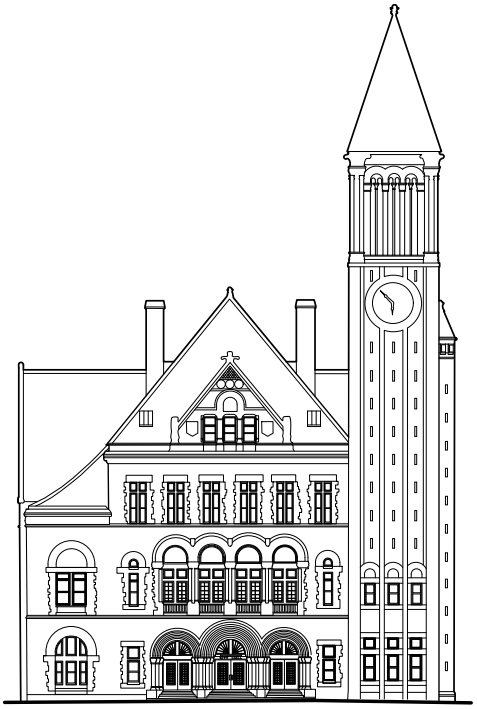
JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC

ALBANY CITY HALL MASTER PLAN

ALBANY, NEW YORK

100% DRAFT: AUGUST 2020



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EXECUTIVE SUMMARY

SIGNIFICANCE

Albany's City Hall is a building of extremely high architectural significance. During the lifetime of its architect, Henry Hobson Richardson, Albany City Hall was widely acknowledged as one of his best and most characteristic buildings. Richardson is American's first architect with an international reputation recognizing his innovation in bringing about a uniquely American architecture. As such, City Hall deserves to be more widely appreciated both locally and indeed globally.

An important step in recognizing the building's stature would be its nomination to National Historic Landmark (NHL) status. Designation at the NHL level makes projects more likely to receive grants and other discretionary funding, as it is the highest level of designation in the nation, and NHL-status buildings account for less than three percent (3%) of all listings on the National Register of Historic Places.

City Hall was built following an 1880 fire that destroyed its predecessor, an 1830s Greek Revival building by prominent Albany architect Philip Hooker. H. H. Richardson, who at that time was at the height of his renown, was working on the New York State Capitol. After a competition in which Richardson bested a handful of local architects, the City Hall Commission awarded the contract to America's most noted architect. The Richardsonian Romanesque building– Richardson's only City Hall project—was completed in 1883 and occupied by offices of both the City and County of Albany.

In 1916, with the new county courthouse building complete, Albany County relinquished its partial ownership of and space within City Hall. A complete remodeling of City Hall's interior, to the designs of Albany architects Ogden & Gander followed. Due to shortages of materials caused by America's involvement in the First World War, the new city hall was not completed until 1920. Since that time only minor changes have been made to the building.

CONDITIONS

Although the following synopsis focuses on deteriorated conditions and underperforming materials, Albany City Hall is well-built building and remains in sound condition, both externally and internally. Deferred maintenance and a piecemeal approach to some repairs have led to visible deterioration in some areas, but the underlying structure and the bulk of the building materials are in good condition.

EXTERIOR: Since it was listed in the National Register of Historic Places in 1972, only two comprehensive exterior restoration projects have been undertaken at City Hall. The first was an exterior cleaning and masonry repair and repointing campaign in the mid-1970s; more recently a thorough restoration of the windows was undertaken. Since it was completed in 1919, the roof of City Hall has only received piecemeal repairs and is now at a point where continued repairs will be of diminishing merit.

Defective detailing and improper material selection are evident on the original roof, but further problems have been caused by numerous expedient short-term repairs. The red terra cotta roof tiles remain in good condition, but their fasteners have failed, and the tiles have become displaced in areas where leaking of the sheet-metal flashings has occurred.

The building's robust masonry exterior is made up of two exceptionally high-quality building stones, but repair materials selected during the 1970s work have led to premature failure and deterioration of surrounding and some underlying materials; such as masonry and ferrous metal anchors.

The use of caulk in the joints of the main tower roof is not a long-lasting solution for an inaccessible location. Its failure has led to decades of water ingress and allowed for extensive plant growth on the roof surface and deterioration of underlying masonry ties. Similarly, the overly-hard mortar used during the repointing work is too hard to be paired with the softer brownstone and has led to deterioration of the original material is some areas. At the granite the pointing remains largely in sound condition.

STRUCTURAL: The building is built of brick and rubble stone with a thick veneer of both tooled brownstone and rough-faced granite. Water ingress at failed joints and limited areas of masonry movement (largely related to water ingress) are the two conditions with structural implications on the exterior of the building. Water ingress is most common at the uppermost parts of the building (such as the main tower roof and the gable parapets) and through the foundation wall the building, where failed mortar joints and lack of proper drainage have caused damage.

On the interior, structural issues mostly relate to changes to or deterioration of the brick vaults that support the floors. These are minor in scope, with the exception of the enclosed areas of crawl space beneath some areas of the basement floor.

INTERIOR: Like the roof, the interior of the building has received no comprehensive campaign of repairs and renovations since it was completed in 1919. The interior has been updated in piecemeal and uncoordinated ways. In the ensuing one hundred years the use of the interior spaces has changed, as have safety and code requirements, as well as expectations of comfort and year-round temperature control.

Dropped ceilings, surface-mounted electrical conduits, inappropriate lighting, poorly designed infrastructure improvements, and worn modern finishes (such as paint and carpeting) have all led to a worn appearance that mutes the substantial architectural character of the building's interiors.

MECHANICAL: The existing steam heating is not as energy efficient as many new systems and cannot provide cooling. While the steam boiler itself is new, the other components of the system, such as valves, radiators, and piping, are old. Leaks in the steam piping and failed bleeder valves were observed during the conditions survey of the building. There are leaks in the existing pneumatic temperature control system, which is an obsolete technology.

Two different heat-pump systems, each of which would provide both heating and cooling, are described in the HVAC System Concept report included in Appendix 3. Both of these options are more energy efficient than the existing system and could be installed in stages while the existing boilers remain in use. Both proposed systems would allow for greater control of temperatures within the building, based on the use and occupancy loads of spaces within City Hall.

A more energy efficient, but more costly, geothermal heating and cooling system was considered. However, this type of system was judged to be impractical at City Hall given the limited space on site for geothermal wells.

The existing lighting in the building does not meet existing energy codes; however, the historic fixtures can be retrofitted with more efficient LED bulbs. Care should be taken to select an appropriately warm color temperature for new bulbs and to choose one type of bulb to be used throughout the building. Modern florescent lighting is not only inappropriate for the more historic spaces, it is not as easily retrofitted with lower energy bulbs. These fixtures should be replaced with restoration fixtures in spaces like the Treasurer's Office.

CODE REVIEW

Because Albany City Hall has undergone no significant alterations or changes in use since its remodeling was completed in 1920, the building can be considered code compliant due to what is commonly referred to as a "grandfathered" status. As work is undertaken to renovate the building in the future, efforts should be made to bring the building into compliance with modern building codes wherever possible.

City Hall is limited from achieving a Type I-A classification by the use. Those are unprotected steel in the roof and floor structure. If these materials were afforded fire protection during renovation, the existing usable floor area could be expanded to make better use of some areas. City Hall does not have an automatic sprinkler system, but because of its use classification, it is not required by current building code to have such a system.

Albany City Hall currently falls short of meeting emergency egress and equal access requirements. Access requirements are stipulated by the Americans with Disabilities Act (ADA). These guidelines stipulate equal access for all individuals. City Hall falls short of these goals. There are currently no fully ADA-compliant restrooms within the building, and there is no wheelchair access at the building's primary entrance. In addition, over 7,000 square feet of occupied space within the building is currently not accessible under ADA requirements.

Egress from the upper floors of the building is provided by two stairs, but only one stairway connects the second and first floors and the basement. Although there are two publicly accessible exit paths at the basement level, only one exists at the ground floor. Under existing code, two fire stairs should exist to provide two means of egress linking all floors with the two means of egress out of the basement level.

Other code requirements address the needs for ventilation and restroom capacity. Because City Hall has no active ventilation system and relies on passive ventilation through its operable windows, most, but not all, spaces meet ventilation requirements. A sufficient number of restroom fixtures are currently provided for men; however, there is insufficient accommodation for women and limited provision for ADA compliant facilities.

LONG-RANGE PLAN

Although space use and allocation of offices is not within the scope of this project, this report does identify areas where better use could be made of some spaces within the building. Given the scope of work required to restore City Hall, and the civic importance of the building, every effort should be made to maximize the use of the building for municipal offices, public meetings, and civic celebrations.

The relocation of some offices from City Hall to other city-owned buildings, and the reduction of public functions within City Hall in recent years, has resulted, in part, from inadequate

accommodations within the building. With a comprehensive staged restoration, City Hall will be able to provide better facilities and more active use, and function as a modern and accessible center of local government. While City Hall was never designed to accommodate all offices of city government, as the hub of local government, it should serve to host as many uses as possible.

RECOMMENDATIONS: Given the scope of work required, a staged restoration of the buildings is recommended. This report outlines five levels of priority recommendations, which fall neatly into potential phases of work.

Because of the deteriorated condition of the roof and the masonry near the top of the main tower, the recommendations follow a generally top-down approach. Spalling and some displacement of stone at the tower caused by water infiltration, and leaks in the existing roofing are the most pressing problems at City Hall and should be addressed first.

Completion of the exterior restoration will entail repointing all of the mortar joints in the brownstone, and excavating the foundation to provide continuous waterproofing and below-grade drainage to prevent water entry at the basement level.

For the interior, the staged replacement of the heating system with a new system, which will be more energy efficient and able to provide both heating and cooling, is envisioned. With either of the two systems described in the HVAC report, a top-down approach to renovations of the interior is likewise the most practical way of staging interior remodeling and repairs.

BUDGET

The budget presented as part of this report includes all work needed to restore the building to as close to "like new" condition as practical. Value engineering can be used to make the various phases of work more manageable, but no attempt to cut costs should be made that will adversely impact the quality and longevity of the materials used in the restoration.

While the overall budget for the full restoration of City Hall is placed at just under $32 million, only about a quarter of that figure is the essential work on the exterior restoration. Cost savings would be achieved by undertaking the entire exterior restoration as one project, or by completing multiple phases of the interior work in a single project. Pursuing larger projects allows for economies of scale by eliminating repetitive general conditions costs, such as scaffolding and mobilization fees.

INTRODUCTION

"What Trinity Church is to Boston, the Allegheny Courthouse to Pittsburgh, this City Hall should be to Albany." So wrote the author of a 1920 article published about the recently renovated Albany City Hall in a prominent national magazine, *The American Architect*. All three buildings—in Boston, Pittsburgh, and Albany—are the work of a single architect, Henry Hobson Richardson, who had designed, according to an 1885 poll published in *American Architect and Building News*, five of the "most beautiful buildings in America" at that time. Albany's City Hall, completed in 1883, placed seventh on the list. First place went to Richardson's Trinity Church, Boston, but City Hall was considered the second-best work of the man who was inarguably America's premier architect at the time. Spots eight through ten were also occupied by the works of H. H. Richardson.

With the relocation of some city offices, and their associated public meetings, to other city-owned buildings, Albany City Hall is today less visited by the general public than at most times in its past. With deferred maintenance and longstanding code issues needing to be addressed, it is important that City Hall become a renewed focal point of civic pride and activity. This will require more and better meeting facilities, better use of existing and underutilized spaces to maximize office space within the building, and greater access and egress, while at the same time carefully protecting the building's remarkable exterior and important historic interiors.

Based on the architectural strengths of Richardson's original design, as well as his central position in the history of American architecture, the City of Albany should pursue having City Hall elevated to National Historic Landmark status, the highest architectural designation possible in the United States. Inclusion on this exclusive list would lend the building greater prestige when grants and other outside funding are sought. Of the nine buildings that remain from the previously mentioned 1885 list of "America's most beautiful buildings," only Albany City Hall is not currently listed as a National Historic Landmark.

Situated slightly off center at the foot of Washington Avenue, one of Albany's primary thoroughfares, and diagonally across Eagle Street from the New York State Capitol, Albany's City Hall is located in a prominent and central position in the city. With downtown to its east and the cluster of state government buildings atop the city's capitol hill directly to its west, City Hall is well situated for its prominent role in the life and government of New York's capital city.

The City of Albany contracted with John G. Waite Associates, Architects, in the summer of 2019 to undertake a detailed master plan for City Hall. The intent of the report is to focus on repairs and improvements that either need to, or should be, made over the course of the next twenty years. This report does not focus on specific space use allocations but does address areas within the building that could be better used or repurposed. Old Structures Engineering and Plus Group Engineering (structural and mechanical engineering firms, respectively) have collaborated with JGWA in the preparation of this report by reviewing structural and mechanical issues relating to the building. The work undertaken in preparing this report has been carried out with the assistance of the staff of the Engineering Department within Albany's Department of General Services.

HISTORY

On February 10, 1880, a fire destroyed Albany's City Hall. The building had served as the home of the city's administrative offices for less than fifty years, and was one of the last designs to come out of the office of a man who, from the late eighteenth century to the early 1830s, dominated the architectural scene in Albany and upstate New York. Construction of Philip Hooker's 1829 plan for City Hall was completed in 1833; it stood on approximately the same site as the current City Hall, diagonally across Eagle Street from the original New York State Capitol (built between 1804 and 1809), to the south, and the original Albany Academy (1814–1816), an equal distance to the north. These buildings were also designed by Hooker. Of this triangle of significant neoclassical buildings, only the Academy remains. Although built for a private entity, it is now owned by the citizens of Albany, and houses Albany City School District offices.

