

INTRODUCTION

On December 6, 2018, MAYOTTEgroup Architects conducted a facility assessment of the Mason Library building. The purpose of the visit was to evaluate the conditions and functionality of the building structure, finishes, systems (including mechanical, electrical, plumbing, and I.T.), and site work.

FACILITY ASSESSMENT



SLATE ROOF

- The slate tiles are weathered and irregular, but overall appear to be in good condition.
- The copper flashing at the wall / roof connections appears to be in good condition.

WOOD TRIM

- The wood fascia and rake at the roof edge are in poor condition. There is evidence of the wood rotting, spitting, and paint peeling. In some instances, there are pieces of quarter round or trim missing. It is recommended to remove existing, install new flashing, and provide new, maintenance-free material.
- The wood trim at the cupola and various other locations around the building is in poor condition. There is evidence of rotting and peeling paint. It is recommended to remove and replace the rotted pieces and clean and repaint the remaining wood trim.



FLASHING

- The flashing at the dormer on the north side near the bookstore is either nonexistent or improperly installed and is causing water damage / staining to the brick, wood trim, and interior. It is recommended to remove existing add new flashing, and reinstall existing finishes.

GUTTER SYSTEM

- The gutter system appears to be updated and is in good condition. It is recommended to add baffles in the locations where water damage is created from runoff.



CHIMNEY

- The brick / slate finish on the chimney appears to be in good condition. Further investigation is required to the workability of the fireplace.
- The chimney cap is weathered and improperly maintained. It is recommended that the cap needs to be repaired or replaced. Further investigation is required.



BRICK

- Overall, the Flemish-bond brick and mortar is in generally good condition. There are a few locations where water damage is evident and it is recommended that the damaged mortar joints be cut out and re-tuckpoint with mortar to match existing.
- There is spalling brick at grade near the main entrance and damage to the mortar joints. This is most likely caused by salting entrances during the winter months, allowing moisture into the brick and freeze / thaw cycles. Also, the mortar joints are damaged. It is recommended to replace badly damaged brick and cut out damaged mortar joints and re-tuckpoint with mortar to match existing.
- Inside brick corners at roof valleys have black stains and brick and mortar damage from regularly getting wet. This needs to be avoided to prevent further water damage. It is recommended to install valley baffles to prevent further water damage, clean brick, and re-tuckpoint where needed.
- At the northeast corner of the garage, there are some damaged bricks, probably caused by a collision. It is a non-structural issue.



LIMESTONE SILL

- The limestone sills below window openings are weathered and have black stains. A few throughout the exterior are damaged / chipped. It is recommended to clean the stains and repair the damaged parts with an epoxy material to match existing.



STEEL LINTELS ABOVE OPENINGS

- The steel lintels are rusting because of water damage / exposure and therefore have swelled, causing lifting brick. This caused mortar joints to spall off at the bearing points. To slow down the rusting, it is recommended to clean the steel lintels and repaint or to replace the steel lintel in its entirety and replace with hot dipped galvanized steel lintels of the same size with stainless steel drip through wall flashing then reinstall brick and install weep holes.



CONCRETE MASONRY UNITS

- The CMU wall on the south is in good condition. There are some hairline cracks, but no structural issues. It is recommended to clean off the dirt and flaking paint and repaint.

SHINGLES ON SOUTH WALL



- The asphalt shingles on the south wall are not intended to be used on a vertical surface. It is recommended to remove the shingles and replace with wood cedar shakes.

SIDEWALK



- The sidewalk near the main entry door is in poor condition. It has visible cracks and damage from salt and uplift.
- There are instances where the concrete slopes toward the building, which allows water to collect at the base of the building, causing water damage on the exterior and interior face of the foundation wall. It is recommended to lift existing concrete sidewalk to allow water to drain away from the building or to remove and replace concrete to slope away from the building and prevent further damage to the foundation.
- At the exit door in the Children's Area, there is no concrete landing prior to the step down to the sidewalk

RAMP



- The ramp is in good condition and is compliant with ADA standards. It is recommended to remove existing non-slip finish that is showing signs of wear and replace with a new non-slip finish.
- The ramp leads to a non-ADA compliant door. It is recommended to add an ADA push plate (and additional necessary door hardware changes) on the interior and exterior or to remove and rebuild the landing to provide the appropriate amount of space to allow for accessible access.

GRADING

- The grading around the base of the building has a gradual slope towards the base of the building and is causing water to collect. It is recommended to regrade to slope away from the building.

EXTERIOR STAIRS



- The concrete stairs at the main entrance are in fair condition and meet code requirements. There is evidence of salt damage and rust stains at the base of the metal handrails. It is recommended to clean the stairs to remove rust stains.
- The metal handrails are in good condition.



