

## CITY HALL BUILDING



### **GENERAL DESCRIPTION**

The City Hall Building was formerly a bank building. The building combines different structural systems and was probably originally two buildings that have been combined into one. It is located northeast of the Police Department building at the head of Main Street. The main first floor of the building is a split-level with approximately 24 inches of elevation difference from the south side rising to the north. The main entrance to the building enters through a vestibule into a large 2 story tall lobby space that runs almost the full length of the south side of the building. The old teller line located along the north side of the lobby is used for transactions with the public. There are public restrooms at the west end of the lobby and a secondary entrance located down a flight of steps. The north side of the main floor is up a short flight of steps and houses offices and workspaces behind the teller line. The main vault is located in this area. A second vault is located on this level on the west side of the building. The IT servers are located on this level. A pull-down attic stair from this level gives access to an attic space that contains an air-handler located over the main vault.

An intermediate level is located between the upper part of the main floor and the mezzanine. It is up a set of steps approximately 42 inches high. This intermediate level houses the break room and a set of restrooms and connects to the rear exit stair on the west side of the building. A stair leads from this level up to an attic space where the roof hatch is located.

The building has a second-floor mezzanine of approximately 3,500 square feet. This mezzanine floor contains offices, a large conference room and adjacent kitchen space.

There is a lower level about half of a story (approximately 42") below the main first floor on the west side of the building. The old drive-through teller is located here and houses the sprinkler riser. This lower level includes mechanical, electrical and telephone rooms. Access to the partial basement is from this area down a set of steps with an elevation change of approximately 42 inches. The basement is a storage space and houses the hydraulic elevator equipment and an old vault. It connects to a crawl space that is under the north and east sides of the building. Some of the foundation walls in this area are old masonry walls of uncut stone.

The building is fully sprinklered. Many areas are not handicap accessible due to the level changes as well as tight configurations of some of the rooms. The mechanical system includes a chiller on the roof that serves an air handler on the lower level and one in the attic space on the north side of the building.



### **HAZARDOUS MATERIALS**

Environmental Materials Consultants, Inc. from Montgomery, Alabama performed a survey of the City Hall Building. Samples were taken for analysis (see Appendix). As explained in EMC's report, the building does contain hazardous/regulated materials including asbestos flooring and ceiling material, fluorescent lamps with mercury and some lead-based paint. The report discusses in some detail the requirements for abatement and disposal of these materials. If the building is demolished there will still be requirements for the abatement of some of the materials, but it should not be as extensive as it would be for a renovation.



*Main Lobby*

### **AMERICANS WITH DISABILITIES ACT**

The City Hall Building has a number of non-compliant accessibility issues. Only one entrance located on the south side, main floor is compliant. The ADA requires that the number of accessible entrances to be provided shall match the number of required exits, which would be at least two for this facility. The other non-compliant entrances have signage directing handicapped users to the accessible entrance, but the signage is not compliant. The handicap parking in the lot to the west needs the signage upgraded and needs to be reconfigured for a van accessible space.



*Non-Compliant Inaccessible Bathrooms*

The interior of the building has a number of different levels as indicated above. This makes handicap accessibility to the different levels difficult. The only interior accessible route is between the main floor and the mezzanine by means of the elevator. The elevator serves both levels of the main floor.

Restrooms are located on the lower level of the main floor at the west end of the lobby and on the intermediate level above the upper level of the main floor. The main floor restrooms can be adjusted to comply with ADA requirements. The intermediate level restrooms cannot be reached by an accessible route and will require major configuration to be accessible and will require a reduction in toilet fixture count.

The sink in the kitchen on the mezzanine does not have the required knee space.



*Break-room on Inaccessible Level*



### **LIFE SAFETY/FIRE PROTECTION**

Under the 2015 International Building Code the City Hall Building is considered to be Type III B Construction. Meaning that it contains combustible structure and is not fire resistance rated except for exterior bearing walls which must be 2-hour fire rated. The building has one well defined exit stair on the west side that serves the mezzanine (egress is through a kitchen, which is not permitted by Code) and the intermediate floor, exiting onto grade at the northwest corner. The mezzanine has two open stairs that land in the first-floor lobby.

