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Architectural Report

Project: Tenino City Hall Renovation
Project No: 201906.00

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John Millard, Clerk/Treasurer, City of Tenino

Intent

The purpose of this report is to document the structural, aesthetic, and finish deficiencies and offer possible solutions. This information can then be used to prioritize the solutions and provide background documentation for the development of a renovation budget.

History

The Tenino City Hall was the office/headquarters of the Hercules Sandstone Company that was in operation from the late 1800s to 1921. When the quarry went out of business the headquarters building was carefully dismantled and rebuilt at its present location in downtown Tenino. It has also been used as the Tenino Library. An addition constructed of concrete masonry block was added sometime in the past (1940s?).

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Documentation

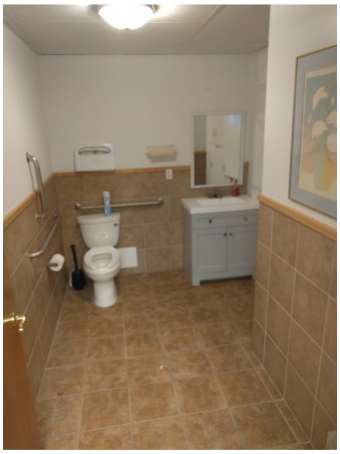

Image 1

Both women's and men's restroom located in the addition have been upgraded to accessibility standards. The men's restroom has had a lavatory replacement that is not code compliant. The base cabinet does not allow for the required knee space.

Some bathroom accessories may need to be relocated to comply with reach restrictions. Finishes are in good order.

Image 2

The electrical/server/telephone room is small but there is enough room to upgrade the servers.

There is very little CAT 5 cabling in the building and the network needs to be upgraded. Existing cables are routed behind the suspended ceilings. It may not be difficult to route new cables.

It has been reported that the cameras in the visual security system don't communicate with the recording device. This system needs to be upgraded.

Image 3

The existing mechanical room has been converted to storage. Patching and painting are required. Storage shelves should be added if this room remains as a storage room.

The air intakes at the heat exchanger need to be sealed better at the existing window infill. The existing HVAC system was converted to a variable refrigerant flow (VRF) system. The system is undersized and needs to run continuously to maintain comfort levels.

Image 4

Existing ducts, telephone lines, and some power are routed above the suspended ceiling. Codes should be reviewed to verify if conductors can be routed without conduit.

The suspended ceilings are not seismically braced.

Image 5

The break area counter needs to be ADA accessible.

Painting and floor replacement could be done as part of the ADA upgrade.

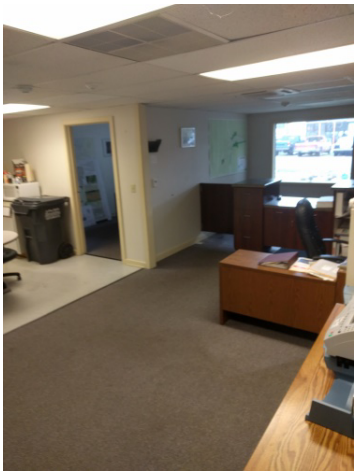

Image 6

The reception area outside of the Mayor's office is not used. A conference room does not exist in the City Hall and the existing reception area could easily be converted to a conference room. The upstairs Council Chambers can be used for meeting but it is not convenient for small group use.

All carpets located on the first floor will need to be replaced soon.

Image 7

The existing storage areas that are under the second floor have had water intrusion problems. The entry deck above has been coated with an elastomeric coating which has helped.

Patching, painting and shelving additions should be considered.

The existing door to the exterior is unusable due to an electrical conduit was routed at the bottom of the door (see image #24). A travel distance analysis should be conducted to verify that egress isn't in code violation.

Image 8

The existing storage areas have had window openings simply filled in. The exterior walls lack insulation.

Window openings could be insulated with an interior gypsum board finish applied.

Image 9

Second Floor Council Chambers:
There is only one ductless HVAC unit for the whole floor and it is not adequate for comfort.

Carpet, painting, and suspended ceilings should be upgraded.

Image 10

Second Floor Council Chambers:

One of the few features of the original building is the fireplace which is not used.

This image also shows a computer projector and intrusion protection cameras. As noted previously, the cabling in the building needs to be upgraded. CAT 6 cabling is the industry standard.

Image 11

The original fireplace has been stained over the years from water intrusion. If it can't be used the flue should be capped to prevent heat escaping and water intrusion from the interior of the chimney. The new roof installation has stopped the water intrusion from the exterior of the chimney.

See image #19 for the exterior view of the chimney.