The loss of City Hall in early 1880 led to the creation of what is arguably Albany's most significant contribution to American architecture. While Hooker was an important regional architect, H. H. Richardson's pivotal role in the evolution of American architecture in the decade from the mid-1870s to mid-1880s can hardly be overstated. As the first American architect to have international influence, Richardson was at the forefront when architects in the United States were beginning to produce work that was uniquely American in spirit. Not only was Richardson recognized, and to some extent imitated, internationally, his influence can be seen in subsequent generations of American architects—from Louis Sullivan to Frank Lloyd Wright. As such, it is not surprising that in 1885, the predominantly professional readership of American Architects and Building News voted Albany's City Hall as the seventh "most beautiful building in America."

Richardson's City Hall was designed following a competition between six architectural firms that were invited to participate by a commission chaired by then Albany mayor, Michael N. Nolan. The resulting building was to house both city and county offices, and occupy the same site, and roughly the same footprint, as the previous city hall. At the time of the commission's deliberations, Richardson was not only America's most noted architect, but he had been working on the New York State Capitol project since 1875. Although his was the only invited firm that was not located in New York State (his offices were in Brookline, Massachusetts), and one of only two that was not based in Albany, Richardson certainly had an advantage over the competition based on his national stature.

The commission for the design of the new city hall was awarded to Richardson in November of 1880. The original design competition drawings are housed at The Houghton Library at Harvard University. In their collection are 116 drawings of Albany City Hall from Richardson's office. These drawings fall primarily into three categories: early massing and composition sketches, presentation drawings for the design competition, and construction documents (most labeled with the builder's stamp and signature).

The earliest sketches for the Albany City Hall reveal that Richardson envisioned a pyramidal hipped roof, tripartite entry, dominant corner tower, and an elaborate stone bridge connecting the building with the existing County Jail. Although the details of the roof, corner tower, and main entrance designs each changed considerably throughout the design process, all were eventually built; only the stone bridge to the Jail was never constructed.

Between being awarded the commission for the new city hall and finalizing construction documents for bidding in 1881, Richardson revised his initial design somewhat, but mostly

appears to have worked on the required construction detailing and drawings. Unfortunately, many of Richardson's drawings at Harvard's Houghton Library are not dated, so an exact chronology of the drawings is impossible to determine.

The cornerstone for the new building was laid by the Worcester, Massachusetts-based construction company, Norcross Brothers Contractors and Builders, on October 13, 1881 (and is dated MDCCCLXXXI). Work proceeded throughout all of 1882 (the year selected for the large carved granite block near the top of the northeast chimney), and the building was declared complete on May 1, 1883. The total cost was $325,000.

From the remains of Hooker's city hall, pieces of the marble with which its walls were built can be observed in unfinished areas of today's city hall, from the subbasement to the top of the main tower, used as backup masonry. The elaborate iron lampposts that flanked the old city hall's front doors found their way up Washington Avenue to the front entrance of the Fort Orange Club, which was founded in 1880, the same year as the city hall fire. The lamps can still be seen in front of the club today.

For thirty years following the completion of Richardson's design, little repair work was undertaken at city hall, but during that time the city's population continued to grow rapidly, and with it the need for greater space to accommodate city offices. When Richardson began his designs in 1880, Albany's population stood at just under 91,000. By 1910 that population had grown nearly 25 percent, to just over 113,000 residents. In 1912 the City and County of Albany agreed that, after three decades, Richardson's city hall was no longer large enough to accommodate both entities. As a result, the Common Council authorized the city to purchase the county's share of the building. For the first time, City Hall would function only to house city offices. The county acquired the former Albany High School, which was one block north of the city hall site, and commissioned the New York City architectural firm of Hoppin and Koen to design a new office and courthouse for the formerly city-owned site. With the completion of its new building in the summer of 1916 the county vacated City Hall.

While Albany County was completing its courthouse and office building, Albany City Engineer Frank Lanagan was preparing a detailed program outlining the parameters that would direct participants in yet another city hall design competition. The intention was to renovate Richardson's building. In addition to increased floor area requirements, and a mandate that the new interiors be of "fireproof" construction, Lanagan's brief stipulated that, with the exception of the elimination of a wooden bridge (in lieu of the planned stone bridge that was never realized) to the County Jail and the associated doorway, little or no change was to be made to the exterior appearance of the Richardson building.

The Board of Contract and Supply chose the designs submitted by the newly formed architectural firm of Ogden and Gander. Charles G. Ogden (1858–1931) and Joseph J. Gander (1884–1967) were both Albany natives. Prior to the city hall competition, they do not appear to have worked together. Gander was soon joined in the new firm by his younger brothers, Conrad and John. The board opted to employ an advisory architect to work with Ogden and Gander and travel, study, and sketch other works of H. H. Richardson in an effort to create new interiors with "the same feeling in design that might have been Richardson's." For this role, they chose Arnold Brunner, an architect who had in 1912, along with landscape architect Charles Downing Lay, provided plans for improvements throughout the city of Albany, mostly relating to its parks and boulevards. The results of this work were published as Studies of Albany and are largely in keeping with the then-current City Beautiful Movement.

Even with the "exhaustive amount of study" of Richardson's work, the contract documents proceeded quickly, and were ready for bidding by the end of 1916. Contract documents dated December 27, 1916, resulted in the selection of Morris Kantrowitz as the general contractor for the work. The heating and ventilation work was awarded to James Hunter Heating and Contracting; the electrical work was performed by F. W. Newman & Sons; and all of the plumbing and gas piping was executed by A. J. Eckert & Co—all Albany-based firms.

Construction began promptly in mid-February 1917. However, due to factors beyond the contractor's, architect's, or city's control, work did not proceed as quickly as it had on the design phase. Less than two months after work began on the new interiors for Albany City Hall, America entered the First World War, declaring war on the German Empire on April 6.

In keeping with the fire-proofing requirement, Richardson's largely wood-framed interiors and roof structure were to be removed entirely. (Although at least some of the original 1880s iron beams remain; one of these enormous beams bisects the main attic space directly above the rotunda laylight.) All of Richardson's wood framing, which was extensive, was replaced with iron and steel as part of the interior redesign project, but during the war these materials were in short supply. As a result, more than two years of construction passed before the any offices in the new city hall could be occupied. The Bureau of Engineering was the first to move back in June 1919.

By Halloween 1919, all the rooms and offices were occupied with the exception of the Common Council Chamber, which was still incomplete when the "Formal Opening" of City Hall was held on January 1, 1920. The pamphlet accompanying the opening contained ten pictures of Albany City Hall before work began, in order to remind visitors of what the new spaces had looked like prior to the recently completed work.

The four exterior images included in the "Formal Opening" pamphlet show that Lanagan's stipulation that no changes be made to the exterior was not strictly followed, but those changes that were made are nearly impossible to detect, because they were done with the same materials used in Richardson's design. Where new windows were installed on the north and east elevations, the architect and contractors assiduously copied the size, form, and details of adjacent windows. As indicated in the design brief, the door to the county's jail was removed from the east wall of City Hall, but additional changes were also made to that area of City Hall's east façade. A third floor was eliminated from the adjoining extension that stands just north of the old doorway. With that removal, a large corbeled bracket designed by Richardson to support part of the third floor was also removed, and the entire area below redesigned.

Likewise, Richardson's original board-and-batten front doors with elaborate strap hinges were replaced with new paneled doors with glazed openings covered in decorative metal grates. The existing carved transom bar is original, but its bottom edge was added to accommodate the new doors, which are not quite as tall as Richardson's. Although many of the Richardson windows remain, many of the transom windows were replaced or modified to eliminate numerous glazing divisions that made cleaning difficult. New window-washer support bolts were added to all of the window openings at this time.

A photograph of the Common Council Chamber is conspicuously absent from both the "Formal Opening" pamphlet and from an article published in The American Architect on June 30, 1920. The article included no fewer than nine images of the newly completed interiors, but none that show the Common Council Chamber, which the author describes as "one of the most beautiful rooms of its kind." Detailed descriptions of the Common Council Chamber highlight the walnut paneling, coffered ceilings, the specially designed light fixtures, and the "venerable dignity" given to the room by a wall finish that gives the "effect of very old unfinished plaster."

The earliest known published photograph of the newly completed chamber was included in a promotional "Portfolio of Construction Work" put out by Morris Kantrowitz during the 1920s. The image shows some of the work by two of the specialty contractors for the city hall project; original "furniture and hangings for special rooms" that were provided by John H. Hutuff, Inc., throughout City Hall, and original electric light fixtures by Edward F. Caldwell & Co. The "effect of the very old unfinished plaster" can also be seen.

Including all furniture and fittings, these alterations to City Hall, which were completed at some point during the first half of 1920, cost a total of $420,000. According to the American Architect article, "approximately 40 per cent additional floor space (was) provided, making possible the housing of all city departments, with the exception of the Police Department, for whom a separate building is contemplated." The new space was gained by "the introduction of mezzanine floors and the turning of the wasted area under the roof into usable floor area." The largest of these new spaces was at the fourth floor, where an exhibition room or auditorium was built to accommodate up to 240 people.

At the time of the reopening, the police and fire departments were located in the "City Building," which was built in 1869 and designed by Albany architects Woollett & Ogden. The building stood on an entire block along South Pearl Street between Beaver and Howard Streets. With the completion of the newly remodeled City Hall, and several recently completed police precinct buildings, the five story City Building was no longer needed, and in 1925, a new two-story "Municipal Building" was built to the designs of Albany architect Walter Van Guysling on a site three blocks south of City Hall on Eagle Street. This is the "separate building" contemplated in the 1920 Albany City Hall article.

Even with this massive renovation project completed, more changes to Albany City Hall and its grounds were to occur during the 1920s. Each of these was facilitated by private donations and did not require the city to incur substantial additional costs. The first donation came in 1924, and within the span of a year, two memorials to members of the Schuyler family were installed at City Hall. The first, an early near-life-sized oil portrait of Albany's first mayor was donated to the city by Albany architect Marcus T. Reynolds in May 1924. A requirement of the donation was that the portrait be built into the north wall of the Mayor's office. As a result, Reynolds designed a new marble chimneypiece and an elaborate walnut frame to replace the existing fireplace surround and paneling, then only four years old.

On June 14, 1925, a bronze statue of Gen. Philip Schuyler by J. Massey Rhind, who was also the sculptor of the King (Or "Moses") Fountain in Washington Park, was dedicated to the memory of Theodora Hawley and paid for by her husband George. Until that time, the plaza in front of City Hall was a largely undefined area of typical granite street paving. Granite bollards, a raised island, and granite plinth were all installed to accommodate the Schuyler statue.

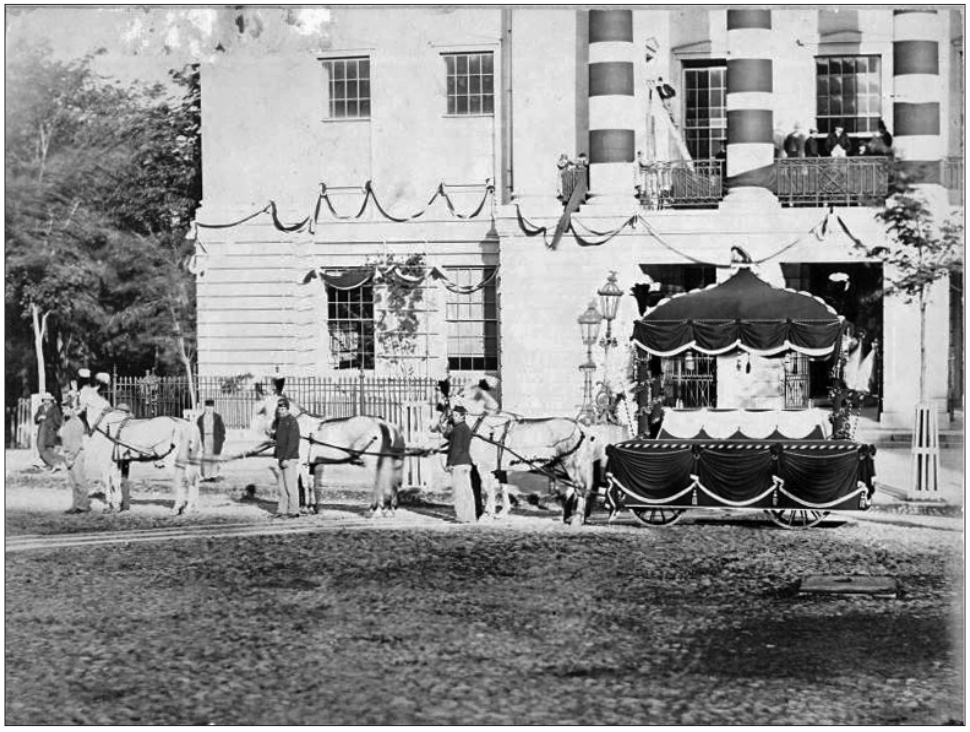
On September 19, 1927, the newly completed carillon of 47 bells, housed in the main tower, was played for the first time. The carillon was first proposed in December 1918 as a memorial to those who died during World War I.

Fifty years after Richardson's presentation drawings of Albany City Hall's exterior—showing bold clock faces in a tall tower—won the design competition in 1880, a mechanical clock with four faces was installed in the large circular recesses for the first time. These were installed in 1930 and were dedicated to the memory of Joseph Blackall Taylor, a prominent Albanian who had died in 1914 and was instrumental in introducing automobiles to the city. The clock faces occupy the areas directly below the internal "bell tower" roof that now supports Albany's famous carillon.