The main floor of the building is primarily open plan with a few hallways, but portions of the plan are maze-like with level changes and turns that are confusing to first-time visitors. The building is sprinklered. The fire alarm appears to be in working order, but it is out of date and does not meet current NFPA requirements. The cooking range in the kitchen does not have a Code compliant hood extinguishing system.

### **BUILDING ENVELOPE**

The City Hall Building is clad in a mix of precast concrete panels, natural stone, exterior insulation and finish system, storefront/curtainwall. The back up for these materials is a mix of concrete, brick, and other masonry and possibly some drywall infill.

The north wall had a stucco finish system which has been removed due to cracking. The masonry and concrete substrate remains, partially covered with what appears to be building paper or felt that was the weather barrier for the stucco. This wall needs to be cleaned back to the brick and sealed or covered with an exterior finish. The joint between this wall and the precast panels at the northeast corner of the building needs to be covered to prevent intrusion of water and vermin.

The walls below grade on the interior at the north side are experiencing water intrusion. As part of the work to protect this north wall, the cause of this water intrusion should be assessed and remediated. It is possible, but unlikely that a negative-side waterproofing material might solve this problem. That would be the least expensive fix, but again, may not correct the problem.



*Exposed Wall Substrate where Stucco Removed*



*Unprotected Joint at Corner*



*Water Intrusion at Lower Level*



As indicated in the Structural Report (see Appendix), the precast panels at the corners on the east, south and part of the west face exhibit movement. These panels need to be removed and the cause of the failure needs to be assessed. This should be a high priority maintenance item. All of the precast joints need to be re-sealed.

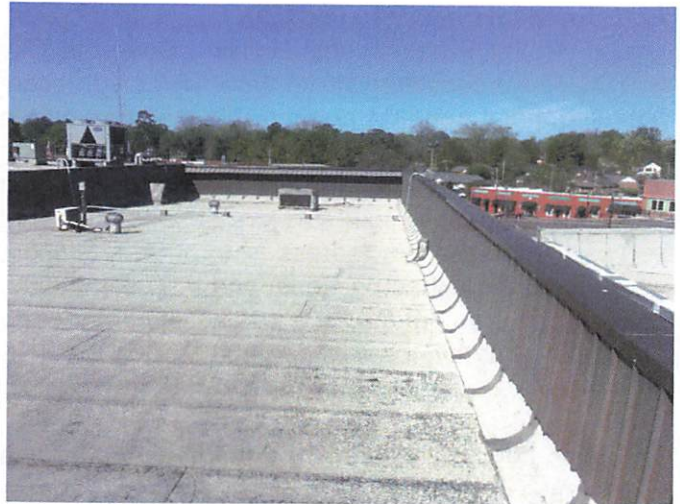
Some of the remaining stucco on the building needs to be patched and repaired and the EIFS system on the northwest part of the building should be recoated.

The doors, windows, and storefront/curtainwall appeared to be in good repair. Most of the openings are well protected by roof overhangs.

The roof is a modified bitumen system that appears to be in good shape. The northern half of the building, which is an older wood and masonry structure has the roof deck depressed lower than the surrounding parapet walls. Both halves of the roof are dependent on roof drains and interior rain leaders, however the north side is also dependent on emergency overflow drains if the roof drains are stopped. On the southern side water can flow over the roof edge in the event of a stoppage. The roof hatch needs to be replaced.

### ***INTERIOR CONSTRUCTION AND FINISHES***

The interior walls are a mix of drywall, paneling, and concrete masonry. Flooring is mostly resilient tile and carpet. The resilient tile is an area of concern mentioned in the Hazardous/Regulated Materials Report (see Appendix). Ceilings are mostly acoustical lay-in tiles in suspended metal grid with some areas of drywall. The finishes are in overall good shape, but dated.



