

CITY OF NEW LONDON
CONNECTICUT
INTEROFFICE MEMORANDUM
PUBLIC WORKS DEPARTMENT

DATE: January 16, 2014

TO: Mayor Daryl Justin Finizio

FROM: Tim Hanser, Director of Public Works

SUBJECT: City Hall Repairs

The City of New London received an inspection report from Ledge Light Health District dated 1/14/2014 outlining an inspection they performed in City Hall (181 State Street) on 1/10/2014 concerning a possible mold and water damage issue to a first floor room within the building. A full inspection of the building was performed and recommendations were made. A copy of that report is attached. Below is a summary of that report. Several recommendations require immediate attention, while others have been identified as in need of attention within six months. They are outlined below:

Items in need of immediate attention

First Floor room on the westerly side of the main lobby between the Probate Office and the State Street entrance:

- There is a broken steam pipe within the wall that abuts the main entrance foyer, which is the source of the moisture within the room and has been identified as the mold causing moisture source. The pipe requires either repair or replacement.
- The room has visible mold on the walls that require abatement.

Second Floor in the former treasurer's office:

- A large hole exists in the ceiling due to a recent sewer pipe rupture. The hole needs to be repaired and any ceiling tiles and carpeting that were soiled by the pipe rupture requires removal. The floor beneath the carpeting will require inspection for any evidence of damage.

Third floor main lobby and stairwell:

- Paint is chipping from the ceiling of the stairwell and third floor lobby. The surfaces need to be properly prepared and repainted to prevent any future peeling or chipping.
- There is visible water damage to the ceiling above the old phone booth from a leak that has been previously repaired and is no longer active. This area requires an immediate repair or containment until the repair is completed.

Items in need of attention within the next six months.

There are several items located throughout the building that have been identified as in need of attention within a six-month timeframe. They include:

- Addressing water infiltration within the basement
- Addressing potentially high moisture levels within basement areas that are being used for storage of documents
- Addressing various conditions of the 1st, 2nd, and 3rd floor bathrooms
- Investigating and mitigating elevated moisture levels in the old judge of probate office
- Addressing chipped paint in various areas of the building
- Addressing ceiling damage in several 3rd floor locations
- Assessing any concerns with regards to noted items within the attic
- Exterior access hatches need to be inspected and repaired as needed

Challenges in implementing repairs

The age and historic nature of City Hall presents a unique challenge to several of these items. Because of its age, there is a high likelihood of both the presence of lead and asbestos within the building's walls. Additionally, because of the historic nature of the building, there are several interior finish details that will require specialized techniques to ensure the preservation of the historic feel of the building.

Proposed Solutions

Items in need of immediate attention

The items listed as being in need of immediate attention will be managed by the Public Works Building Maintenance Division. The items that cannot be addressed by the Division's labor force will be contracted out to qualified local contractors. This process will be overseen by Public Works Engineering Services staff to ensure compliance with City purchasing ordinances.

Items in need of attention within six months

The items listed as being in need of attention within a six-month timeframe will be managed by the Public Works Building Maintenance Division. The items that cannot be addressed by the Division's labor force will be contracted out to qualified local contractors. This process will be overseen by Public Works Engineering Services staff to ensure compliance with City purchasing ordinances.

Medium and long-term Repairs

The general condition of the mechanicals within the building is not entirely known, but several other potential steam pipe leaks have been detected. Public Works Engineering Services will oversee a thorough investigation of the building's current capital needs including a thorough analysis of the building's mechanicals, structural integrity, building envelope, and ADA compliance. Based on that evaluation Public Works will develop a proposal for capital improvements to the building.

Funding

The Public Works operational budget has a limited ability to address the immediate and future repair needs of City Hall. As such, Public Works is requesting a \$250,000 appropriation using Lo-CIP funds to address immediate concerns as well as to begin developing a long-term solution to the building's capital needs.

