

## Executive Summary

Adams & Smith LLC was engaged to assess existing building conditions in May of 2008. The assessment was conducted by Richard Smith of Adams & Smith, James Balmer of Boston Building Consultants, and Muzi Zade of Zade Partners LLC.

The existing building is a former elementary school, built in 1894, which was converted to a library in 1984. The building has limitations imposed by the planning and structure of the original construction, as well as by the approach to structural reinforcement of the 1984 renovations. It also has issues presented by the present age of the building systems installed in the conversions and by issues of accessibility compliance to code. Finally, it has issues generated by the changing nature of library functions and the impact of computerization on both library service and staff workspace requirements.

Certain components of the building envelope should be given a high priority for repair or replacement. They include:

- Masonry repair or reconstruction in the chimneys and the porte cochere on the Middlesex Avenue side.
- Correction of water infiltration at the west end of the basement, addressing gutters and downspouts, underground piping and grading against the building
- Replacement of windows in poor condition in many areas
- Repair of rotted wood and termite damage to exterior woodwork
- Replacement in kind of corroded downspouts.
- Restoration of insulation in the attic

Major accessibility issues that should be addressed include:

- Construction and condition of the ramp to the main entrance.
- Handrail and guard issues at the main stairs
- Clearances and dead end aisles in stack areas
- Plumbing fixtures and clearances at the first floor

Electrical and data system issues include:

- Lighting layout, coverage and efficiency
- Availability of power for library patrons using the wireless network
- An obsolete fire alarm system

Library planning and functional issues include:

- Functional planning issues in staff work areas, especially the circulation desk and backup spaces, the second floor staff offices, Technical Services, and the Children's Room.
- Overcrowding, poor lighting and lack of collections and program space for the Children's Room. Lack of quiet study and tutorial spaces.
- Need to replan the first floor browsing area
- Limitations on floor loading of the existing floor framing will limit stack height and spacing in many areas.
- Dysfunctional lighting and audio visual systems in the main meeting room
- Replanning and reuse of the former back periodicals area in the northeast corner of the basement.