

PAULINE HAASS PUBLIC LIBRARY

Building Area	Code/ Maintenance Item	Recommendation to Correct	Urgency level	Budget Cost	Photo Reference
Architectural					
Interior					
1 Book Drop	Book drop does not have heat and piping can freeze	Provide heat in the book drop space	Recommended	TBD	
2 Maintenance Areas	Mop sinks do not have wall protection from water	Provide FRP wall panels at mop sinks	Recommended	\$500.00	
3 Men's Bathroom	Men's toilet room ceiling grid is rusting	Replace ceiling and grid once ventilation is provided	Recommended	\$1,000.00	
4 Men's Bathroom	Men's toilet room fixture chrome finish is corroded	Replace fixtures once ventilation is provided	Recommended	\$1,800.00	
5 Family Bathroom	Baby changing station does not close	Replace baby changing station	Required	\$500.00	
6 Mechanical Mezzanine	Precast floor does not have topping and there are gaps in the floor at the slab joints	Grout or seal the floor joints	Recommended	\$1,500.00	
7 Mechanical Room (main level)	rated wall penetrations are not fire-caulked	Provide fire sealant at pipe penetrations in the wall	Required	\$300.00	

SUBTOTAL **\$ 5,600.00**

Exterior					
8 Site	Trees and plants are overhanging or touching the exterior of the building - particularly on the west side of the site	Trim trees and plantings around the building	Recommended	\$17,500.00	
9 South Façade	Egress door stoops at the south of the building do not extend beyond the building perimeter	Extend sidewalks from the exterior doors to an adjacent sidewalk, away from the building	Required	\$3,000.00	
10 South Façade	The planter sealant and paint is deteriorating	Remove and replace sealant, paint planter	Urgent	\$100.00	
11 Entry	Brick at the entry and pilasters is spalling, the sealant is deteriorated	Repoint the brick, replace sealant	Urgent	\$500.00	
12 Building Perimeter	Masonry control joints are deteriorated and cracking	Replace control joint sealant	Urgent	\$1,550.00	
13 Building Perimeter	Windows have sealant along the bottom edge	Remove sealant to allow for proper water drainage	Urgent	\$250.00	
14 Building Perimeter	Stucco sealant joints are deteriorated and cracking	Replace control joint sealant	Urgent	\$3,000.00	
15 Roof	Asphalt shingle roof allows water penetration	Replace roof with membrane with decorative ribs, provide additional insulation to meet energy code. *This is one solution and other options would have different (higher) costs	Urgent	\$250,000.00	
16 Building Perimeter	Window gasketing is deteriorating, particularly at windows in constant sunlight to the south	Replace south-facing windows	Urgent	\$55,000.00	
17 North Egress Door	Hollow metal door and sill are rusting and deteriorated at exit from meeting room	Replace door, frame, and sill	Recommended	\$2,500.00	
18 Entry	Aluminum entry doors and sill are rusting and deteriorated	Replace doors, frame, and sill	Recommended	\$5,000.00	
19 Clerestory	Trim at the clerestory louvers is deteriorated	Repair and paint exterior trim	Urgent	\$1,200.00	
20 Southwest Corner	Downspout is not attached to exterior wall	Provide proper downspout attachment	Recommended	\$100.00	
21 East Façade	Eave is sagging	Repair eave, pending further review	Recommended	\$3,500.00	

SUBTOTAL **\$ 343,200.00**

Accessibility					
22 Women's Bathroom	Women's bathroom does not have the required turning radius	Reconfigure bathroom layout to allow for proper clearances	Required	in line item 24	
23 All Bathrooms	Flush Valves are on the incorrect sides of the toilets	Replace flush valves with levers on open side	Required	\$5,000.00	
24 Women's Bathroom	ADA stall is too small	Reconfigure bathroom layout to allow for larger ADA stall	Required	\$50,000.00	
25 Men's Bathroom	ADA stall is too small	Reconfigure bathroom layout to allow for larger ADA stall	Required	\$50,000.00	
26 ADA Toilet Stalls	Vertical Grab bars are not provided	Provide vertical grab bars	Required	\$300.00	
27 Public-Accessed Cabinets	Cabinets are too high in the kitchen, copy area, and meeting room	Remove cabinets, cut base, reinstall cabinets	Required	\$1,000.00	

