

**AN EXISTING ARCHITECTURAL CONDITIONS SURVEY REPORT FOR THE  
MASTIC MORICHES SHIRLEY COMMUNITY LIBRARY  
407 WILLIAM FLOYD PARKWAY  
SHIRLEY, NY 11967**

Extent of Report

This report is based upon a field visit to the above reference site during November 2011 and both the exterior and interior conditions were documented by visual inspection. This report consists of those architectural conditions seen at that time and do not relate to the mechanical, electrical, plumbing conditions of the facility. This report does not reflect programmatic, functionality or any alterations that may be needed.

Description of Building

The original Library was built in 1982 and consisted of a one story 20,000 square feet steel frame structure with the exterior walls of gyp. bd., metal studs, batt insulation, sheathing and exterior brick veneer. An addition was completed in 1995 thereby creating the existing facility today of a 44,000 sq. ft. split level (upper and lower first floor) building. This newer construction matches the original 1982 construction.

Exterior Observation

Brick Veneer:

For the most part the original 1982 and 1995 addition exterior brick veneer looks in good condition. However, the brick was custom made and was used at Hofstra University, hence the name "Hofstra Brick". This only becomes an issue when brick repairs are required. The jointing appears to be sound and weep holes are provided and open in locations where one would expect them to be. It appears that a few areas can use some minor repointing and a power washing to remove mildew (see Photo "A"). This is a common occurrence on the north side of buildings.

Fascia & Soffit

Cement Fascia and soffit which occur across the front (west) elevation of the building are in good shape and require very little cosmetic patching. The fascia appears to have been cleaned and painted recently whereas the soffit requires both cleaning and painting in some areas. (See Photo "B")

Alum. Cap Flashing

The existing alum. cap flashing over the cement fascia and exterior brick veneer is in good condition and requires no work at this time.

Windows

The windows throughout the entire building are insulated glass set in duranodic bronze alum. frames for the most part set flush with exterior brick veneer. The frames appear to be in good condition with occasional pitting in some areas and the insulated glass panes for the most part are in good condition. (See Photo "C") A few of the windows show

leaking in the perimeter seals thus causing the glazing to fog up in between. These panels should be replaced. (Note: It should be noted that although these windows and caulking appear to be in good condition, they are 30 years old. They have reached their life expectancy which is why the seals are letting go. At the very least all windows should be recaulked.)

#### Exterior Lintels (Steel) – See Structural Report

For the most part all the exposed steel lintels and masonry hanging plates are showing rust and require sanding and a rust preventing coating.

#### Roof

The original 1982 roof was replaced in 2009 with white rubber membrane and has performed well since that time. The 1995 roof is 17 years old and is comprised of a black rubber membrane. ("See Note E".) Some flashing work had been done around the existing large skylight during the 2009 roof replacement and that appears to have stopped the leaks. There are six individual smaller skylights that will need to be replaced in the near future. ("See Note F".)

#### Interior Observation

For the most part this facility needs new interior finishes. This is not due to a lack of building maintenance but to the fact that this is a heavily used Library and the original finish materials have long outlived their usefulness. All areas require a make over with the following being critical main building interior components:

1. Main Entrance

The main entrance vestibule between the two pairs of automatic sliding doors has a bluestone floor that needs to be striped and sealed and the wall fabric needs to be removed and replaced. This vestibule also contains the Men's and Women's Toilet Rooms which is addressed in Item 8.

2. Upon leaving the vestibule and entering the Library Reception Desk Area the ceiling is a mixture of both typical suspended acoustical hung ceiling and suspended aluminum finish panel system both of which are in poor condition, missing tiles and components and requires removal/replacement.

3. The Circulation Desk and Information Desk

The Circulation and Information Desks are structurally sound but they can use a cleaning and refinishing if not replaced with new ones that would incorporate a better layout at the same time facilitate the running of computer cables and wiring. (See Photo "D")

4. Hung Ceilings

The Library has a mixed array of ceilings scattered throughout the entire facility. These ceiling assemblies are:

1. Gyp. Board
2. 2 x 4 Lay-in suspended system
3. 4" wide chrome panel suspended system



#### 4. Open exposed bar – joist system

The gyp board ceilings are in good condition and require minor spackling in some areas and the entire gyp. board painted. The 2 x 4 lay-in and the 4" wide chrome panel systems are all due to be removed and replaced, especially the chrome panel systems since a number of locations are missing parts. It should also be noted that these existing panel ceilings give off a large amount of reflection and glare and are not good for reading. (See Photo "G")

#### 5. Flooring

The Library has two types of floor coverings - vinyl composite tile and wall-to-wall carpeting. The vinyl tile is in good condition and requires a thorough cleaning and re-sealing and all the wall-to-wall carpeting needs to be removed and replaced. This is true for all levels of the Building.

#### 6. Lighting

The Lighting levels within the entire facility varies a great deal and are original. All lighting should be replaced when ceilings are replaced. (See Photo "I")

#### 7. Interior Doors

Generally speaking all the interior doors appear to be sound and in relatively good working condition but could use a new striping and refinishing. Hardware appears to be in good condition.

#### 8. Toilet Features

From a Building Code point of view the existing toilet facilities appear to meet the minimum number of fixtures and since a few handicapped accessible single use Toilet Rooms had been constructed, they also meet the minimum requirement of the A.D.A. But in reality these existing staff and public toilets are inadequate in both number of fixtures and A.D.A. accessibility and require a complete re-design. The location of the existing public toilets also need to be addressed and possibly moved since they cause both a "cold air" infiltration problem at the Circulation Desk and also a gathering place for unwanted non-library patrons. (See Photo "H")

#### Additional Comments

1. All current finishes have outlived their appearances and will only deteriorate more in time.
2. The exterior walls should be furred out on the inside to add insulation value to the Building as well as run new computer and electrical wiring.
3. Should the existing suspended ceiling systems be removed and replaced, spray on insulation should be added to the underside of the roof deck to increase the insulation value of the Building.
4. The existing kitchen facilities are outdated and also have outlived their life expectancy.

5. The entire lower level Community Room should be reconfigured to allow for a better means of egress when currently divided into individual meeting rooms and the existing elevator now opens into one such room. Lighting, flooring and sound control all should be replaced to bring this area back up to a useful more inviting public meeting area that this Library deserves. In addition to the above we recommend modifications to the existing stage to relieve an unsafe condition would be recommended. (See Photo "J" & "K".)
  
6. Should future alterations required a fire sprinkler system, a budget cost of \$275,000 would have to be figured.



**Photo 'A'**

Existing brick to receive power washing.



**Photo 'B'**

Existing cement fascia and soffit.





**Photo 'C'**  
Typical exterior windows.



**Photo 'D'**  
Existing circulation desk.



**Photo 'E'**  
1995 –Roof area



**Photo 'F'**  
1995 –Addition roof skylight





**Photo 'G'**  
Existing chrome panel suspended ceiling.



**Photo 'H'**  
Existing public Men and .Women toilet rooms in poor location and Not ADA Accessible





**Photo 'I'**  
Lighting levels.



**Photo 'J'**  
Community Room



**Photo 'K'**  
Community Room