



CITY OF NEW PRAGUE FACILITY NEEDS STUDY

ASSESSMENT REPORT

City Hall, Police, Parks

SITE

Site improvements were recently completed, and it is in good condition.

EXTERIOR

Windows are single pane and showing signs of deterioration.

Aprox. 20% of the stone and brick facades are cracking or have mortar joints that are deteriorating. Tuckpointing is recommended in affected areas.

The existing stucco or EIFS walls are showings signs of water intrusion causing discoloration, cracking, and spalling in several areas.

The existing membrane roof system over City Hall and Police is approx. 15-20 years old and will need to be replaced in the next 5-10 years. (Verify)

The existing overhead doors in police and parks have reached their useful life and should be replaced.

The membrane roof over the Parks garage does not have proper sloped insulation. Ponding throughout the roof was observed. A new roof with new sloped insulation is needed.





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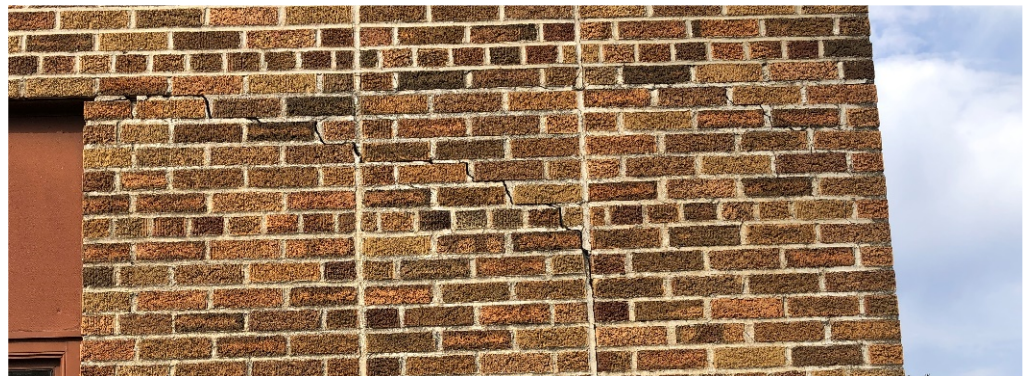
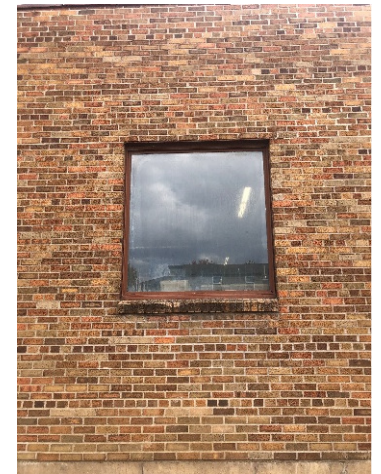
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The concrete slab in the garage and maintenance areas do not have a salt-inhibiting sealer to protect the finished surface causing concrete to spall.

ACT ceilings throughout the facility are showing signs of age and should be replaced in conjunction with lighting replacement or HVAC upgrades.

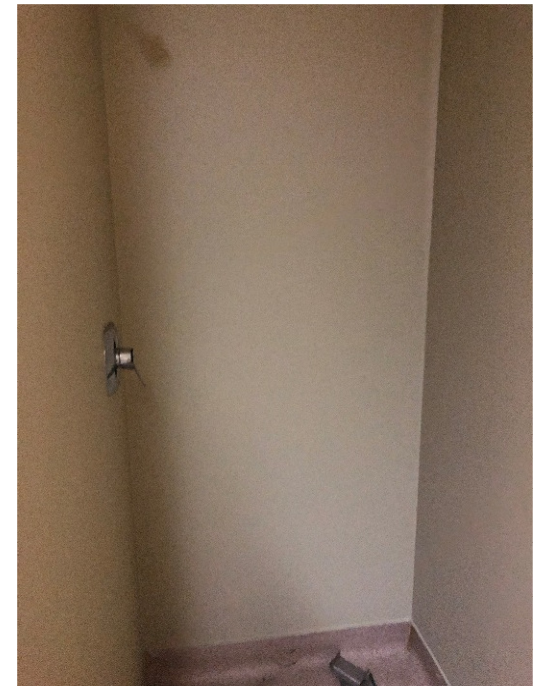
A majority of the wood doors are showing signs of deterioration and should be replaced with new hardware.

Showers in police do not have tile on walls.

Several plaster walls throughout the facility are cracked and should be refinished or covered over in new sheet rock.

Approx. 60% of the carpet flooring and vinyl composite flooring throughout the facility is showing signs of wear and should be replaced soon.

Existing casework and woodwork throughout the facility are showing signs of deterioration and/or delamination.





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ACCESSIBILITY

The handrails at ramps and stairs do not have the proper extensions and do not meet current ADA guidelines for accessibility.

The main stairs at City Hall have risers greater than 7". IBC requires risers to be a max. of 7" with tread depth min. 11".

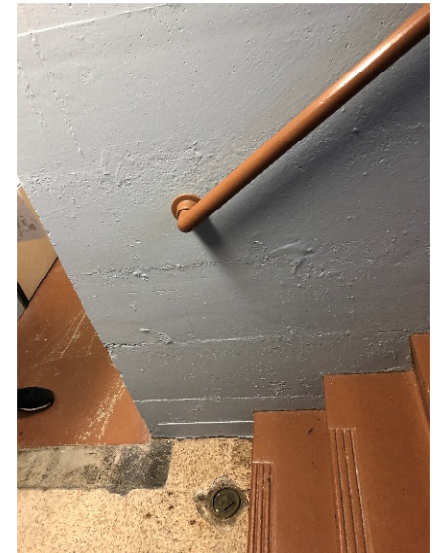
A portion of the police space is only accessible by stair and should have a ramp or elevator to meet current accessibility codes.

The police toilet rooms do not have the required clearances to meet the ADA guidelines for accessibility.

The dias in Council Chambers does not have guard rails.

The roof access ladder and exterior roof ladders are not OSHA compliant.

Several existing doors have closers whose opening force exceed the recommended 5 pounds opening force.





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LIFE SAFETY

Fire barriers between police garage (S-2) and police office (B) are not in place.

HAZARDOUS MATERIALS

Based on the vintage of the original building, it is likely that asbestos, lead, and other hazardous materials exist throughout the building. A hazardous material inspection should be completed.

The basement contains 8" x 8" vinyl tiles that typically contain asbestos adhesives. Any modifications to the basement floor would likely necessitate abatement of the floor.





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MECHANICAL SYSTEMS

Install exhaust fans in vehicle storage

Replace RTU's

Replace water heaters / recirc pumps since some fixtures don't get hot water quickly

Install fully sprinkled building