CASEMENT WINDOWS

- The casement windows are in overall poor condition. There is peeling paint and evidence of improper flashing installation that is causing water damage. It is recommended that the windows be removed and replaced with units that replicate the existing.
- The casement windows in the Children's Area appear to have recently been replaced and are in good condition.

BASEMENT WINDOWS / WINDOW WELLS

- The window wells on the north side near the ramp entrance have been improperly covered. It is recommended to remove and replace with proper window well covers.
- The window wells on the west side in the Activity Room have peeling paint and show evidence of water damage. They also collect trash because of the lack of a well cover. It is recommended to clean, repaint, and install well covers.
- The window well cover on the west side near the mechanical equipment has been damaged. It is recommended to remove and replace with a new cover.
- The basement windows are in poor condition. The paint finish is peeling and there is evidence of water damage on windows as well as the interior due to broken sealant joints, allowing water to penetrate. It is recommended to remove and replace all basement windows.



A/C WINDOW UNITS

- The air conditioning window unit in Cheryl's office was improperly installed. The window and the brick on one side of the opening were removed to make room for the window unit and the remaining space was filled in with plywood. Doing this leaves the steel lintel unsupported on one side. It is recommended to remove the A/C unit, reinstall the brick removed and fill the opening.
- The units installed at the dormer in the bookstore were improperly installed, similar to the unit in Cheryl's office. There is evidence of water damage on the interior and it is recommended to remove the units and the surrounding plywood and fill the opening properly with a window similar to the original.
- A/C window units are not ideal for the space. It is recommended to remove all window units and replace with a ground mounted system.



EXTERIOR DOORS



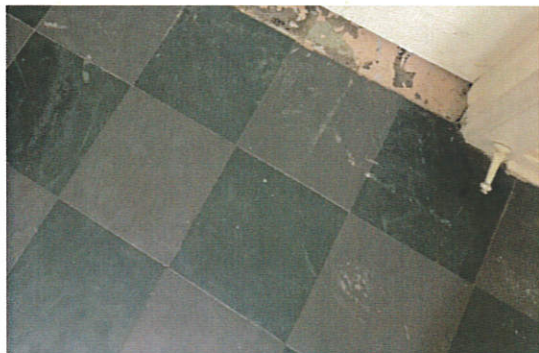
- The door at the main entrance is showing signs of water and salt damage at the base of the door, frame, and side lites due to lack of proper protective measures. It is recommended to remove and replace the door and the side lites.
- The half round window above the main entrance door has peeling paint, but is otherwise in good condition. It is recommended to leave the window in place and clean and repaint.
- The remaining exterior doors have peeling paint and show signs of water / weather damage, but are otherwise in good condition. It is recommended to clean and repaint.
- The garage door has visible signs of water damage at the base due to standing water. It is recommended to remove the door and replace.



FOUNDATION / FLOOR FRAMING

- The concrete slab is in good condition. There are minor visible cracks that should be sealed.
- The concrete I-beams are in good condition.
- The masonry foundation walls are in good condition. There are some visible cracking / stair-stepping, but no structural issues. It is recommended to clean and repaint.

FLOOR FINISHES



- The VCT tile found in various locations throughout the basement and first floor has the potential to contain hazardous materials. It is recommended to have a hazardous materials assessment report conducted on the building in its entirety.

CEILING FINISHES



- The ceiling tiles near the Staff Break Room are sagging. Further investigation is needed to discover the cause. It is recommended to remove the ceiling tiles in its entirety and replace with new grid and acoustic ceiling tiles.
- The ceiling tiles in the second floor Bookstore are also sagging with visual signs of water damage. Further investigation is needed to determine the cause of the water damage. It is recommended to remove the ceiling in its entirety and replace with a drywall finish similar to the sloped ceiling.



STAIRS

- The stairs leading to Cheryl's Office are too narrow and not compliant with the current code. It is recommended to remove the stairs.
- The stairs near the main entrance are not compliant with the current code. The landing is too narrow and the handrails do not meet the current standard.
- The landing at the base of the stairs in the Children's Area is too small and does not meet current code standards.
- The stairs to the second floor Bookstore are in good condition and meet current code requirements.

RESTROOMS



- The public restrooms in the basement are inaccessible and are not up to ADA standards. There is no accessible way to get to the restrooms. There is a need to walk up steps and go down a narrow hallway to access the restrooms.
- In both the men's and women's restroom, there are no grab bars.
- The men's restroom is too narrow to provide proper clearances for maneuvering the space.
- It is recommended to renovate the existing restrooms by cleaning and repainting the walls, installing grab bars, provide an accessible route to the restrooms or relocate the restrooms to another location within the building.



PIPING

- There is abandoned piping throughout the lower level. It is recommended that the piping be removed and the holes in the wall patched.

ELECTRICAL CONDUIT

- There is electrical conduit on the interior and exterior of the building that has been abandoned and empty. It is recommended to remove the conduit and patch the holes in the wall.