Image 12

The suspended ceiling has been installed just below the existing ceiling. The suspended ceiling has not been seismically braced. It also conceals newer power and cabling runs. It may also conceal an attic access but further investigation is required to verify.


Image 13

The existing restroom adjacent to the Council Chambers is not ADA accessible. A review of the accessibility code would help to determine if this needs to be accessible. To enlarge this restroom it would remove more of the character of the original building. There are three restrooms in the building and two have been upgraded.

Exterior


Image 14

This is the concrete masonry unit (CMU) addition. This image was taken from the southeast direction.

The parapet wall is simple plywood and has a great deal of algae under the tree.

Due to the date that this addition was added it is assumed that it is of minimal or non-reinforced CMU construction.

Refer to image#25.


Image 15

This is an image of the CMU addition taken from the southwest direction.

This image was taken from the west. It shows the handicapped ramp to the second floor. Budget should be looked at to remove the ramp and replace it with a more compact ADA lift. This would free up area for future expansion or alternate use.

The roof at the addition appears to be newer and it is probably not the original which required the plywood parapet walls.

Image 16

The existing ADA ramp could hinder needed upgrades to the electrical system, the HVAC system, and repointing the sandstone joints

Image 17

Please see image # 17 for identical comments.

Image 18

Image 19

The existing sandstone chimney has vegetation growing from the top. Since the fireplace is not being used it would be advisable to cap the chimney.

The roof hip behind the chimney has a visible sag. Although unable to look into the attic this has been reported to the City as a rotting hip beam. The fact that this structure was a library proves that the floor loading can handle short term loads for the shoring to replace the hip beam.

Image 20

Grout between the sandstone blocks is in various conditions depending on the amount of moisture that is consistently present.

It appears as if some of the grout has been repointed previously. A thorough inspection of all conditions is strongly advised.

Image 21

The entry walkway has been coated in an elastomeric product. This seems to have reduced the water infiltration to the storage below.

Further investigation is warranted to verify that water is not being directed towards the building and is being directed away. There are methods to “float” this walkway surface for proper drainage.

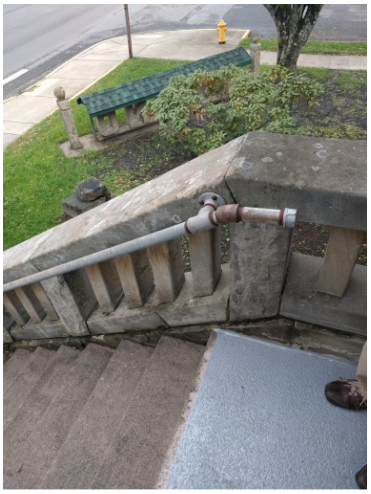

Image 22

The handrails on the stairs are not code compliant. The height is only 29 ½" above the stair nosing (34" to 38" required). A new railing connection can be designed to fit where the existing connections are present.

Image 23

Image taken of the northwest side of the building. Image documents the condition of the sandstone blocks and the plywood window infill.

As reported, all sandstone joints need to be examined for failing mortar.

Image 24

Image taken of the northeast side of the building. Image documents the condition of the sandstone blocks and the plywood window infill.

As reported, all sandstone joints need to be examined for failing mortar.

This view documents the difference between the dry block area and the wet block area.

Image 25

The CMU building addition needs to be repointed. It is assumed that the block is minimally reinforced. It is recommended to verify the reinforcing with a metal detector and to verify if a seismic strengthening process can be accomplished.

Rain water is likely collecting on top of the pilasters after running off of the face of the plywood parapet.

Image 26

At some time in the past the sandstone has been removed for the entry to the Mayor's office and reception.

It is advised that the sealant be removed and replaced at the sandstone. Sandstone "holes should be grouted full to prevent freeze /thaw degradation.

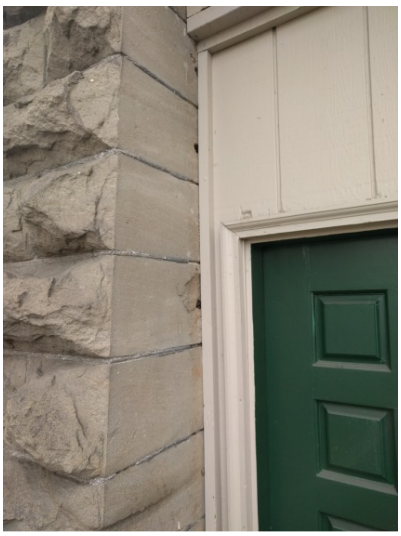

Image 27

Please see image #26 for identical comments.

If the reception area is converted to a conference room then the door could be removed. A study of the egress distance would be required to verify the removal of the door.