SUBTOTAL **\$ 106,300.00**

	Building Area	Code/ Maintenance Item	Recommendation to Correct	Urgency level	Budget Cost	Photo Reference
Engineering Systems						
Plumbing						
28	Restrooms	Product Failing	Replace urinal flush valves that are showing signs of tarnishing due to chemical cleaners and acidic environment.	Recommended	\$2,500	
29	Restrooms	ADA Compliance	As restrooms are refinished and fixtures are replaced over time, consider converting non-ADA compliant restrooms/fixtures to be ADA compliant via ADA fixture selections and using offset tailpieces to provide proper clearance under handwashing locations.	Required	\$25,000	
30	Restrooms	Water drainage, floor slope	As restroom finishes are updated, re-pitch restroom flooring and locate new floor drains at low points in the floor.	Recommended	\$10,000	
31	Electric Water Coolers	Equipment Replacement	Replace existing electric water coolers with units that have integral bottle filling stations. Bottle fillers have become more and more popular to use, especially considering the recent events regarding Covid.	Recommended	\$7,000	
32	Piping Systems	Abandoned piping	Remove abandoned-in-place PVC flue piping from previously removed gas water heater through roof and patch roof finishes to eliminate penetration that could cause water infiltration in the future.	Recommended	\$1,500	
33	Piping Systems	System Correction	Install expansion tank and piping heat trap on domestic cold water supply to domestic hot water system equipment to allow for water expansion to occur in the hot water system that will reduce the possibility of piping and equipment failures in the future due to expansion.	Recommended	\$5,000	
34	Piping Systems	Code Compliance	Replace the existing ASSE 1012 compliant backflow preventer used on the cold water line used to provide make-up to the HVAC system with a current Code compliant backflow preventer, such as an ASSE 1013 compliant reduced pressure backflow preventer.	Required	\$2,500	
35	Piping Systems	System Maintenance	Replace gate valves from original building construction throughout the building with ball valves. Gate valves can fail more often in the open position which requires time-consuming, expensive methods to shutdown the building water supply during events. Ball valves are much more user friendly and fail far less frequently.	Recommended	\$10,000	
36	Piping Systems	System Maintenance	Begin/continue documenting all existing domestic water system ball/shut-off valves and create a master valve schedule list for the entire building for future use/knowledge.	Recommended	\$500	
37	Fire Protection	System Correction	As ceilings are removed/replaced, any sprinkler piping that hasn't already been touched be replaced to eliminate the random leaking that still occurs during system testing, as well as to re-pitch piping to allow for complete drainage of the system.	Recommended	\$45,000	
38	Fire Protection	System Correction	Where piping is located on the opposite side of the building insulation, reverse the piping and insulation installation to provide better piping protection from freezing and failures.	Recommended	TBD	
SUBTOTAL					\$	109,000.00

Building Area	Code/ Maintenance Item	Recommendation to Correct	Urgency level	Budget Cost	Photo Reference	
HVAC						
39	Ventilation System	Ambient airflow noise - Stack Area	Provide additional supply diffusers in the ceiling to lower the airflow at each diffuser which will the lower the air velocity to reduce noise. Ensure that a length of insulated flexible ductwork is present between each supply diffuser and its main duct take-off.	Recommended	\$10,000	
40	Ventilation System	Ambient airflow noise - Stack Area	Modify AHU from constant volume into a variable air volume system which will adjust / lower airflow which will lower noise levels.	Recommended	\$75,000	
41	Ventilation System	Ambient airflow noise - Large Meeting Room	Study airflow requirements associated with meeting room. The airflows being delivered seem high.	Recommended	\$500	
42	Ventilation System	Large Meeting Room	Add demand control ventilation to the large meeting room to save energy when the space is unoccupied or less than full capacity.	Recommended	\$10,000	
43	Heating System	Solar heating	Repair the solar panels and related pumps, heat exchangers, btu/h meters, and glycol equipment.	Recommended	TBD	
44	Heating System	Heating Boilers	Replace existing boilers with serviceable units which offer integration into the BAS system.	Recommended	\$50,000	
45	Children's Program Room	System Corrections	Correct heating cooling and radiant floor issues in this space.	Recommended	\$10,000	
46	Restrooms	Poor Ventilation	Improve ventilation	Recommended	\$5,000	
47	Building Automation System	Owner desires more flexibility in system programming	Update existing BAS to current generation to offer more flexibility and custom programming.	Recommended	\$10,000	
SUBTOTAL					\$	170,500.00
Electrical						
48	Circuit Breakers	Recommended Maintenance	Exercise breakers per manufacturer's recommendations. If not already done annually, thermally scan bus and cable connections or consider de-energizing the switchboard for a brief period to allow the mechanical connections to be retorqued to ensure no loose connections exist which can lead to arcing and premature equipment failure.	Required	\$1,000 ANNUALLY	
49	Exterior Lighting	Energy upgrade	As exterior fixtures fail, replace with LED versions.	Recommended	\$250 per location	
50	Fire Alarm	Obsolete system	Replace fire alarm system with current offering from a manufacturer.	Recommended	\$40,000.00	
SUBTOTAL					\$	40,000.00
Total Cost Expectation (includes General Conditions, Overhead and Profit & 1 year inflation, excludes design fees, FF&E)					\$914,028.00	