*Existing Roof*



*Current Interior Finishes*



### STRUCTURAL

As noted above, the building incorporates a mix of structural systems. The Structural Report (see Appendix) indicates that the building has some structural concerns. Except for the precast panel movement, which needs to be investigated and corrected, the other items appear to be relatively minor and should be monitored to determine if they are continuing to move.

Because of the mixture of structural systems in the building, any renovation that requires structural changes will be very difficult and expensive. The existing vaults are now part of the structure, having been incorporated into the load bearing systems of the building as they were installed. If the building is renovate, these vaults should be left as they are if possible; otherwise the cost to remove them and restructure the building will be prohibitive. However, leaving them will affect the efficiency of a future layout.

### FIRE PROTECTION

The City Hall building is fully sprinklered, which will be a benefit if the building is renovated and particularly if the Occupancy changes or the building houses mixed Occupancies.

### PLUMBING

While the plumbing systems appear to be in good working condition, it is recommended that they be replaced if the building undergoes an extensive renovation. In any event, the toilets and breakroom on the Intermediate floor are not accessible.



*Movement in Pre-Cast Panels*



*Stone Walls in Crawlspace*



*Sprinkler Riser*



### **HVAC**

The HVAC system appears to be in reasonable shape (see Appendix) and should have remaining service with good maintenance. However, one air handler is not Code compliant due to its location. If the building is renovated this should be corrected. In the event of a major renovation, the City should consider replacing other components as part of that project.

### **ELECTRICAL**

The Electrical Report (see Appendix) indicates that the main electrical switchboard manufactured in 1972 is past its expected life and parts will be difficult to obtain if they are even available. Other distribution panels throughout the building are the same age and will have the same problem with parts availability. The conductors and their insulation is old. The light fixtures are older fluorescent and incandescent fixtures that are not energy efficient and would not meet current energy Code. There is no lighting control system, which would be required to meet current Code requirements.

### **ELEVATOR**

The existing elevator machine and controls should be renovated to comply with the ASME A17.1 and ADA requirements to the maximum extent feasible. Call features and passenger communications should be upgraded for compliance.

### **PROBABLE COST**

Based on the GLEEDS Estimate of Probable Cost (see Appendix), a budget of **\$2,747,000** (rounded) should be considered for a full renovation of the City Hall Building including abatement of hazardous/regulated materials. This amount should be adequate to bring the building up to current Code, into ADA compliance and provide new finishes throughout.

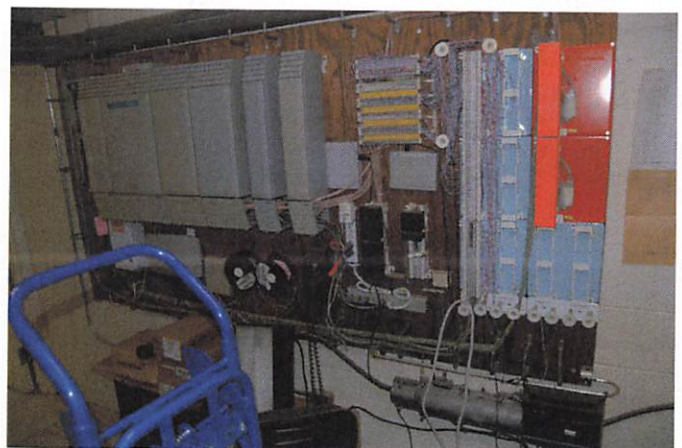
Alternatively, a budget of **\$221,000** (rounded) should be included if the building is to be demolished. This would include complete demolition and disposal of all building materials including required abatement of hazardous/regulated material. The site would be left smoothly graded and grassed. Utilities would be removed and capped at the property line or point of service.



*Existing Chiller*



*Existing Electrical Service*



*Existing Telephone/Low Voltage System*