EXECUTIVE SUMMARY

Introduction

The Driftmier Architects and their team were hired by the City of Snoqualmie to perform a building assessment on the City's Old Library. The team of subconsultants includes Armour Unsderfer Engineering (AUE, Structural Engineers), Rensch Engineering (Mechanical and Electrical Engineers), Terracon (Hazardous Materials Testing), The Woolsey Company (Cost Estimators) and Scott Pierce Contracting (SPC, Contractor for explorative demolition and patching). The building no longer serves as a library, but does house community gatherings, namely for the Boy Scouts and Camp Fire Girls.

This Executive Summary outlines some of the key findings of the study, but the individual reports should be reviewed for detailed information.

Goals of Study

The goals of the study is to assess the current condition of the building and site related to needed maintenance, ADA compliance, energy code compliance, life safety code compliance, and the potential for a remodel. The main goal of the project is to determine if the building should be remodeled and upgraded for continued use, or if the building should be scheduled for demolition and repurposing of the property.

Process

Driftmier, AUE, Rensch, Terracon and SPC met with the City on site and performed an assessment. The team was granted access to all portions of the building, including the roof, attic and crawl space. Measurements were taken to verify the existing conditions, building systems were documented, material samples were taken for lead and asbestos testing, and walls were opened to assess the building's structure and the extent of rot to the existing wood framing. Team members then prepared a report of their findings that are included in this document.

After the City reviews the building assessment, it is anticipated in the scope of work that Driftmier will develop rough schematic plans for remodeling the building and cost estimates will be prepared. There will be three options which include: performing required code upgrades on the building and site, remodeling the facility to address current and future programming needs, and demolish the building.

Schedule

No time frame has been set for any upgrades or remodeling.

Budget

No budget has been set for the project.

Current Conditions and Findings

General

The building is showing its age and is in need of overdue maintenance. A lack of proper flashings and upkeep has allowed the structural wing walls to sustain rot in the wood framing.

Floodplain

The building is in the floodplain. It was reported that during a past flood, the insulation in the crawl space needed to be replaced, but not other damage occurred. A substantial remodel to the facility will likely trigger the requirement for installation of floodproofing construction.

ADA

Most components of the building are not ADA compliant.

Life Safety

Fire extinguishers are located in the building, and there is a smoke detector in the work room. The assembly room does not meet current exiting code requirements.

Energy Code

As expected, the building does not meet the current energy code. It appears the only energy code upgrade made to the facility was replacing the ballasts and lamps for some of the interior lighting.

Hazardous Materials

Lead was found in the paint on some of the doors and windows.

Asbestos was found in the silver paint applied to the torch down portions of the roof, which include the HVAC roof, gutters and shed roof on the north side.

Recommendations

General

The building is adjacent to City Hall and is an eye sore. At a minimum, the building needs to be repainted, but should receive new siding. The roofing is at the end of its useful life and should be replace, and the roof drainage system needs to be repaired.

ADA Upgrades

The need for existing public facilities to be brought up to current ADA compliance is a source of much debate. While existing facilities can be grandfathered in, ADA is often enforced through lawsuits. If a facility does not meet ADA and is remodeled, then a minimum of 20% of the construction budget must go towards ADA upgrades. If the public will continue to use this facility, it is best that the facility be brought up to current ADA compliance. This would include enlarging the two toilet rooms, installing a new drinking fountain, widening portions of the hallway, replace all door knobs and closers, rebuilding the entry vestibule, constructing a new ramp, installing new railings and likely raising the entire patio by ~8".

Life Safety

Unless the use of the building is changed, life safety upgrades are not required by code. However, since the public uses this facility, it is always best for public buildings to meet all applicable codes.

If meetings in the assembly room are to continue, the City may need to install an exit door on the west side of the room to provide code compliant exiting and install exit signs and emergency lighting. While fire detection systems are not required for this existing building, it is suggested that additional smoke detectors be installed at a minimum.

Energy Code Upgrades

Energy code upgrades are not required for the building if the facility is not remodeled. However, the attic insulation should be repaired.

Structural Repairs

The walls around the HVAC platform on the roof need to be replaced. They are unstable and could fall down during a strong storm.

The rotted wood framing in the four wing walls needs to be replaced and proper flashings need to be installed.

Hazardous Materials

If the building is demolished, the asbestos containing silver paint will need to be abated. Although the lead containing paint could require special disposal, it is possible that it can be disposed of in the same manner as the rest of the building materials, due to the low amount of paint.

Potential Remodeling

A remodel can open up 10% of the existing exterior walls for new doors and windows without requiring code upgrades to the structural system. This likely means that only a new exit door can be installed on the west side. Adding windows to bring more natural light into the space will likely require structural upgrades.

Making the toilet rooms ADA compliant will require about 50 sf of floor area.

Making the hallway ADA compliant will require the west hallway wall (or portions of the wall) to be relocated about 12".

Summary

While the building meets very few current codes, most of the items can be grandfathered in as long as there is not a substantial remodel completed. However, public entities usually pursue bringing their facilities up to current codes for public safety reasons, in order to allow all community members to use the facilities, and to set an example to the public.

Depending on the City's desired result from a remodel, it is possible that minor changes can be made to the facility and have the project be cost effective. However, if the facility is to be brought up to meet all current codes, it will likely be more cost effective to demolish the existing building down to the floor and foundation and construct a new facility in its place. Please keep in mind this does not account for any zoning requirements that may be imposed on the site if a complete rebuild is pursued.