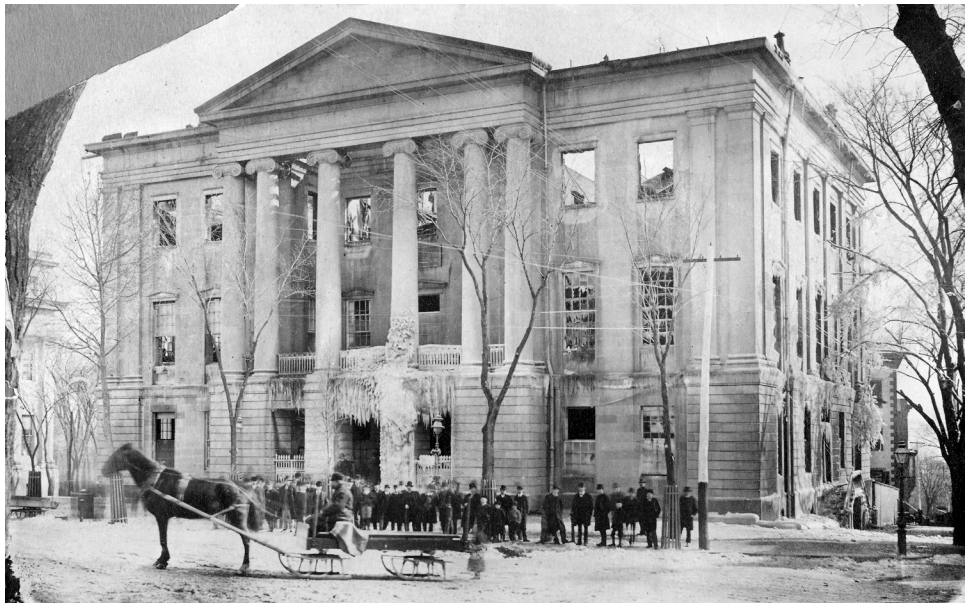
On September 4, 1972, Albany City Hall was listed on the National Register of Historic Places. Three years later, in 1975, the exterior was cleaned of decades of accumulated pollutants, and all mortar joints were either repointed or filled with sealant. This work was undertaken under the direction of Albany-based Lux and Quackenbush, Architects.

The following decade, work was ongoing for a new park behind Albany City Hall, between the spring of 1985, when construction began, and 1987. Mayor Thomas Whalen dedicated the park to the memory of his predecessor, Erastus Corning 2nd, who served as Albany's mayor from 1941 until his death in 1983. At the same time the park was dedicated, the stretch of Maiden Lane on the south side of the new park was renamed Corning Place.

Numerous smaller-scale projects have been undertaken in the ensuing years, but since the 1970s no comprehensive restoration or renovation work has taken place at City Hall. This study is the first thorough effort to assess all areas of the existing exterior and interior, and the conditions thereof, that has been undertaken since Albany City Hall's listing on the National Register of Historic Places nearly fifty years ago.



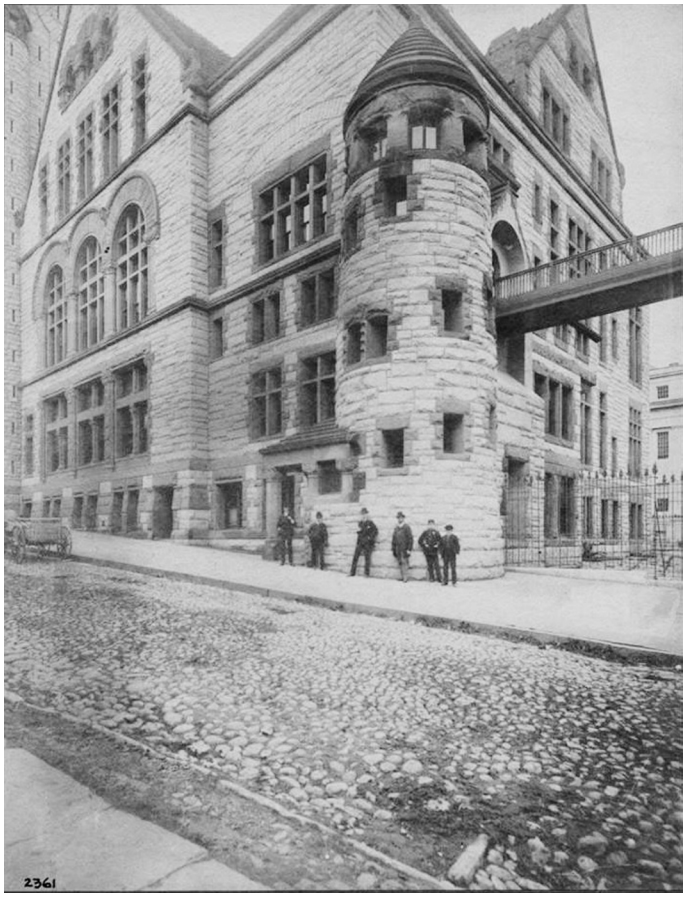
The Philip Hooker-designed city hall of the early 1830s, during President Lincoln's funeral procession in April of 1865. Albany was one of a dozen cities where Lincoln laid in state between Washington, DC and Springfield, Illinois. https://www.flickr.com/photos/albanygroup/



The burned-out City Hall in February of 1880. The roof and the interior of the 1830s building were destroyed by the fire. https://www.flickr.com/photos/albanygroup/

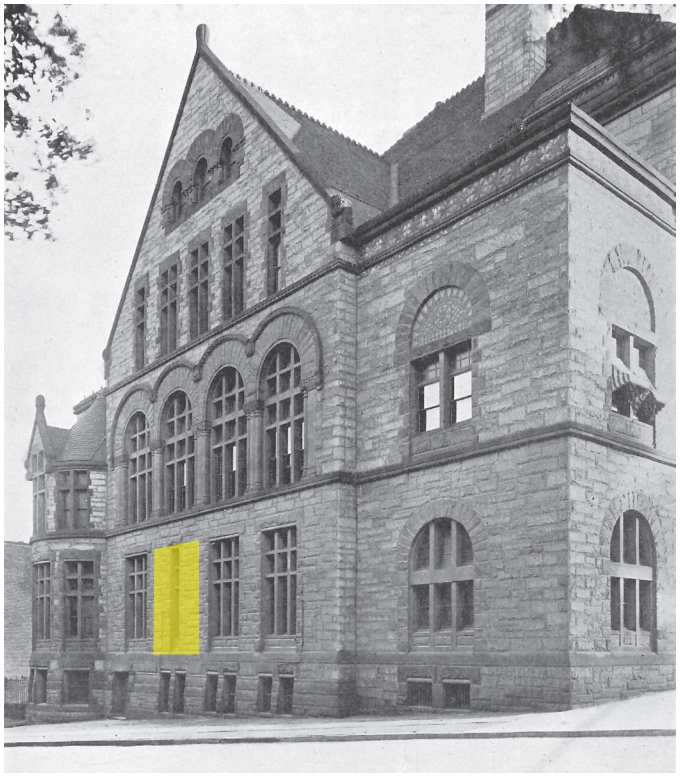
(Above) A sketch from H. H. Richardson's office showing his design for Albany city hall reaching its final form. Several design iterations were contemplated in numerous early sketches. H.H. Richardson, MS Typ 1096 (ACH F-3), Houghton Library, Harvard University.

(Left) City Hall in its completed state prior to the Ogden and Gander renovations. The plaza in front was a simple open space until 1925 when the Schuyler statue was installed. Clocks were not added to the tower until 1930. Library of Congress Prints and Photographs Division.

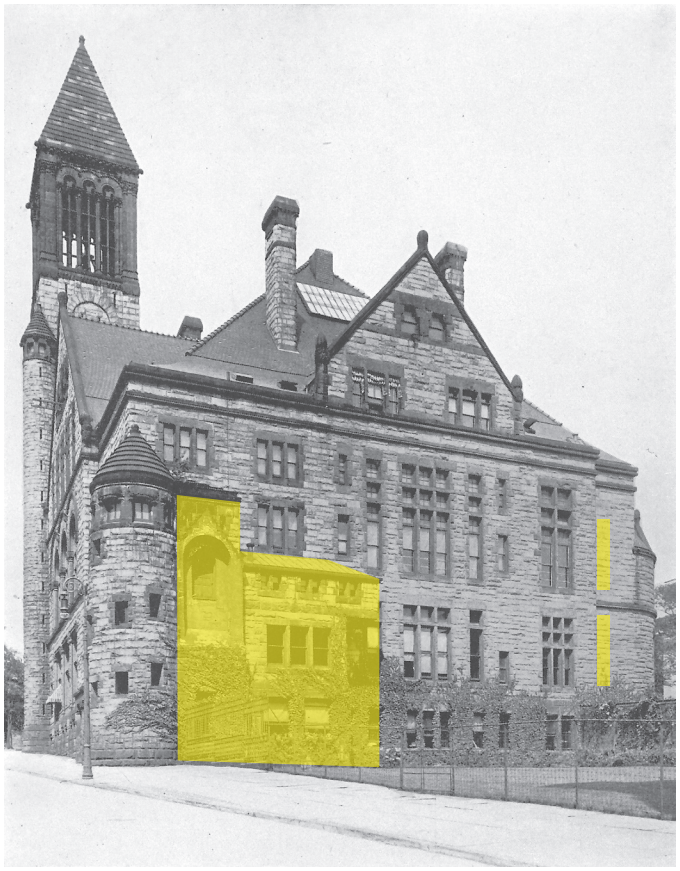


(Left) The envisioned enclosed stone bridge between the new City Hall and the preexisting County Jail was never built, but an open bridge was built instead. https://www.flickr.com/photos/albanygroup/

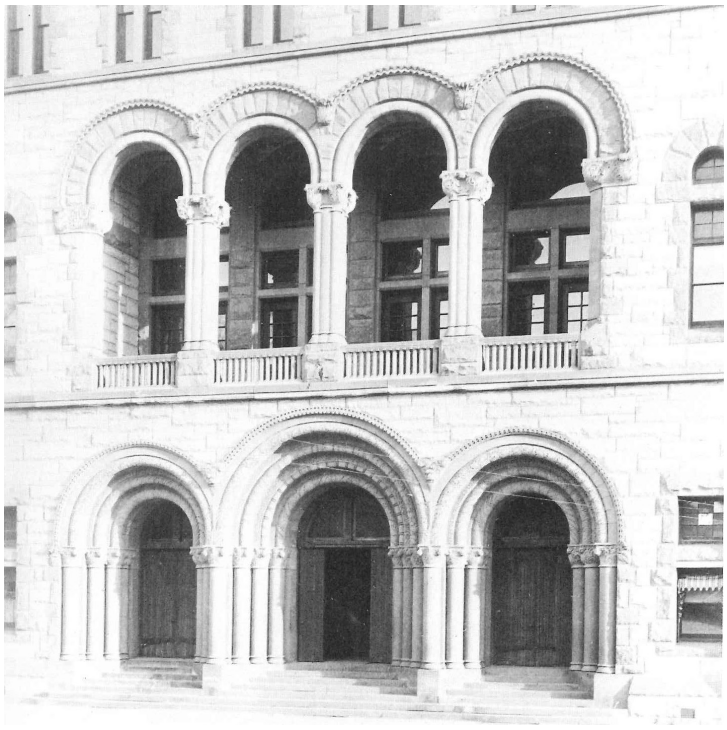
(Below) Once the County sold their share of City Hall to the City, and moved out in 1916, the Jail and bridge were no longer needed. This area of the exterior of City Hall was changed considerably by Ogden and Gander. https://www.flickr.com/photos/albanygroup/



Although few changes were made to the exterior during the 1916-1920 work, the narrow first-floor window was enlarged to match the adjacent windows. The work is very difficult to distinguish from Richardson's. *Formal Opening and Inspection of the City Hall, Albany, New York*, 15.

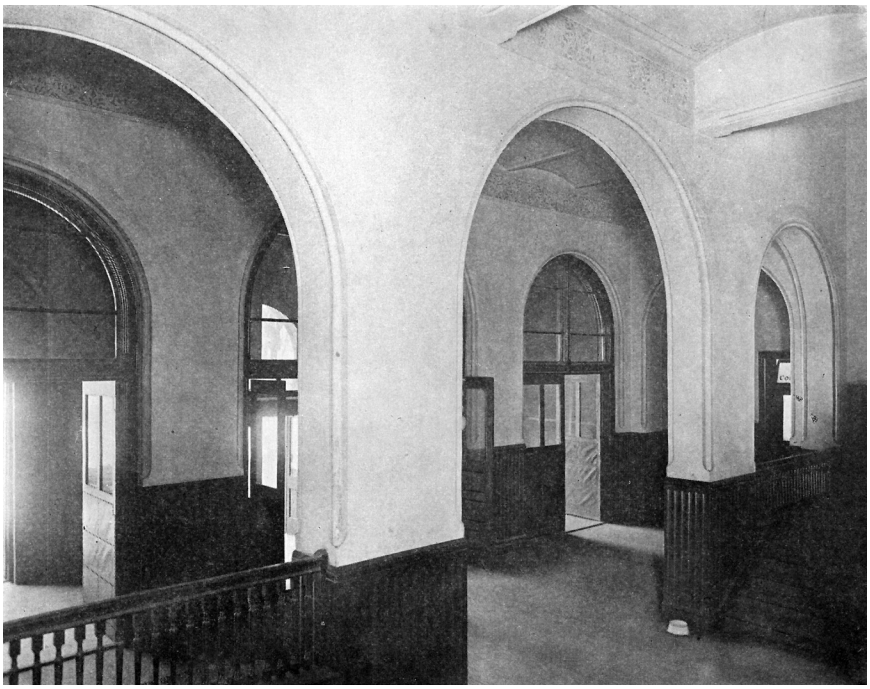


The entire projecting area to the north of the rear stair tower was reconfigured during the Ogden and Gander project. Two windows were also added to the north end of the east elevation. *Formal Opening and Inspection of the City Hall, Albany, New York*, 17.



