

General Conditions of the Interior of the Jones Library

(As Reported During February 13, 2018 Buildings and Facilities Committee Meeting)

The following list includes items that should be addressed due to condition. This list does not include any mechanicals (with the exception of fire safety, as it was discussed in open meeting). These items would all be addressed in the Western Builders report/project proposal. This is a general list; some items could be added with a more comprehensive study. This list was compiled at the request of the Trustees so they could gain a general knowledge of the interior conditions of the Jones Library building and is intended as a guide, versus an action plan.

Front vestibule inner door. The varnished, natural wood inner door, original to the building, has many issues, including: Worn out closing mechanism. It has been retrofitted with modern closer mechanisms, several times (due to wear) as original parts are no longer available. The door is out of square, and no longer fits the casing properly (sagging). It has been removed and attempts were made to square it back up, but years of neglect and the inability to replace the original swinging closer mechanism (mounted in the floor) make it impossible. The window panes have been replaced with safety glass, replacing the plate glass originals. The entrance itself is not ADA compliant. The door casing has many broken pieces. Some window trim is damaged/missing. The area where the modern closers have been attached is in rough condition due to many different closing mechanisms attached at different points throughout the years. Condition is very poor.

Windows in original 1920's structure. Windows need repainting and re-glazing. Many do not open for various reasons, including: painted shut, warpage, missing or broken counterweights, damaged frames. They are not energy efficient. Some of the wooden sashes have rot present. The windows in the 1990's renovation are in good repair, but many screens have failed or are missing.

Carpet/flooring. The carpet was replaced on the main floor in the original 1920's structure in the entrance/lobby areas and lower staircases less than ten years ago. It is mostly in decent condition. The carpet in the Woodbury Room was replaced during the Friends funded renovation and is in good condition. The carpet in Special Collections is in good condition. All remaining carpeted areas (common areas, offices) are in very poor condition. Carpet is from the 1990's renovation. There are some frayed areas, many bad stains, and heavy fading, particularly in the atrium area. All areas with hardwood flooring are in decent condition. There are areas in the basement with vintage tile floors, some of which contain asbestos. All tile flooring in public areas are sealed and in good condition.

Interior walls/ceilings. The interior walls in the original 1920's structure are plaster, and there was a trace presence of asbestos noted as part of the plaster composition in the recent hazardous materials report. If not disturbed, there is no hazard. There are many areas of plaster that are damaged from water or building settling (primarily the Fiction Room and Children's Room ceiling). These areas are up high and not within general reach. There is considerable paint peeling because the original paint (calcimine) was not treated/removed properly before repainting during the 1990's renovation but it is likely areas were repainted at some point prior. All areas in the original structure need repainting. The walls in the addition are modern wallboard. There are a few areas of damage from general age and old

mountings. There is water damage in the atrium. The condition of the paint is worn and dirty. The paint used at the time of the renovation is not an easily washable type. Some areas have been spot repainted, but the entire interior needs a repaint. The acoustic ceiling tiles in the atrium area are in poor condition due to water damage.

Woodwork. Most the woodwork from the 1920's structure is in decent condition. Some pieces have been drilled into for mountings over the years. There are areas of wear/fading. There are some trim issues (missing/broken pieces) primarily the Community Room fireplace mantle and original staircases. The wood trim in the 1990's renovation is in good condition.

Interior doors. Aside from the aforementioned inner front entrance door, the two swinging doors at the entrance to Tech Services are functionally dangerous for the location and use of the space. They are narrow, with delicate wood frames, large panes of glass and utilize the original swinging closures. These doors are used for deliveries from Fed Ex, UPS, and others. They are problematic for the department and delivery drivers and should be replaced with something more utilitarian if that location is to continue in its current purpose. The door to the Crafts Room is original to the building and not secure. It should be replaced. The carriage house doors used for the delivery/maintenance entrance are heavy and not secure enough for their current use. The entrance should be redesigned if it's to be used as an entrance. The fire doors and other interior doors in the 1990's addition are in good condition.

Electrical. Lighting is a combination of fluorescent, LED, halide, and incandescent. The fluorescent lighting was upgraded in 2008 with more energy efficient ballasts and bulbs. The Woodbury Room is all LED lighting from the recent Friends funded renovation. The exterior light posts were upgraded to LED last year. There are areas with inadequate lighting, primarily office spaces and the front entrance. The hanging pendant lighting (fiction room, lobby, Burnett Gallery) is metal halide with ballasts, and although upgraded as part of the 2008 lighting project, could be converted to LED for more savings. The electrical panel and outlets are serviceable and mostly adequate for the current conditions, although there are some areas lacking in adequate power and data connections. There have been many spot upgrades in areas. Use of extension cords is needed in some areas, mostly work spaces and Special Collections. Any original wiring was upgraded during the 1990's renovation. The fire panel and smoke units (over 100) are outdated and need replacing. There are funds in place through JCPC for this and it should be addressed should the Building Expansion/Renovation project not pass Town Meeting.

Furnishings. About 70% of the furnishings are in good repair. We took advantage of an overstock deal and replaced many chairs (40, if memory serves) with new red upholstered lounge chairs at a very good cost. None of the current furnishings were purchased with ADA compliancy in mind, with exception of a couple computer stations and office chairs. There are many vintage pieces of furniture in use. Some have been reupholstered and are in good repair. Some pieces should be repaired/removed. Many vintage pieces (listed in the fine arts collections) were taken out of use because of their value and existing damage from being used as utilitarian pieces rather than preserved. Many valuable pieces were destroyed (including the Chippendale Style chairs in the Goodwin Room) by utilitarian use. Most of the office furnishings and work space furnishings are old and not user friendly, but serviceable.

Restrooms. There are three restrooms that are original (Directors Office, top floor adjacent to Goodwin Room, and between Tech Services and the Children’s Biography) and not ADA compliant. Only the one adjacent to the Goodwin Room is used by the public. The staff restrooms for the Staff Lounge are in good repair, but not accessible via wheelchair due to location. The Children’s Room restroom is in good repair. The public restrooms in the basement need new stalls due to wear. The water closets, sinks, and toilets should be upgraded with new controls but are serviceable and ADA compliant. The sink counter tops were replaced in 2009. The walls are ceramic tile up to $\frac{3}{4}$ of the wall height. The upper walls should be tiled to make less susceptible to graffiti, which is a chronic issue.

Submitted by George Hicks