

TML: Review of Existing Conditions*

4/29/2013

ADA Compliance: Required by law (Note once any project cost exceeds \$100k, full compliance required)

- Exterior Ramp to be built
- Interior Ramp incline angle to be adjusted
- Restroom facilities lack required clearances and hardware
- Stacks/shelving not accessible (height and aisle widths)
- Other: Circulation counter height and access, handrails.

Structural

- Water damage to walls/windows upper floors; musty smell (water-related?) lower level. Potential structural damage and mold infiltration in wall cavity of Spurwink Building.
- Wood framing has been “in service beyond the normal design life” and is “being used to support loads larger than originally intended for this type of construction.” Floor “loading capacity is likely less than the 150 lbs. per sq. ft. required by current code.”
- Low ceiling heights do not meet building code and limit the “ability to reinforce or replace... floors to ensure necessary performance in the future.”

Mechanical

- No central air conditioning system. Ventilation limited to toilet areas and operable windows leads to indoor air quality/health concerns. Maine Collection and Historical Society archives susceptible to damage.
- Systems at the end of useful lives and out of compliance w/codes.
- Layout and structural systems limit ability to bring existing systems up to code.
- Plumbing facilities below current standards for water usage and efficiency. Too few plumbing fixtures (only one in children’s wing, none in upper level of Pond Cove Annex).
- Heating system inefficient and expensive to operate. (Foundation walls not insulated, increasing heating costs.)

Electrical

- No three-phase power available in the building (limiting ability to upgrade mechanical and other systems). Existing 400-amp service should be upgraded to 600-800 amps.
- Wiring is non-metallic sheathed cable and should be replaced.
- Service entrance located in Records Storage area.

General Building Deficiencies

Life/safety issue: egress from the Meeting Room and the upper Spurwink School building.

- Ceiling system design prevents access for electrical and mechanical system upgrades to allow for code compliance
- Lack of appropriate ventilation leads to moisture buildup.
- Circulation desk area too small: no room for self-checkout and automated sorting; no separate delivery area; no thermostatic controls. Public printer inconveniently located. Location disconnected from other areas of building.
- Multi-level design (5 levels) leads to overall operational/staffing inefficiencies
- Lifts are outdated, parts unavailable.
- Data panels in unsecured locations. Data lines are exposed and unprotected. Wireless signal broadcast quality is poor due to configuration of building.
- Limited parking.
- Spurwink School roof requires repair and resurfacing.
- Poor lighting levels, poor lighting quality, and poor fixture placement.

*Information compiled and consolidated from OEST Associates’ 10/16/2008 summary letter and TML Study July 2009, 102 Deficiencies report of Himmel and Wilson. Executive Summary and Phase 1 Needs Assessment of July 2009 Final Report indicate that addressing current compliance issues would cost in excess of \$1mm, leaving operational and efficiency issues unresolved.