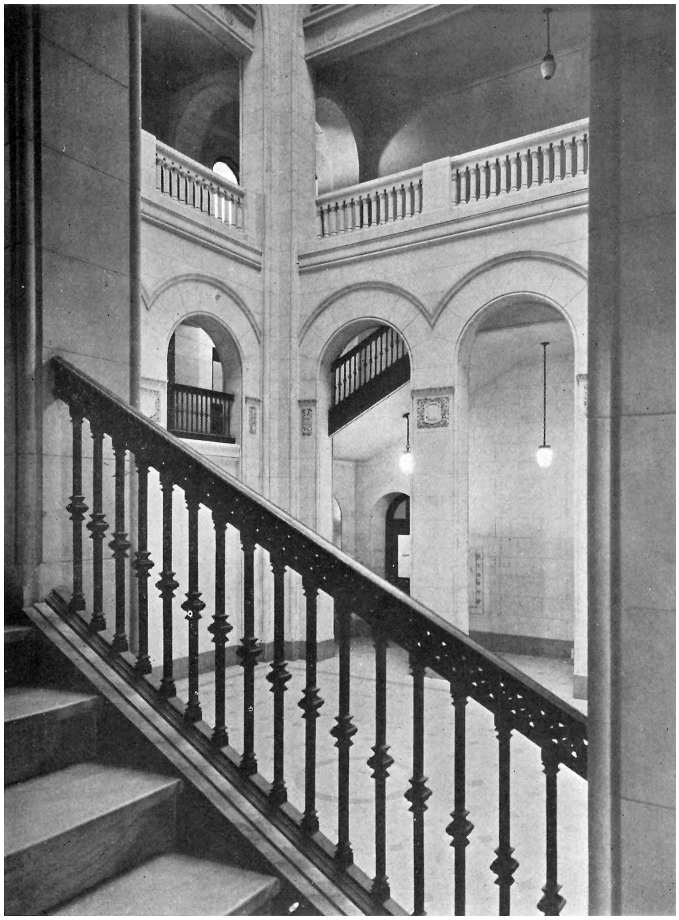
Richardson's original doors, with their elaborate exterior hinges, contained no glass, and relied on the transoms above to let light into the entry vestibule. The transoms above the adjacent windows originally contained multiple panes of glass.
From Jeffrey Karl Ochsner, *H.H. Richardson: Complete Architectural Works* (Boston: Massachusetts Institute of Technology, 1982): 239.

The doors were replaced by Ogden and Gander, but the original decoratively carved transoms and mullion bars remain above the new doors. *The American Architect* CXVII, no. 2323 (June 30, 1920).



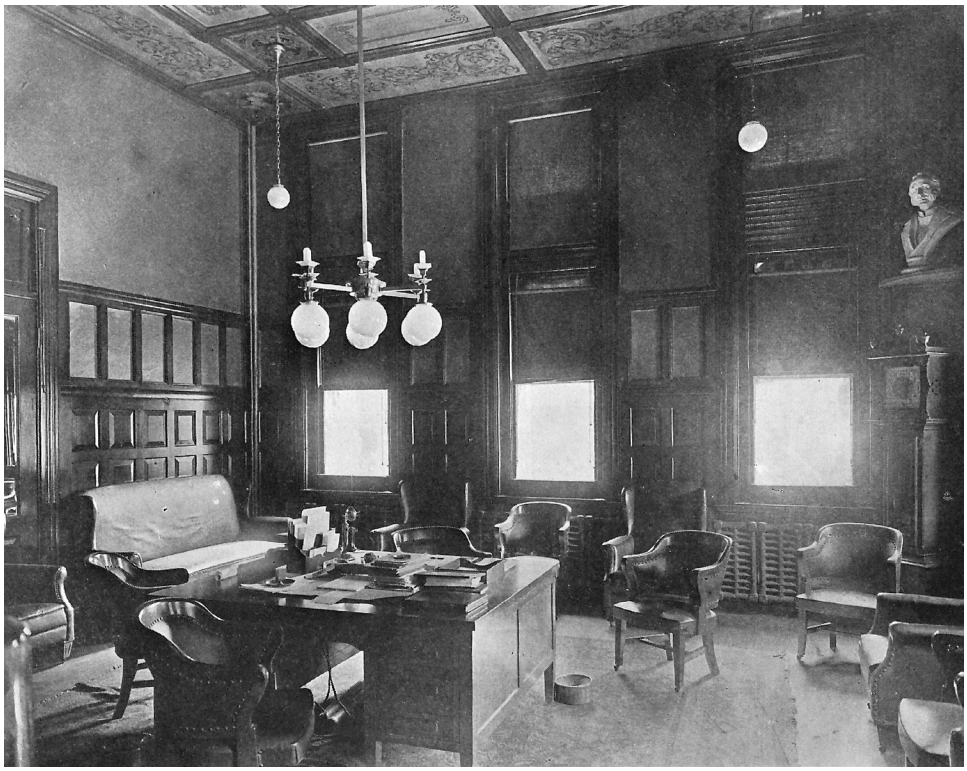
Richardson's Entrance Hall: Like the vestibule that replaces it, Richardson's entry contained two sets of doors, but the entry was much smaller, and the stairway much closer to the front doors. *Formal Opening and Inspection of the City Hall, Albany, New York*, 17.

Ogden and Gander's Entrance Hall: The location of Richardson's staircase became an elevator lobby under Ogden and Gander's redesign. With the stairs moved back and to the side, Ogden and Gander created a far larger entry hall. *The American Architect* CXVII, no. 2323 (June 30, 1920).



(Above) Richardson's Stairway: With its wooden stairs and wainscoting, Richardson's central staircase was seen as a fire hazard. It was replaced by a single stone staircase, and two enclosed stairs. *Formal Opening and Inspection of the City Hall, Albany, New York*, 19.

(Left) Ogden and Gander's Stairway: With the new stone stair tucked to the side, the preexisting skylight illuminates a central rotunda, rather than the stairway. *The American Architect* CXVII, no. 2323 (June 30, 1920).

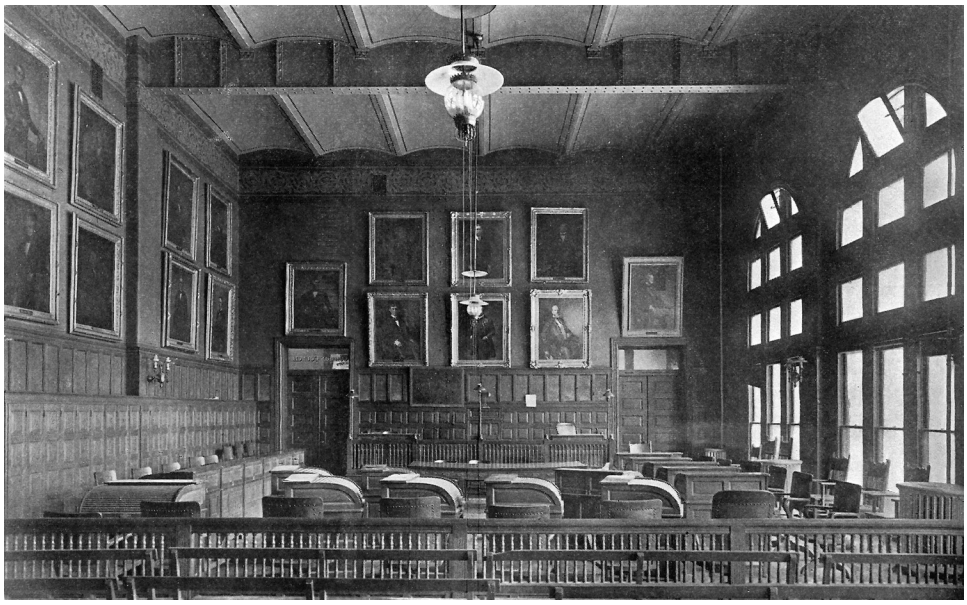


(Above) Richardson's Mayor's Office: The office designed by Richardson actually contained less wood paneling than the room that replaced it. The plaster and wood ceiling was elaborately stenciled. *Formal Opening and Inspection of the City Hall, Albany, New York*, 21.

(Left) Ogden and Gander's Mayor's Office: The walnut paneling in Ogden and Ganders design extends from floor to ceiling and includes elaborate capitals on projecting pilasters. The stone fireplace seen here only lasted half-a-decade before it was replaced in 1924. *The American Architect* CXVII, no. 2323 (June 30, 1920).

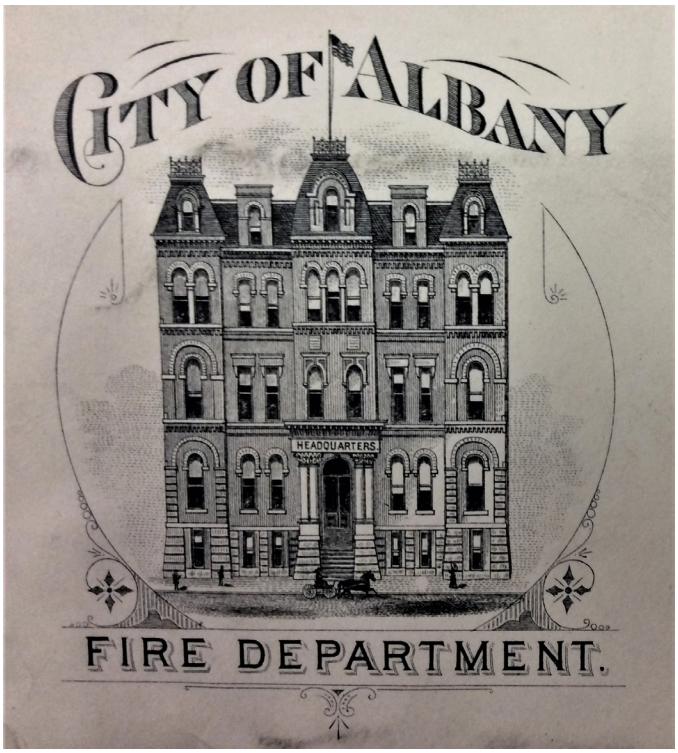
Richardson's Courtroom: Richardson's courtroom included a gallery like the one in his Senate Chamber in the New York State Capitol. The exposed iron beam and stenciled brick-vault ceiling predate similar work at Richardson's much-celebrated Allegany County Courthouse. *Formal Opening and Inspection of the City Hall, Albany, New York*, 25.

Ogden and Gander's Courtroom: The lower ceiling in the new courtroom is fully covered in flat and decorative plaster. This courtroom occupies the site of Richardson's Common Council Chamber, while the space of his old courtroom is now divided into several offices. *The American Architect* CXVII, no. 2323 (June 30, 1920).



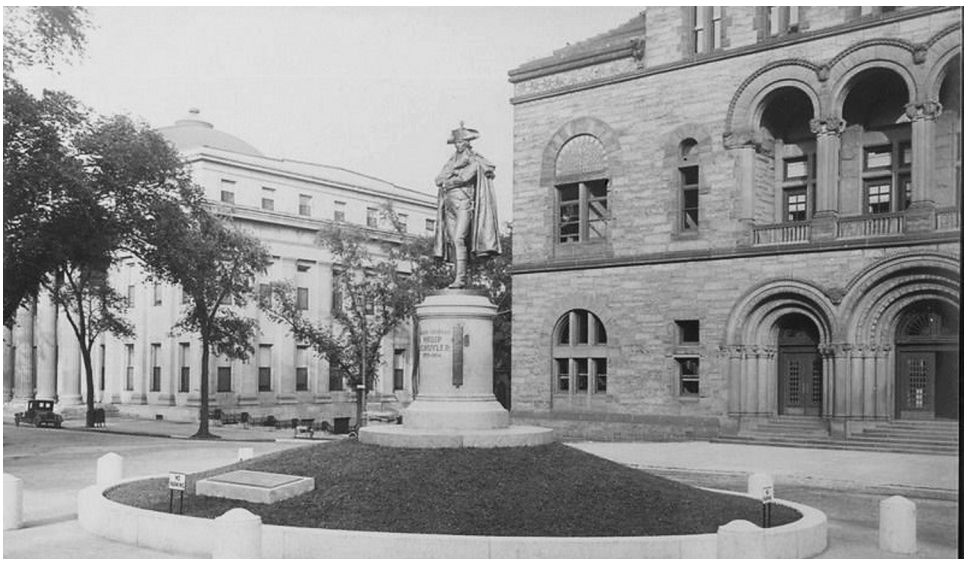
Richardson's Common Council Chamber: Like the courtroom, the Common Council Chamber featured exposed iron beams. This space was reused by Ogden and Gander as a new courtroom. *Formal Opening and Inspection of the City Hall, Albany, New York*, 23.

Ogden and Gander's Common Council Chamber: By relocating the stairs, Ogden and Gander created a central space on the second floor that was large enough to accommodate a new Common Council Chamber. The relocation, however, blocked two of the four doorways that provide access to the west-facing loggia. Morris Kantrowitz, photographer, *Morris Kantrowitz Portfolio.*



(Left) In need of more space than the 1830s City Hall could provide, the City built what was known as The City Building in 1869. This illustration shows its narrow Beaver Street elevation, as it appeared on the fire department letterhead. It occupied an entire city block along South Pearl Street, and served the City until 1924. Albany Firefighters Museum.

(Below) With increased space in City Hall after 1920, the City built a new, smaller "Municipal Building" on Eagle Street to serve as police headquarters. The building was demolished to make way for the Empire State Plaza.https://www.flickr.com/photos/albanygroup/



(Above) Until 1925, the plaza in front of City Hall was an open paved triangle without any curbing. That changed with the dedication of the Schuyler statue in June 1925. Curbing and granite bollards served to define the space, but do nothing to make it more accessible or useable. https://www.flickr.com/photos/albanygroup/

(Left) Albany's most significant early-twentieth century architect, Marcus T. Reynolds, designed the fireplace in the mayor's office in 1924. He also designed the frame above it to house an early portrait of Albany's first mayor, which Reynolds himself donated. Stephen Brown, AIA, photographer, 1981; Library of Congress Prints and Photographs Division.

