

City of Concord

DuBois King, Inc.
 C.N. Carley Associates
 Nobis Engineering, Inc.

Building Facilities Assessment Phase I

Facility	Priority	Cost	Issue Description	Issue Recommendation	Location	Discipline
Annex/Council	1	\$0	Evidence of water leaks - Water stains on transom glass @ north door, 1st floor	investigate water source	see description	City Mainten
Annex/Council	1	\$114	Misc Item - 2nd Floor Restroom Receptacles	The receptacles located in the 2nd floor restrooms are not code compliant and should be changed to the GFCI Type.	2nd Floor	Electrical
Annex/Council	1	\$2,029	Cost presented is for detailed HazMat assessment of building. See detailed Hazmat Breakdown in appendix for itemized issues and priorities. Final abatement costs will be determined based on final assessment/testing results.	Detailed list includes some which require immediate attention.		Haz/Mat
Annex/Council	1	\$7,410	Chilled Water Piping - poor condition	Replace	Below Grade Serves City Hall & Annex Bldg	Mechanical
Annex/Council	1	\$102,600	Chillers - Poor Condition; 50% capacity compressors inoperable	Replacing	Outside	Mechanical
Annex/Council	1	\$20,520	Circulators - Poor condition (25 yrs old); Handles 3 bldgs;	Replace existing pump; install backup pump	Pump located in annex bldg	Mechanical

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Annex/Council	1	\$4,560	Controls; No DDC control on chillers; poor, no backup	Reworking/upgrading controls		Mechanical
Annex/Council	2	\$10,032	BUR age = 20+ years; current condition appears good, approximate 5-7 year projected life	roof replacement w/membrane roof	roof	Architect
Annex/Council	2	\$775	Glazed vacuum - failed vacuum seal @ east and west wall Council Chambers	replace failed window (2)		Architect
Annex/Council	2	\$0	Ceiling Finish - stained and bowed ceiling panels @ Council Chambers	replace ceiling panels	see description SPRAY	City Mainten
Annex/Council	2	\$0	Ceiling Finish - stained ceiling panels @ basement storage rooms (north and south)	none recommended if current use continues	see description	City Mainten
Annex/Council	2	\$0	Hardware Condition - damaged handle @ 1st floor main entrance (south) door	repair door handle	see description	City Mainten
Annex/Council	2	\$0	Metal Flashing Sealant Condition - sealant separating, dried or missing @ metal gravel stop, evidence of roofing cement applied as sealant	Clean and reseal metal gravel stop joints	see description SPRAY	City Mainten
Annex/Council	2	\$0	Roof Furniture - roof hatch countenance disconnected	replace roof hatch counterbalance	see description	City Mainten
Annex/Council	2	\$0	Shrinkage cracks - north wall, hairline shrinkage crack	monitor crack	see description	City Mainten

Building Facilities Assessment Phase I

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Facility	Priority	Cost	Issue Description	Issue Recommendation	Location	Discipline
Annex/Council	2	\$1,710	Brick Sidewalk Repair	Repair		Civil/Site
Annex/Council	2	\$20,520	Air Handler - Fair; (6) Units A/C-11 to A/C-16	Beyond Expected Life	Upper Level	Mechanical
Annex/Council	2	\$21,660	MAU Air Handler - Fair (25+yrs)	Beyond Expected Life	Basement Level	Mechanical
Annex/Council	2	\$3,044	Spall in concrete spandrel	Patch concrete	Roof/NE Corner	Structural
Annex/Council	3	\$570	Interior Miscellaneous - Damaged track guide on movable wall in Council Chambers	Repair/replace damaged track		Architect
Annex/Council	3	\$1,322	Stained concrete - stained precast concrete on all elevations. Appears to be stained by roof runoff	Clean precast concrete	all elevations	Architect
Annex/Council	3	\$7,410	General Lighting - 1st floor has recessed down lights and parabolic fixtures with T8 lamps - All in good condition. 2nd floor has surface 2x2 fixtures - fair condition with T12 lamps	Replace 2nd floor fluorescent fixtures	2nd floor	Electrical
Annex/Council	3	\$456	Misc Item - Exit Lighting - 2nd floor	Replace (4) Incandescent type exit signs to the energy efficient LED type.	2nd floor	Electrical
Annex/Council	3	\$2,850	Cold Water Supply - Insulation only; BFP's are double check in good condition	Needs Insulation	Basement	Mechanical
Annex/Council	3	\$1,796	Diagonal crack in conc. spandrel	Document - Monitor	Roof W side	Structural

