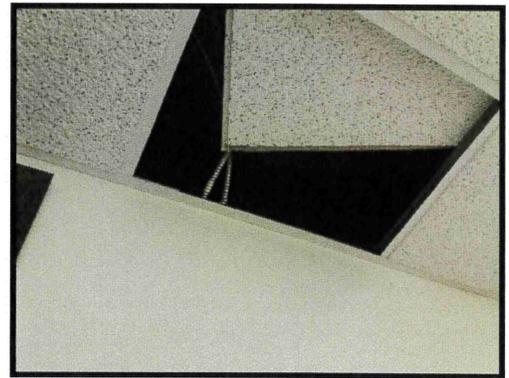
H-13
Basement - Older Subpanel on Second Floor.



H-14
Basement - Telecommunication Cables Laid on Accessible Ceiling.



H-15 - Basement - One Ground Rod at Main Panel May Not Meet Grounding Resistance Requirement.



H-16
Basement - MC Cables in above Accessible Ceiling.



H-17
EMT and Telecommunication Cabling in above Accessible Ceiling.



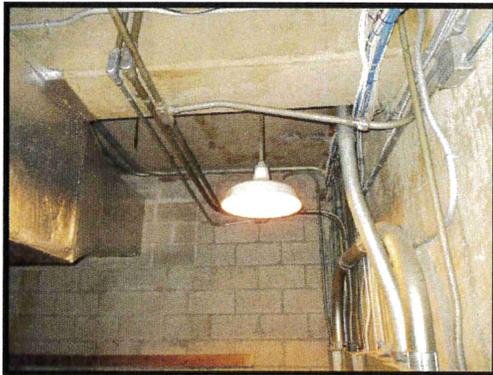
H-18
Basement - EMT and Telecommunication Service Tubing.



H-19
Attic - EMT.



H-20 - First Floor
Exposed EMT, Telecom Outlet, and Floor Mounted Telecom Outlet and Receptacles.



H-21 - Basement
Exposed EMT, MC Cables,
Telecommunication Cables, and Incandescent
Lighting in Older Mechanical Room.



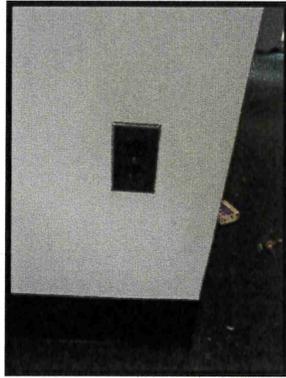
H-22
First Floor - Missing Cover Plate for
Receptacle.



H-23
First Floor - Surface Raceways, Receptacles,
and Disconnected Telecom Outlet.



H-24
First Floor - Non-Compliant and Broken
Receptacle.



H-25
First Floor - Mix Used of Receptacle Color and Plate.



H-26
First Floor - Incandescent Down-Light at Display Window on Main Floor.



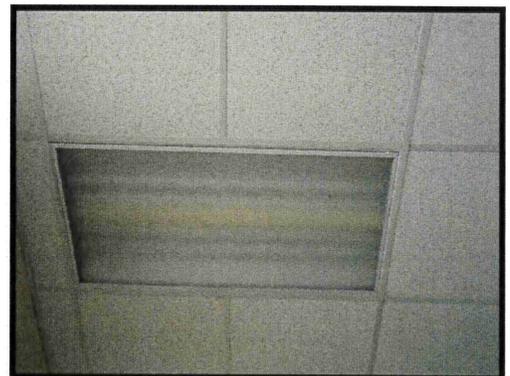
H-27
First Floor - Light Switches and Fire Alarm Manual Pull Station.



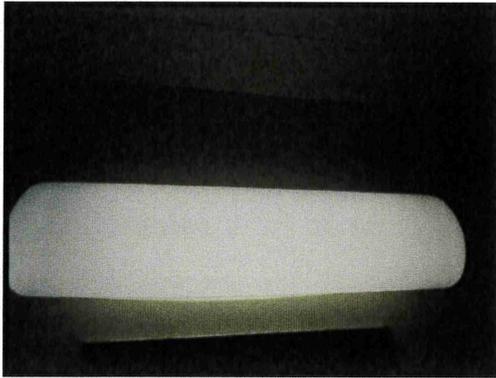
H-28
First Floor - Down-Light and Wall Sconces at Elevator Lobby.



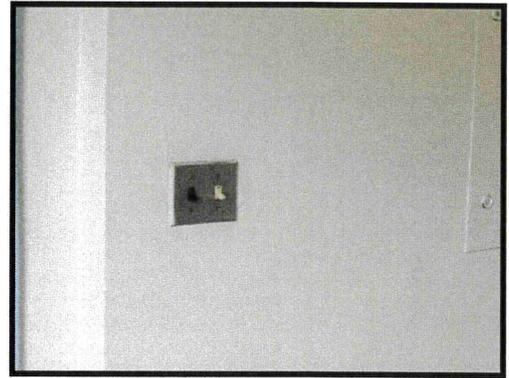
H-29
First Floor - Fluorescent Lighting, Ceiling Fan, and CCTV Camera.