EXTERIOR CONDITIONS ASSESSMENT

Albany's H. H. Richardson-designed City Hall was constructed between 1880 and 1883. Its 120-foot-by-125-foot–exterior is capped with a massive pyramidal roof that contains three floors within.

The interiors and roof (both framing and cladding) were entirely redone between 1916 and 1920. While the interior renovation work was completed entirely to the designs of Charles Ogden and John P. Gander of Ogden & Gander, an Albany Architecture firm, the exterior was left much as Richardson had designed it, except for a small number of windows that were inserted into the original walls. These additions are, however, virtually indistinguishable from the Richardson work due to the care taken to mimic his original designs. The same goes for the addition of several new skylights in the roof; the roof was replaced to Richardson's original speculations, but the skylights were not part of his design.

In August 2019, Bill Brandow, Clay Palazzo, and Jessica Lankston of John G. Waite Associates, Architects, conducted an exterior survey of the building with the aid of a 125-foot lift. The detailed inspection of the pyramidal roof of the tower was undertaken through drone footage provided to the architects by the City of Albany's Department of General Services in conjunction with the Water Department (which owns the drone used). The lack of a firsthand investigation of this important element of the building's exterior is the result of the height of the tower, but also the fact that the tower roof was entirely covered with netting following a piece of stone becoming dislodged in the spring of 2019.

Numerous problems on the interior of the building can be directly traced to the issues on the exterior, such as moisture infiltration at the basement and subbasement, which relate to plaster failure in adjacent areas.

CONVENTIONAL ROOFS

Much of the conventional roofing at City Hall dates to 1916–1920. The roof is made up of 6" x 13" flat terracotta shingles (made by Ludowici-Celadon) with copper valleys, gutters, and flashings. The roof decking (gypsum block) and framing (steel) were also replaced during the 1916-1920 renovations in order to produce a "fireproof" building.

The main roof is interrupted by twelve skylights and three chimneys (along with other roof penetrations). Two original chimneys on the western slope remain; the third was relocated and rebuilt into the eastern wall during the 1916–1920 work.

TERRACOTTA

The vast majority of the individual flat terracotta tiles, which cover most of City Hall's roof and account for most of the roof's distinct appearance, are in sound condition. These flat tiles are augmented by five distinct types of cap tiles at the ridges and hips. The units on the sloped hips lap one another, while the pieces at the horizontal ridges consist of separate cap and base units. The remaining two types consist of the two transition pieces between the hips and ridges, and a piece that terminates the lower end of the five hips.

In spite of the generally sound condition, problems associated with the terracotta roofing exist. They are as follows:

- Approximately 475 individual, flat 6-inch-wide roof tiles were observed to have either shifted significantly or dropped completely out of position. This figure does not include the clipped tiles at the valleys.
- The flat tiles appear to have been originally anchored with ferrous, or iron, metal nails. Where the anchors have failed, the tiles have slipped out of position.
- Copper tabs have been employed to re-anchor tiles in some locations, but in many cases these tabs have not held the tiles securely, and the tiles have begun to shift out of position again.
- Rather than use larger custom-made closer units to accommodate the angle of the copper valleys, most of the tiles that abut the valleys were cut down from the standard 6-inch-wide tiles. These overly narrow tiles have insufficient anchoring. As a result, many tiles abutting the valleys have rotated out of position. This condition has been exacerbated by numerous repairs at the valleys.
- On the south gable, the ridge tiles do not sufficiently overlap the uppermost flat roof tiles, which has left the ferrous metal nails for each of these tiles exposed to the weather.
- Numerous tar or mastic repairs exist at the junctions between tiles.
- At the ridges, the cap tiles rest on top of the base tiles, lapping the lugs at both ends of the base tiles. The cap units are held in place by their own weight, and four of these tiles are missing near the flagpole at the west side of the building.
- One of the cap tiles on the east dormer was removed and re-set adjacent to its original position. This results in an open skyward-facing joint at the intended location of the cap tile.
- The terracotta hip rolls are likely anchored with two nails concealed by the overlapping tile above each unit. In some locations a third anchor point has been drilled through the face of each tile. These ferrous metal nails are rusted, and the associated hole creates a port for water entry. In at least three instances, rusting of these anchors has caused cracking of the tiles.
- Some hip roll units that lack the exposed anchor holes are also cracked. This is likely the result of the units being fastened too tightly and breaking because they were not able to accommodate thermal movement. The repairs to these cracks are of unknown quality.

COPPER

The valleys, gutters, eaves, and chimney crickets, as well as the base and counter flashings at the tower and the four parapet gables, are all made of copper. Additionally, the standing-seam conical roof at the east corner of the north elevation is also clad in copper.

Whereas the terracotta itself is generally in sound condition in spite of some significant associated problems, the copper is in generally poor condition and has experienced widespread failure. In several areas, holes have worn clear through the surface of the copper by scouring. The copper used in most, if not all, of the above-mentioned locations appears to have been 16-oz material rather than a thicker 20-oz material that would have been better matched with the longevity of the terracotta.

In numerous locations the underlying condition of the copper cannot be accurately ascertained because of the number of temporary repairs that have been applied over the older roofing.

Problems associated with the copper roofing include:

- Many of the gutters are filled with debris, and some are clogged, not easily cleaned, because of their relative inaccessibility.
- The proximity of the east face of the main tower to the west side of the south-facing dormer creates a situation where a significant amount of roof water and snow are entrapped in a large copper-clad valley behind the stair tower at that location. Numerous repairs have been made to the area. This is clearly an area of longstanding concern.
- The proximity of the boiler chimney, which was repositioned as part of the 1916–1920 work, and the adjacent skylight (also added during that work) at the base of one of the four main valleys of the roof creates a condition where a great deal of roof water is directed toward vulnerable areas of the roofing.
- Insufficient and inappropriately installed snow guards exist at most of the eaves. Several of these are anchored through the face of the copper with ferrous metal anchors.
- In some areas the snow guards have become partially dislodged. The rotated baseplates create an avenue for water ingress.
- Inappropriate or temporary repairs conceal underlying conditions in numerous areas.
- The widespread use of rubber membrane roofing (EPDM) over existing copper in valleys, gutters, and near eaves created a condition where the roofing materials are not lapped correctly, and water can get below the upper edge of the repair.
- Tar and other mastics have been widely applied over the caulked joints between the stone copings and the copper cap flashings in many areas.

SKYLIGHTS

The largest of the twelve skylights in the roof of City Hall was fully restored as part of the recent window-repair project in 2015–2016, and no problem conditions were noted with that skylight in the survey. This skylight is the only one that was part of Richardson's original design. Aside from age and general deterioration, some of the skylights are problematic because of their orientation or location on the roof. The farther down in the slope of the roof a skylight is positioned, the more likely it is to experience problems over time, because it's susceptible to greater water runoff and more prone to problems associated with ice migration and damming. The two skylights nearest the northeast corner of the building are particularly close to the outlet of two of the roof's ten valleys.

Problem conditions associated with the remaining ten skylights include:

- There is widespread failure of the copper base flashings at the top edge of many of the skylights. These are often heavily and unevenly coated with tar and other mastics. This condition makes underlying conditions difficult to ascertain.
- The cap flashings, which lap the base flashings at the apex of the skylights, is in several locations damaged and lifted out of position. Some of these have been repaired in the past rather than replaced.
- Several pieces of copper cladding, which protect the steel skylight frames and lap over the glass, are lifted out of position. This is a result of failures of the anchors.

- Cracked glass and non-original insulated double-pane glass exist at some skylights. The thicker insulated glass alters the relationship between the steel frames and the cladding and makes a long-term watertight seal difficult to achieve.
- The skylights, as originally constructed, have sealant between and around the glass and steel frames. The copper cladding is designed to lap over and protect these connections. Failed sealants cannot be effectively replaced without first removing the cladding. In numerous locations, sealant has just been applied to the intersection of the copper and glass. These repairs are invariably short lived, and many have failed.

BELL-LEVEL ROOF

The bell-level roof was entirely redone in 1927 in conjunction with the installation of the carillon and the associated steal frame. This flat-seam copper roofing was installed by James Ackroyd & Sons of Albany, as indicated by a plate fastened to the north side of the roof. Most of the 1927 roof has been replaced with membrane roofing, but the membrane is not pitched so as to adequately shed water. The copper roofing is still in place at the perimeter of this area, but this does not extend all the way to the outer edge of the stonework and allows water to enter adjacent mortar joints. Additional problem conditions exist at the existing pitch-pockets that are still at the bases of the steel framing. These likely date to 1927 but have been repaired at various times in the past.

MASONRY-BUILT ROOFS

All three of the tower roofs at City Hall (the main tower, tower stair, and southeast tower) are constructed of brownstone facing on a corbeled-brick and stone roof structure. None of the three towers has either a gutter or an effective drip-edge at its eave. This condition has caused staining and deterioration of some of the brownstone immediately below these areas of roofing.

Adjoining the southeast tower are two additional masonry-built roofs, one designed to accommodate the planned bridge that was to connect the building to an adjacent jail, and the other a single-story entry porch.

The masonry construction of these roofs is laid-up in mortar and relies entirely on intact mortar joints to remain watertight. Many of these joints have been replaced with either sealant or lead wool in recent years. At the time of inspection, many of these joints were partially open. Other problem conditions relating to these five distinct areas of roofing are as follows:

MAIN TOWER

- The tower roof was covered by two layers of protective netting in the spring of 2019 as a precaution against falling material. This condition (coupled with the height of the tower) has made direct inspection of this area of the building impossible. Drone images were used to compile these condition notes.
- Numerous mortar patches exist at the upper tower roof. Most of these are believed to date to work undertaken in the 1970s, have discolored slightly with age. This condition is particularly prominent on the south elevation. The soundness of these repairs was not able to be verified.

- Several displaced and misaligned stones can be seen particularly on the west-facing slope of the roof. This displacement is likely the result of failure of the imbedded iron anchors, or a fracture in the stone caused by rusting of the anchors.
- Woody vegetation has grown through mortar joints in this roof in the past. Growth of this type can be seen on the east face of the roof in the accompanying image in this report. This condition can lead to displacement of stones and widening of mortar joints.
- Several open mortar joints can be seen in the images provided by the City. The white staining on the cornice below is in part the result of lime leaching from joints as mortar has failed.
- There is a lightning conductor and two down cables at the top of the main tower. This system appears to be in sound condition but no conductivity test was undertaken as part of this report.

OTHER MASONRY-BUILT ROOFS

- The roof of the tower stair, which abuts the southeast corner of the main tower, is in the best condition of any of the masonry-built roofs on the building. The mortar joints were renewed in 2006, with the vertical joints being filled with lead wool while the more-protected horizontal joints were filled with a lime-rich mortar. A waterproofing was applied to the entire surface as part of the same project.
- The south entry porch roof is in fairly good condition, but some biological growth and moss exist along the edge of some vertical lead-wool-filled joints that are not completely filled. There are numerous open horizontal joints, particularly between the bottom course of the roof and the stone gutter.
- One of the stones in the southeast stair tower roof is cracked in several locations. These cracks have been filled with sealant, but some have reopened. No gutter or drip edge exists at the eave of this tower, which has resulted in significant water runoff on the brownstone below the roof level.
- There is significant deflection in the center of the masonry-built roof on the east elevation. This has resulted in cracking of some units, and patches in some areas. Several of the mortar joints are open. Of all the roofs in this section of the report, this is the only one that covers an occupied and heated space.

WALL MASONRY

The distinctive character of Richardson's much-imitated personal style has much to do with his use of broad rounded arches and concentrated areas of decorative carving, but perhaps the clearest component is his use of heavy, rusticated stonework juxtaposed with crisp carved brownstone. Both of Richardson's preferred stones were used at Albany City Hall.

The lighter of the two stones is a rough-faced, or rusticated, Milford granite (originally called Braggville granite, as the quarry is positioned between the two neighboring Massachusetts towns, Milford and Bragville). The darker stone, which is employed for trim and finished carving, is Longmeadow brownstone, also quarried in Massachusetts.

Both of these are extremely high-quality building stones and at City hall have experienced only limited deterioration, mostly in areas of extreme exposure or as a result of poorly maintained or ineffective mortar joints. The accompanying elevation drawings indicate the location of the

conditions noted below, many of which exist in several locations. These problem conditions relating to the masonry walls of City Hall are as follows:

- City Hall's exterior masonry was fully cleaned and repointed in 1971–1972. Although much of this work remains in sound condition, the Portland cement-based mortar that was used is harder than the relatively soft Longmeadow brownstone, the result being that the stone is deteriorating in some areas adjacent to the mortar.
- As a result of exposure, failed joints, and a too-hard mortar, some areas of brownstone are deteriorated or sugaring.
- Some mortar joints have failed where mortar was applied to previously caulked joints or where residue of mastic is still present.
- The joints between copper step flashing and the adjacent stone are often open or filled with a combination of deteriorated mastics or sealants.
- Areas of pitting and advanced surface deterioration of individual stones are a result of a combination of the unit's placement and exposure, but also in most cases, natural imperfections in that individual stone.
- Improperly prepared mortar joints (they were not raked out deeply enough to accommodate new pointing mortar), were observed in a handful of locations where mortar had either fallen away or was raised and could be removed by hand.
- On the upper left side of the north gable, a large area was observed where joints appear to have been prepared for repointing during the 1970s work but never received new mortar. Many of these joints were not raked out to an appropriate depth for repointing.
- The mosaic of small tan, gray, and brown stones on the west gable was repointed with the same too-hard mortar that was used elsewhere. This has led to deterioration of the stonework and raised mortar where the stones have deteriorated away from the mortar.
- The Longmeadow brownstone steps and neighboring areas of carved trim have deteriorated as a result of both extreme exposure and heavy salt use during winter months.
- Cracking through individual granite blocks only appears in areas where settlement has occurred in the past, such as one granite lintel over a south facing window within the main tower.
- Small pieces of granite (none larger than a quarter) were observed to be not fully attached to their substrate in a handful of cases. This is likely a result of the initial shock of cleaving of the rusticated surface. This condition is natural, and is not a cause for concern.
- There is surface erosion and staining of the brownstone cornices below each of the three tower roofs because of a lack of an effective drip edge in each location.
- Several brownstone transom are fractured as a result of past movement within the structure.
- Original embedded iron anchors have caused cracking at the top and bottom of the brownstone mullions between sets of windows.
- Failed sealant was replaced with new sealant in several areas of the belt courses around the building as part of the recent window-restoration project, but open joints in other areas of belt course remain.
- Most of the sealant between individual parapet stones has failed. This has left open upward-facing joints exposed to water infiltration.