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Building Facilities Assessment Phase I

Facility	Priority	Cost	Issue Description	Issue Recommendation	Location	Discipline
Annex/Council	3	\$1,796	Diagonal crack in conc. spandrel	Document (existing conditions) Monitor (1 visit/yr) x 3 yrs	Roof NE Corner	Structural
Annex/Council	3	\$1,796	Step crack (~10')	Document - Monitor	In CMU wall at top of SW stair	Structural
Annex/Council	3	\$1,796	Vertical crack in conc. spandrel	Document - Monitor	2nd floor S side	Structural



0150 City of Concord Facilities Assessment

Building: City Hall Annex

Date: 12/4/01

General Description	Remarks	Recommendation
Roof (membrane)	2 story brick with masonry backup and precast concrete fascia, constructed in the early 1970's. The 2 nd floor houses the City Council Chamber, bathrooms and a janitor's closet. The 1 st floor houses offices, a public service lobby and bathrooms. The basement comprises storage and mechanical space. The building is served on all floors by a hydraulic elevator.	
Membrane Type	Built Up bituminous felts w/gravel ballast	
membrane damage	none noted	
	Remarks	Recommendation

flashing damage	cracked and dried asphalt on vertical flashing @ roof furniture	replace upon reroofing	
ponding	none noted		
drain failure	none noted		
Insulation	rigid insulation under membrane above deck		
Metal Flashing Sealant Condition	sealant separating, dried or missing @ metal gravel stop, evidence of roofing cement applied as sealant	clean and reseal metal gravel stop joints	
Roof Comments	BUR age = 20+ years; current condition appears good, approximate 5-7 year projected life	roof replacement w/membrane roof	
Roof Furniture	roof hatch counterbalance disconnected	replace roof hatch counterbalance	
Exterior Envelope			
Windows			
Windows (cont)			
insulating or non-insulating	aluminum tube sections w/insulating glass		
evidence of water leaks	water stains on transom glass @ north door, 1 st floor	investigate water source	
evidence of air leaks	none noted		
operable windows operate	yes		
glazing vacuum	failed vacuum seal @ east and west wall Council Chambers	replace failed window (2)	
damaged or missing glass	none		
Remarks	Remarks	Recommendation	
Joints			

missing sealant	see roof				
failed sealant	see roof				
Exterior Doors					
Condition	good				
Hardware Condition	damaged handle @ 1 st floor main entrance (south) door		repair door handle		
Hardware Code Comp.	OK				
Finish condition	good				
Exterior Wall Material					
masonry	brick veneer on masonry backup, cavity insulation				
evidence of leaks	none noted				
Exterior Walls (cont)					
evidence of failed anchors	none noted				
deteriorated mortar	deteriorated mortar @ precast concrete fascia on north wall				
loose masonry	none noted				
cracked or spalled masonry	none noted				
shrinkage cracks	north wall, hairline shrinkage crack		monitor crack		
settling cracks	none noted				
stained concrete	stained precast concrete on all elevations. Appears to be stained by roof runoff		clean precast concrete		
Remarks	Remarks		Recommendation		
Interior					

Finish condition						
Ceiling Finish	stained and bowed ceiling panels @ Council Chambers				replace ceiling panels	
Ceiling Finish	stained ceiling panels @ 2 nd floor hallway				replace stained panels	
Ceiling Finish	stained ceiling panels @ basement storage rooms (north and south)				none recommended if current use continues	
evidence of structural distress	none noted					
evidence of leaks	evidence of past leaks. City indicated that they were due to plumbing problems in HVAC units and had been repaired					
condition of lighting	2 nd floor fluorescent luminaire diffusers yellowed				see electrical	
appropriateness of lighting	OK					
Interior Doors						
condition of doors	good					
operation/hardware of doors	OK					
code compliance	OK					
Interior Miscellaneous	Damaged track guide on movable wall in Council Chambers				Repair/replace damaged track	
Code Review						
Use classification	A-3 per BOCA 303.4					
Const. Type (BOCA)	2C, Noncombustible, Unprotected					
Allowable Height/Area	BOCA Table 503; 2st, 30', 8400: OK					
	Remarks				Recommendation	