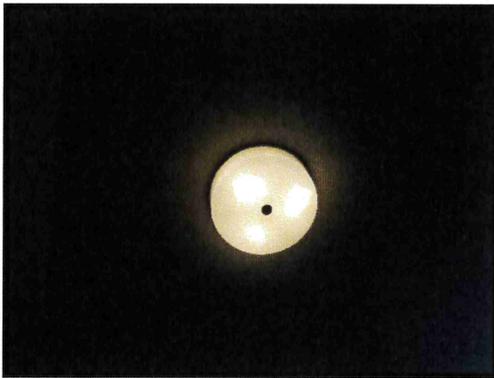
H-30
First Floor - Typical Recessed Fluorescent Light Fixture.



H-31
First Floor - Typical Fluorescent Vanity Light
Fixture in Restrooms.



H-32
Second Floor - Rusted and Mixed Color Light
Switches.



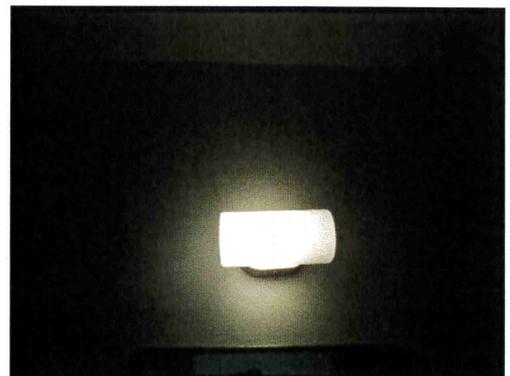
H-33
Second Floor - Incandescent Flushed Mounted
Lighting Fixture Fitted with CF Lamps.



H-34
Attic - Incandescent Lighting Fixture.



H-35
Second Floor - Recessed Fluorescent with
Drop Lens.



H-36
Second Floor - Vanity Lighting Fixture in
Restroom.



H-37
Second Floor - Recessed Fluorescent Fixtures
with Drop Lens.



H-38
First Floor - Non-Functional Exit Sign.



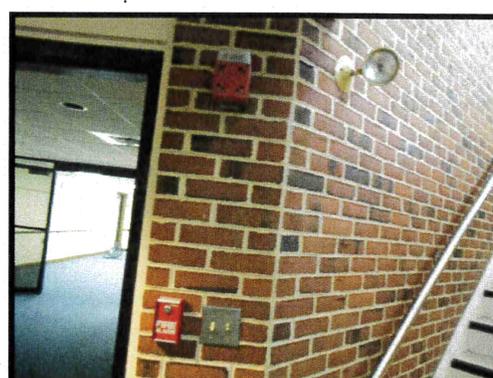
H-39
First Floor - Tungsten Emergency Lighting
Unit.



H-40
Basement - Non-Functional Self-Luminous
Exit Sign.



H-41
First Floor - Edge-Lit Exit Sign No Longer
Illuminated.



H-42
Basement - Tungsten Emergency Remote
Head, Fire Alarm Pull Station, Horn and
Strobe.



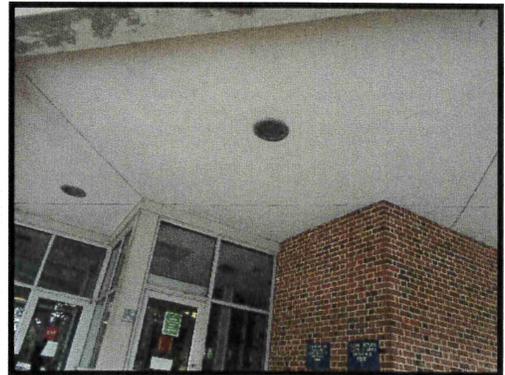
H-43
Basement - Old and Obsolete Emergency
Lighting Unit.



H-44
Damage Pole Base and Aged Foundation.



H-45
Pole Mounted Site Lighting.



H-46
Incandescent Down-Light Fixture at Exterior
Entrance Canopy.

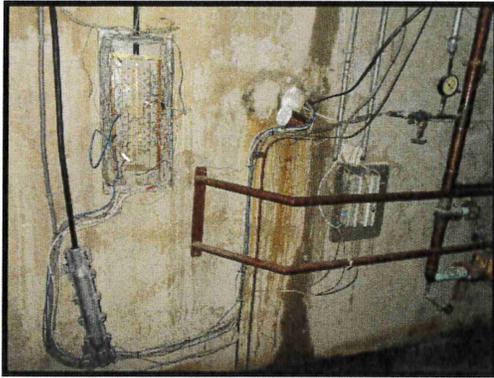


H-47
Non-Compliant HID Flood Fixtures on Pole.



H-48
Typical Exterior Incandescent Lantern Fitted
with Compact Fluorescent Bulb Mounted on
Side of Door.

EXHIBIT H



H-55
Basement - Main Telecom Punch Block.



H-56
Basement - Disconnected Data Racks with
Equipment Removed.



H-57
Basement - Disconnected Data Racks.



H-58
Basement - Old and Obsolete CCTV Camera.