- The open and highly carved area of brownstone between the bell level of the tower and the tower's pyramidal roof is more deteriorated than other areas as a result of surface area and exposure to high winds, rainwater, and runoff from the roof above.
- Most of the mortar repairs to individual stones appear to date to the 1970s project, and the majority of these are in sound condition, but have faded and now stand out because they are lighter in color than the original stones.
- In some areas, particularly at the upper parts of the main tower, continued moisture-based deterioration of the brownstone has resulted in later patches standing proud of the adjacent stone. These patches either have failed or are likely to fail.
- The deep window jambs are a typical location of slow drying, where moisture, and accompanying salts, migrate within the wall. The recrystallization of the salts has led to some areas of significant spalling of the stone. In some locations (particularly on the south elevation of the building) a large section of the face of the stone has become detached. Several of these areas were patched in the past.
- The spindles within the stone balustrade of the loggia were entirely replaced with new brownstone as part of a project within the last twenty years. Failure along bedding planes was observed within some of the engaged vertical pieces at the ends where the balustrades terminate into the wall.
- Rusting of ferrous metal anchors has led to, and is likely to lead to, fractures in stones at the top of the tower (where bird-proof mesh has been anchored to the inside face of the stone), and adjacent to the front door (where banners and decorations are hung).
- Biological growth is present on some stones, particularly below air conditioner units, and on the north side of the building.
- Carbon crust exists in some protected areas below projecting decorative stones. This crust causes deterioration of the underlying stone surface through the release of acids.
- Rust staining, on both the light and dark stone, can be seen in several areas below where ferrous metal anchors have been inserted through the face of the wall.
- A thick, black bird-proofing mastic is present at many of the deep windowsills around the building. In other locations, strips of lighter mastic used to anchor spiked bird protection is still in place.
- The two disused chimneys at the west end of the building are open to the sky, as are the iron cramps that hold the capstones in place. The iron cramps at the top of the brick flues are deteriorated as a result of this exposure.

WALL OPENINGS

Many of the windows and exterior doors were, like the roof, replaced during the 1916–1920 work. In 2015–2016, an extensive restoration campaign was undertaken to repair the historic windows, along with some exterior doors, and to add storm windows to improve energy conservation. The City asked that these areas be left out of this assessment of the existing exterior conditions. However, because the tower is unheated and unoccupied, none of the deeply set windows in that area were addressed as part of that project. There are also some exterior doors that were not repaired in the recent project.

Problem conditions relating to the wall openings include:

- The window openings into the subbasement level along the east wall all have been either blocked up or repurposed to accommodate louvered vents.
- Various pieces of stationary air-conditioning equipment have been permanently installed behind the expanded-metal grilles in the south side of the building.
- Original, 1880s wrought-iron grilles exist in the westernmost basement windows on the north side of the building. Modern expanded metal security screens were installed in all of the other basement-level window openings. These are not set deep within the window openings, as the originals are, and the new grilles alter the historic appearance of these wall openings.
- Several cast-iron ventilation grilles exist at the base of the north wall. These have not been painted recently, and rust staining on the stonework can be seen in each location where these grilles exist.
- The areaway grilles on the east and south sides of the building are covered in surface rust.

SITE CONDITIONS

The site surrounding City Hall slopes from west to east. The steepness of the slope results in an additional floor (the basement level) being entirely above grade at the east elevation of the building, while not being visible at all on the front/west elevation. Additionally, the subbasement only exists below the eastern portion of the building.

The landscaped park to the rear of City Hall was created in 1985–1986 in honor of long-time mayor Erastus Coring 2nd and to coincide with the City's tricentennial year in 1986. The paved area in front of City Hall, with surface parking and the Eagle Street cut through, creates a number of pedestrian difficulties on that side of the building, and results in road closure and loss of parking when that area is used for ceremonial purposes.

A steeply west-east sloping sidewalk abuts the building on both its north and south sides. Issues relating to site conditions include:

- The slope of the site and lack of adequate waterproofing on the exterior basement walls has led to the significant moisture ingress that is visible along the west end of the basement, and which decreases with the slope of the ground along both the north and south walls toward the east side of the basement.
- Where the sidewalks abut the rough masonry of the building the space between the concrete and stone has been filled with sealant. This sealant has failed in numerous areas.
- The use of salt, to melt ice in winter, on the sidewalks around the building has led to deterioration of much of the Longmeadow brownstone trim near the ground.
- The areaways that surround the subbasement windows on both the south and west sides of the building are often clogged with leaves and debris. An access hatch leading to the south areaway was provided during the recent window restoration, but those on the east have limited access.
- In the recent past, ivy growing the walls and trees growing against the building have been problems on the east side of the building. Some of the cut ivy still clings to areas of the masonry walls.
- Gas meters, surface mounted piping, and other visual distractions exist at grade level on the east side of the building.

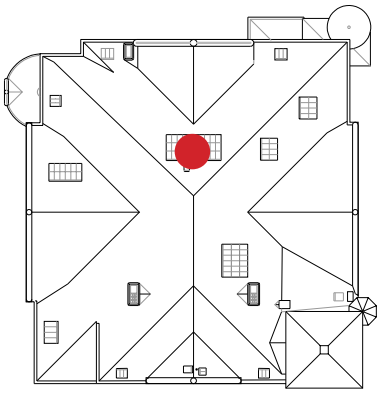
- Where the north wall of the building projects outward into the sidewalk, a low point in the paving exists. This condition directs water towards the wall in this area.

MISCELLANEOUS

There are several problem conditions pertaining to components of the exterior of City Hall that do not fit within the categories laid out above. These are limited in scope and are, for the most part, isolated conditions. These include:

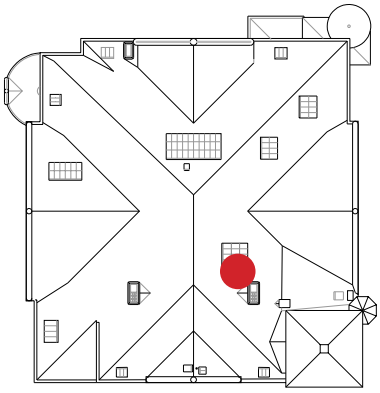
- The clock faces on the main tower are generally in sound condition, but a small number of holes, loose screws, and areas of open joints between the clockface and the adjacent masonry do exist.
- The plywood hands on the south-facing clock are deteriorated and cupped. Part of one of the hands has fallen off.
- The wood window boxes below the first-floor windows are anchored in place through the top of the stone window sills with ferrous metal anchors.
- Cracks extend across the unpainted cementitious ceiling and cornice above the west-facing second-floor loggia.
- There is surface rust on the bases of the original light fixtures within the loggia. It is unclear if these lights are functional at this time.
- There are numerous electrical conduits and junction boxes that extend across the floor of the loggia. These pose a trip hazard when/if the loggia is used.
- There is widespread surface rust and paint failure on the metal flagpole on top of the west gable.
- A wood-framed ceiling is located above the bell level of the main tower and encloses the space within the tower roof. As a result of water ingress through the tower roof, the dimensional wood framing has experienced minor but widespread deterioration. The ceiling has been removed, but a newer plywood floor has been installed on the upper face of the framing.
- Paint failure on the cast-iron vents near the sidewalk-level on the west end of both the north and south walls has caused rust staining on the stones below.
- Various exposed mechanical and electrical piping exists on the east side of the building.
- Disused sections of plastic and metal spiked pigeon deterrent exist on several ledges around the building, particularly the west elevation, and these are often loose and some have fallen out of position.

EXISTING CONDITIONS: ROOF



NORTH

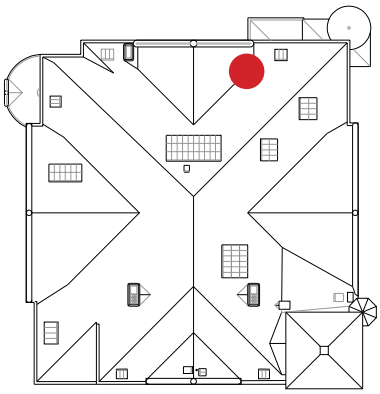
Restored rotunda skylight. The base flashing between the skylight and the roof was not replaced. JGWA, 2019.



NORTH

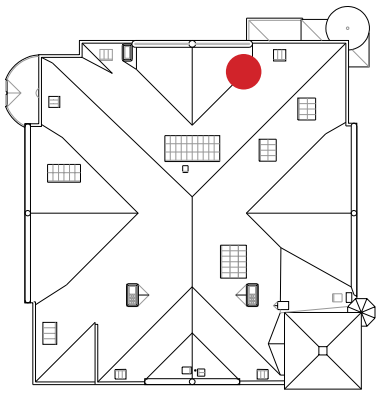
Overview of south slope of roof with chimney, skylight, and large copper-lined valley. JGWA, 2019.

EXISTING CONDITIONS: ROOF



NORTH

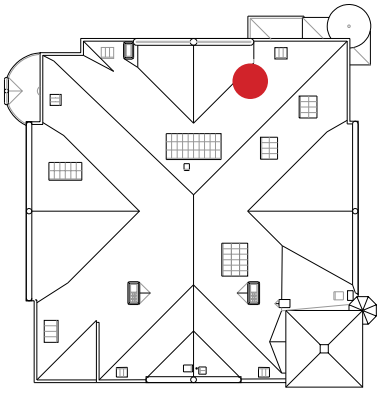
Broken and patched terra cotta roof tiles and membrane patch on top of worn copper roofing. JGWA, 2019.



NORTH

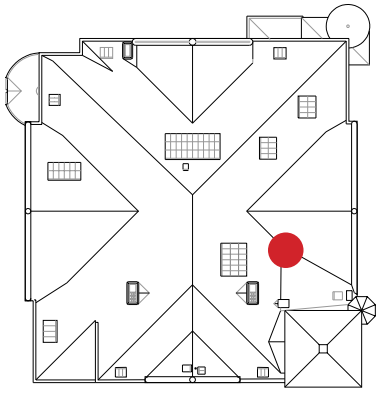
Scoured copper with visible holes where thinned copper has lifted. Mastic has been coated to the bottom of the adjacent tiles in an attempt to stop leaks. JGWA, 2019.

EXISTING CONDITIONS: ROOF



NORTH

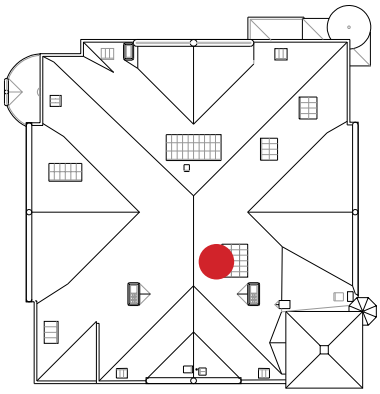
Multiple membrane patches over deteriorated copper at east elevation. Broken terra cotta tiles can be seen on the gutter and behind the snow guards. JGWA, 2019.



NORTH

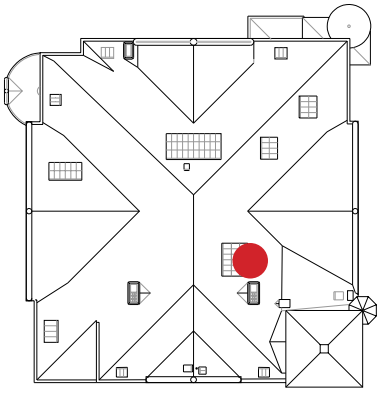
Large membrane patch at valley with smaller patches at seams and damaged tiles at south elevation. JGWA, 2019.

EXISTING CONDITIONS: ROOF



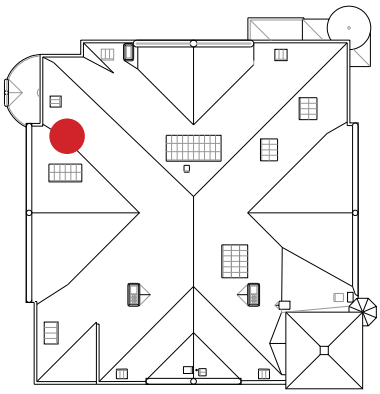
NORTH

Mastic and missing cap flashing at head of south-facing skylight. Several terra cotta tiles have dropped out of position. JGWA, 2019.

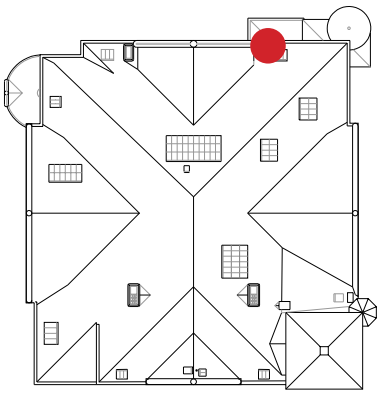


NORTH

Loose anchors, galvanic corrosion, and loose tiles at base of skylight. JGWA, 2019.