Travel distance to Exits	250', OK				
# of exits per floor	2 Required, OK				
sprinkler	No				
alarm	Yes, monitored by City				
TOTALS*					

*Less Maintenance Items

Code Violations Reported

City Comments re: Building
1.

Recent/Proposed Changes-Maintenance
1.

Miscellaneous Comments:
1.

**CITY OF CONCORD, NH
BUILDING ASSESSMENTS
CIVIL/SITE OBSERVATIONS**

BUILDING: City Hall Annex
DATE OF VISIT: November 12, 2001
PRESENT: Carl W. Thunberg, P.E.
Joe Andrews

OWNER PERSONNEL INPUT: Personal interview.

OBSERVATIONS:

Parking

Pavement condition - See City Hall Condition Survey. No separate parking.

Curbing – Excessive reveal noted at reserved parking space No. 13. Presents trip hazard for pedestrians.

Striping - See City Hall Condition Survey.

ADA access in general - Access to building provided by an at-grade entrance.

Drainage

Surface - Appears adequate.

Structures - None noted.

Sidewalks and ramps

Tripping or safety hazards? See parking lot curbing observations. No other significant hazards noted.

Surface - Brick Courtyard between City Hall and City Hall Annex is broken in places. See Photo Nos. 3.1A, 3.1B, 3.1D, 3.1E, 3.1F.

ADA - Sidewalks do not pose a significant barrier to accessibility.

Drainage - Appears adequate.

December 18, 2001

Landscaped areas

Erosion – No significant erosion noted.

Condition of plantings - Front of building good.

Drainage - Appears adequate.

Visible Utilities

Type - See City Hall Condition Survey.

Condition - See City Hall Condition Survey.

Evidence of settlement - See City Hall Condition Survey.

Sediment deposition - See City Hall Condition Survey.

Building/site interface

Grade differential issues? - No significant issues noted.

Surface drainage slope adequate? - Appears adequate.

Recommended Facility Improvements:

1. Recommend repairing brick sidewalk. Priority 2.
2. Recommend re-setting granite curb at Parking Space No. 13 to fix excessive reveal. Priority 1.

Summary of Hazardous Building Materials Walk-Through Survey

Table 4A
 Date: November 12, 2001
 Inspector: Maylla Parker with Joe Andrews

Building: City Hall Annex and Council Chambers
 Year Built: 1970
 Total Square Footage: 6,336

Area (Floor/Room)	Potential ACMs	Fluorescent Lights	Potential Lead Based Paint	Other (floor drains, storage tanks, fume hoods, etc.)	Priority
BASEMENT	TSI on chill water system. Mud elbows. Damaged. Acoustic ceiling tile - some water damage.	Observed throughout.	See notes	None observed.	1
FIRST FLOOR	Completely renovated 1999.	Completely renovated 1999.	Completely renovated 1999.	Completely renovated 1999.	2
SECOND FLOOR	Acoustic ceiling tile - good condition.	Observed throughout.	Windows. See notes	None observed.	3

Other Notes:

Priority 1 - damaged potential LBP or ACM - repair, encapsulate or remove immediately. Priority 2 - minor damage to potential LBP or ACM - consider repair, encapsulant or removal. Priority 3 - potential LBP, ACM or other hazardous material.

Lead paint may be present throughout the building under newer coats of latex paint.

Restrooms generally contain ceramic tile.

Not all potential ACMs are listed. This would require a more comprehensive evaluation. Examples of unlisted potential ACMs include, but are not limited to window caulking, joint compound, roofing materials, fire doors, mastics.

There may be portions of the building, including locked rooms, that were not accessed.

(JA) - indicates information verbally provided by Joe Andrews.