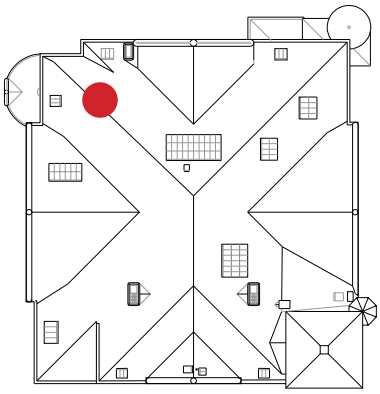


Membrane torn around lifted base plate of displaced snow guard on north elevation. JGWA, 2019.



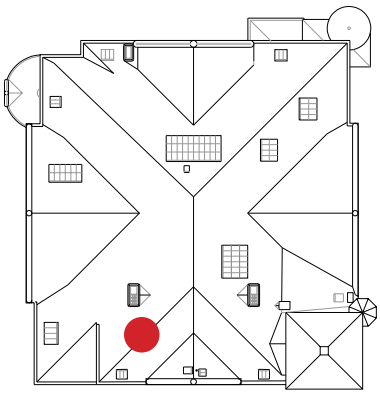
Thin copper deformed by wear and impact damage. Base plates for snow rail provide an access point for water. JGWA, 2019.

EXISTING CONDITIONS: ROOF



NORTH

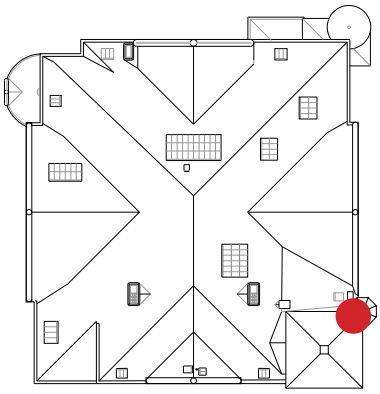
Hip tiles with exposed ferrous metal anchor on northeast hip. JGWA, 2019.



NORTH

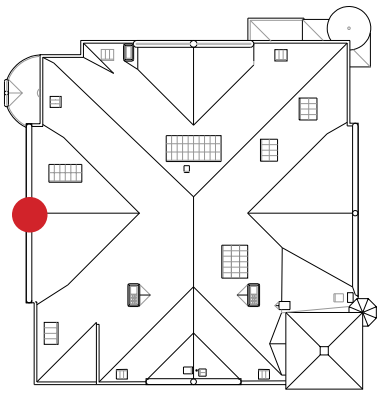
Badly cracked hip tile at northwest hip. JGWA, 2019.

EXISTING CONDITIONS: ROOF



NORTH

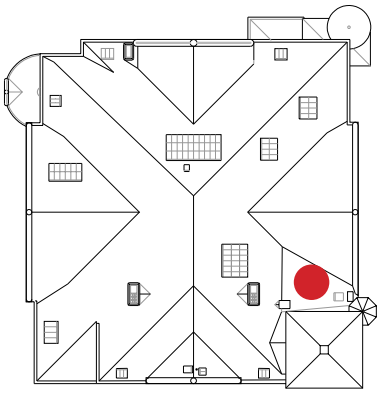
Mastic buildup at the junction of the roof and the east face of main tower and an open mortar joint adjacent. JGWA, 2019.



NORTH

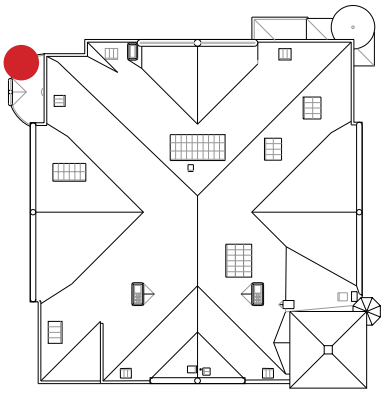
Cap flashings with exposed gap at ridge at north-facing projecting bay. A gap in the sealant and the cracked coping indicate movement. JGWA, 2019.

EXISTING CONDITIONS: ROOF



NORTH

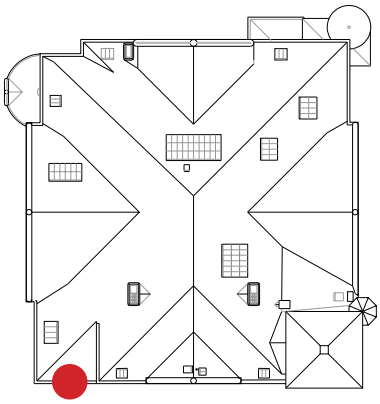
The complex and troubled valley between the main tower and the south gable. JGWA, 2019.



NORTH

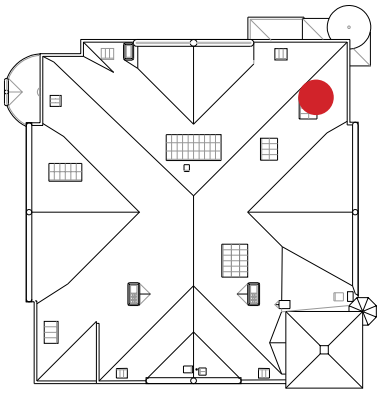
Ferrous nails through face of copper gutter. Roof tile in gutter with patched edge of brownstone below. JGWA, 2019.

EXISTING CONDITIONS: ROOF



NORTH

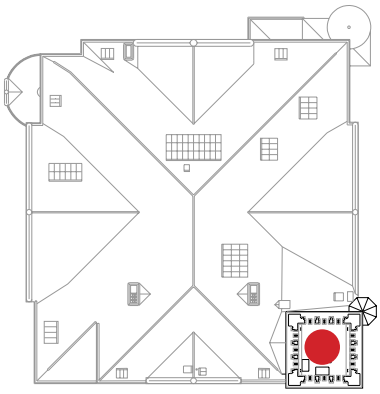
Holes in copper above gutter. JGWA, 2019.



NORTH

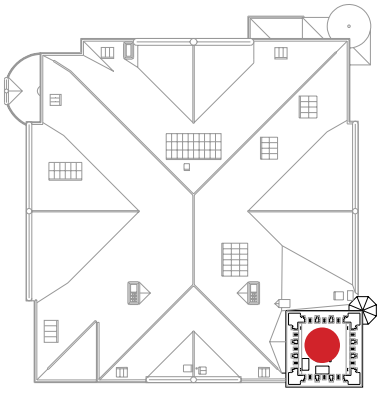
Sealant repairs and sealant failure at south skylight. JGWA, 2019.

EXISTING CONDITIONS: ROOF



NORTH

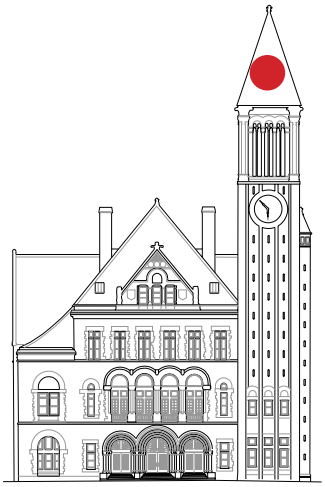
Water collecting at membrane roof at the bell level of the main tower. JGWA, 2020.



NORTH

Built up and cracked mastic at base of steel framing bell level of tower. JGWA, 2020.

EXISTING CONDITIONS: MASONRY ROOFS

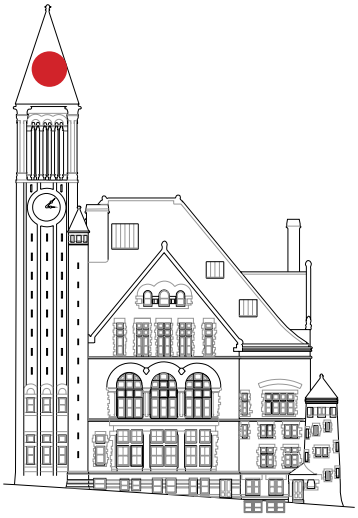


WEST ELEVATION

Displaced cladding stones in the west face of the masonry roof of the main tower. Most joints in this roof have failed and provide multiple routes for water ingress. [Image from Albany DGS/Water Dept.]

The corbeled brick interior of the main tower roof. JGWA, 2020.

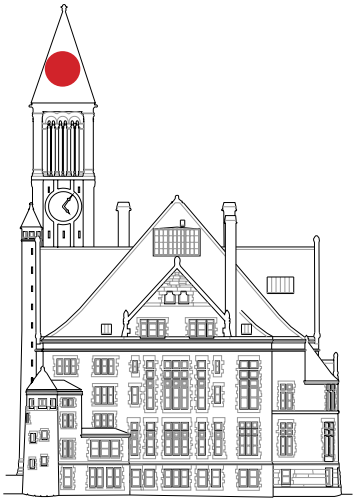
EXISTING CONDITIONS: MASONRY ROOFS



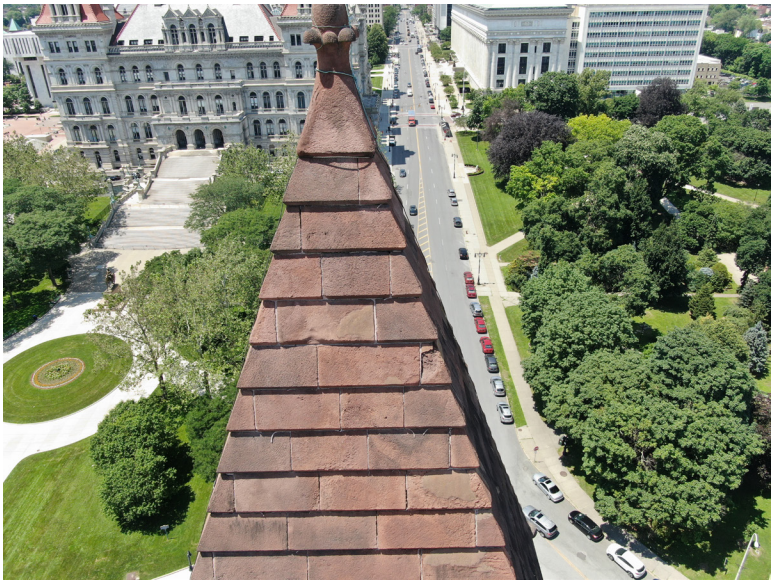
SOUTH ELEVATION

Numerous mortar patches on the south slope of the main tower's brownstone roof. [Image from Albany DGS/Water Dept.]

Ice buildup on south face of the interior of tower roof caused by open mortar joints on the exterior. JGWA, 2020.

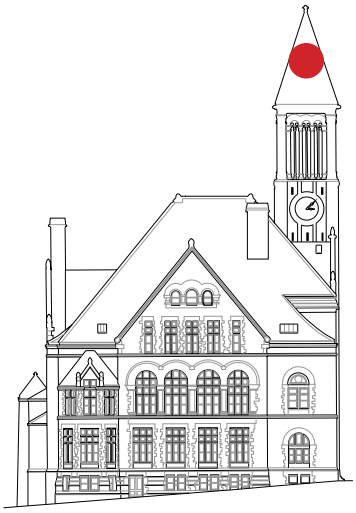


EAST ELEVATION

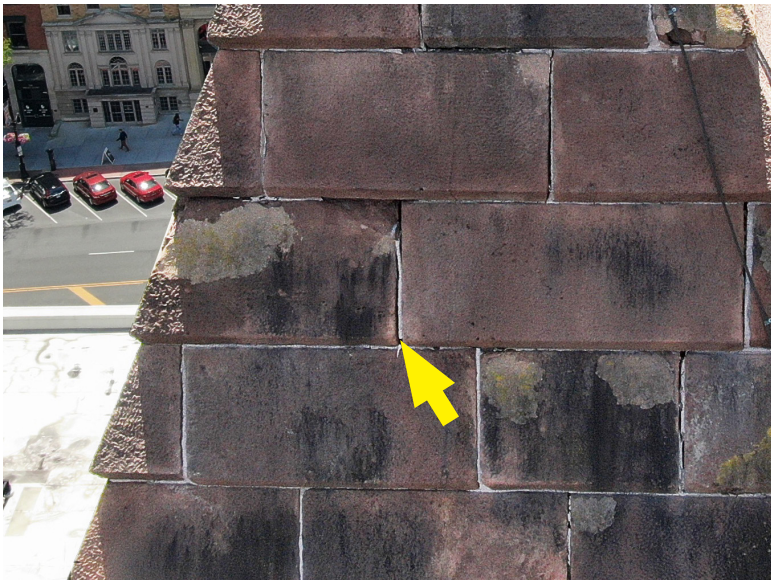


Deteriorated and patched stone work on the top of the east face of the main tower roof. Albany Water Department, 2019.

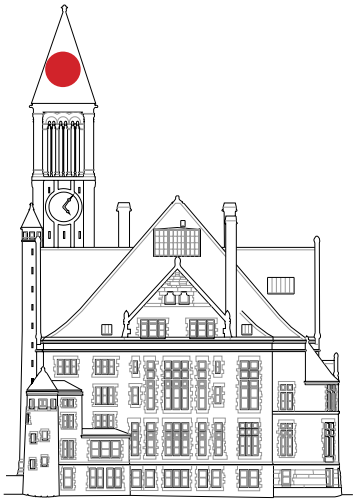
Open mortar joints allow for wood plant growth on the roof of the east face of the main tower roof. These root systems can displace the stone cladding. Albany Water Department, 2019.



NORTH ELEVATION



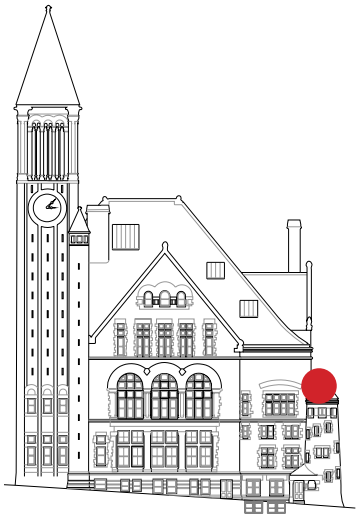
A badly deteriorated piece of brownstone on the north face of the main tower roof with a failed patch. Albany Water Department, 2019.



EAST ELEVATION

The stone seen above on the east face of the main tower roof has deteriorated badly. A patch from the 1970s work has failed. The surface of the stone to the upper left has eroded substantially. Albany Water Department, 2019.

EXISTING CONDITIONS: MASONRY ROOFS

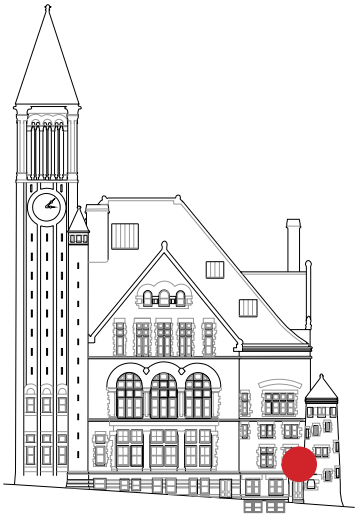


SOUTH ELEVATION

The southeast tower roof with signs of water runoff below the cornice where there is no drip edge. JGWA, 2019.

Cracked roof stones and failed joints at southeast tower. JGWA, 2019.

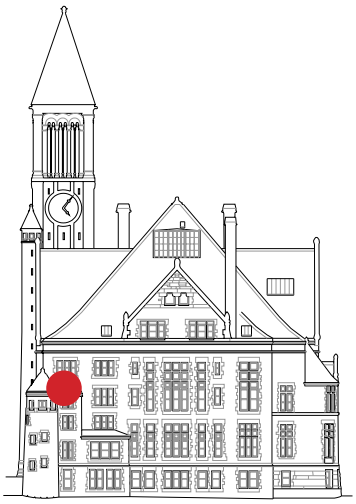
EXISTING CONDITIONS: MASONRY ROOFS



SOUTH ELEVATION

South entry porch roof. Joints have been filled with lead wool in 2006. JGWA, 2019.

Moss buildup in joints and debris in stone gutter at south entry porch. JGWA, 2019.

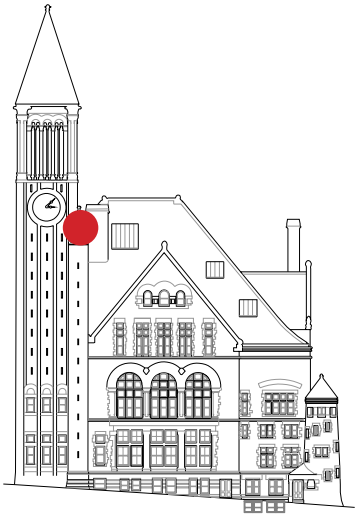


EAST ELEVATION

(Left) Cracked and displaced stone in the masonry-built roof on the east-facing projection shows signs of cracks and displacement. JGWA, 2019.

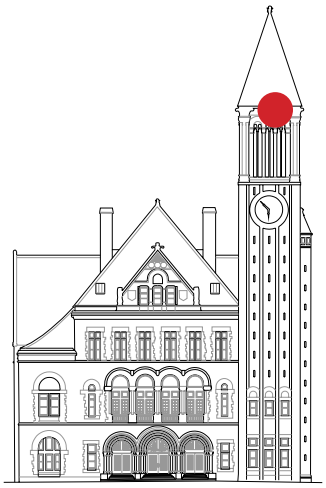
Cracked and displaced stones caused by settlement of the units. The area below was entirely rebuilt in 1916-1920. JGWA, 2019.

EXISTING CONDITIONS: MASONRY ROOFS



SOUTH ELEVATION

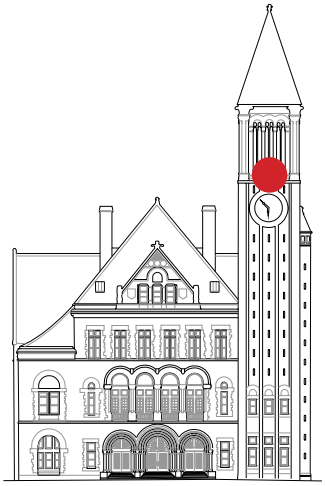
The tower stair roof was repaired in 2006. As part of that repair, lead wool was installed in upward-facing joints. JGWA, 2019.



WEST ELEVATION

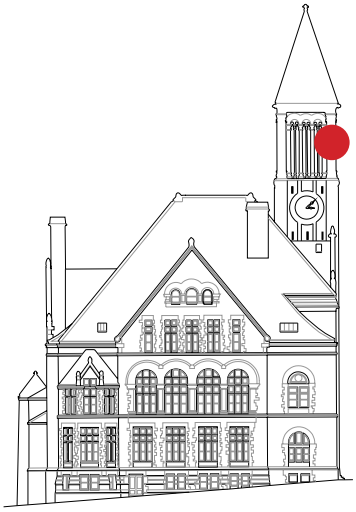
White staining (lime scale) from deteriorated mortar joints at the tower roof and its substructure. JGWA, 2019.

Deteriorated stone in the arches at the top of the main tower. The metal grates are secured with ferrous metal anchors that have caused spalling of the stonework in some locations. JGWA, 2019.



WEST ELEVATION

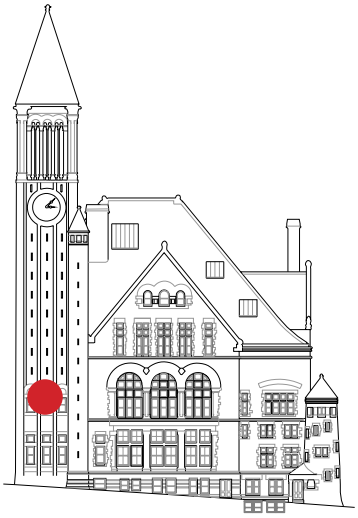
Where sheet metal roofing stops short of the edge of the stone, a tree is growing on the west elevation of the tower.



NORTH ELEVATION

Patches and deterioration at the brownstone at the northwest corner of the tower. JGWA, 2019.

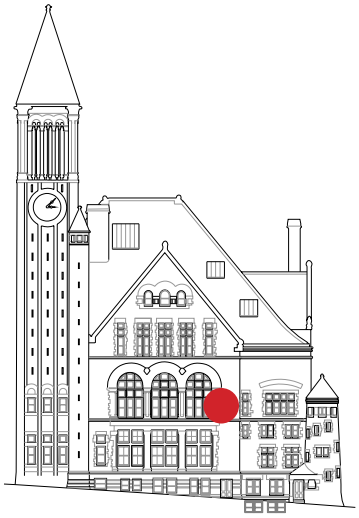
EXISTING CONDITIONS: MASONRY



SOUTH ELEVATION

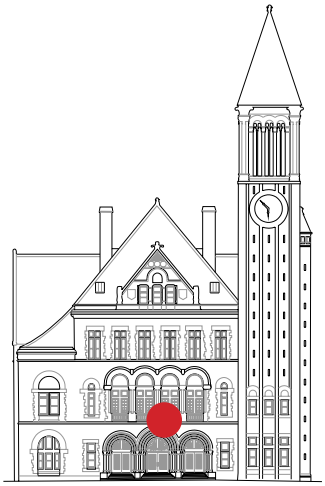
Spalled stone at south-facing window jamb. The loose piece was removed for safety. JGWA, 2019.

EXISTING CONDITIONS: MASONRY

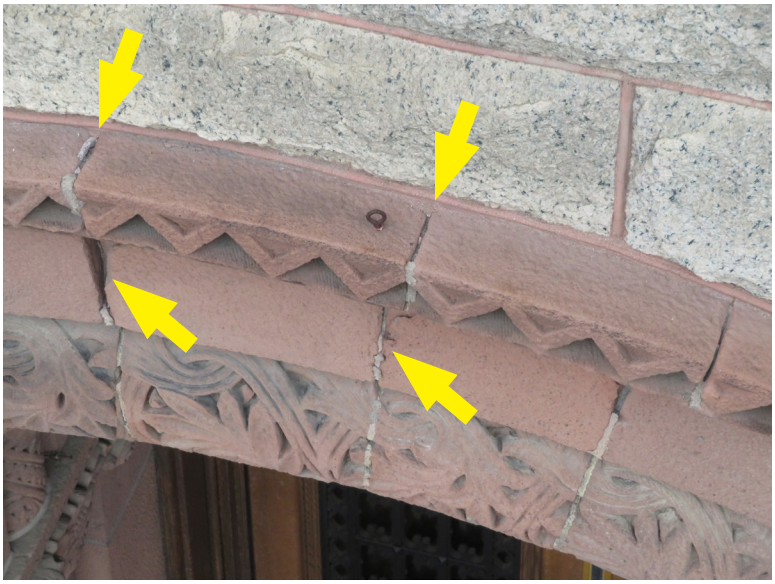


SOUTH ELEVATION

Pitting and deterioration of the decorative brownstone adjacent to a windowsill. The standing water on the left side of the image is from a window air conditioning unit. JGWA, 2019.

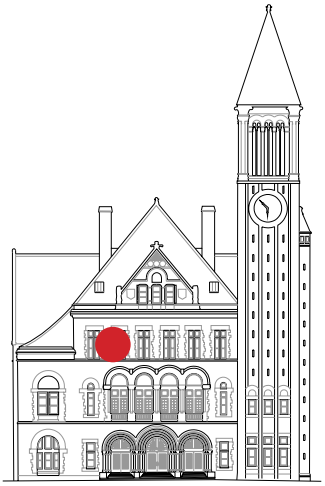


WEST ELEVATION



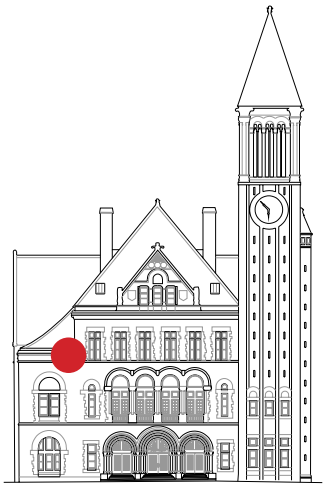
Deterioration of a stone in the arch above the west entrance caused by open mortar joints above. The rusting metal anchor could cause spalling of the stone if left in place. JGWA, 2019.

EXISTING CONDITIONS: MASONRY



WEST ELEVATION

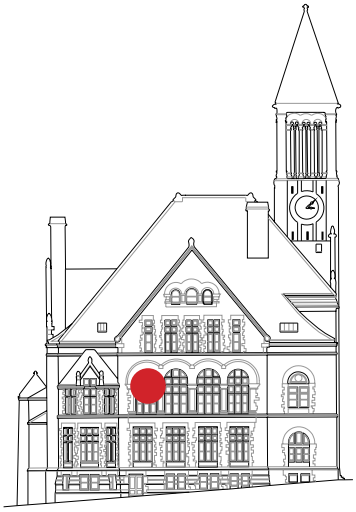
Mortar failure at mildly deteriorated brownstone. JGWA, 2019.



WEST ELEVATION

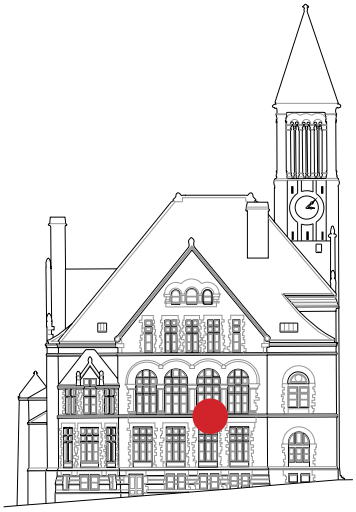
Sealant and mortar failure adjacent to a gutter. JGWA, 2019.

EXISTING CONDITIONS: MASONRY



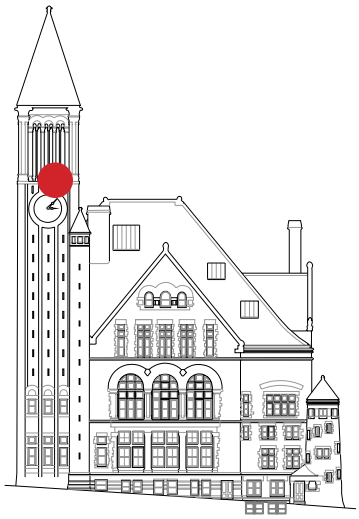
NORTH ELEVATION

Vertical cracks at mullion and transom on north face of building. The crack to the left of this image was caused by an embedded anchor. The crack at right was caused by movement. JGWA, 2019.



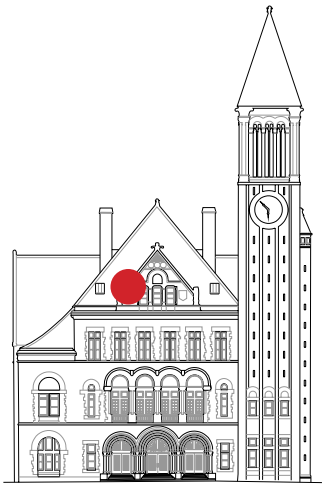
NORTH ELEVATION

A wide crack through a north-facing windowsill is a source of water ingress. The open mortar joint on the right also allows water to enter the wall. JGWA, 2019.



SOUTH ELEVATION

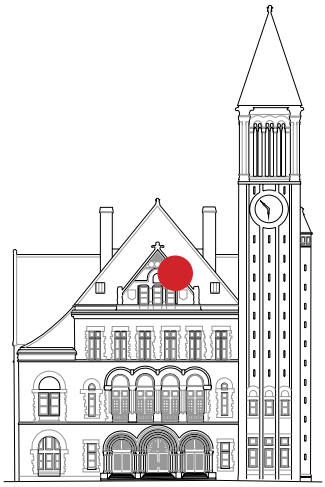
Deterioration of one of the stone faces below the bell level of the tower. Where open joints and the lack of a drip edge allow water to run into and down the exterior walls. JGWA, 2019.



WEST ELEVATION

Open mortar joint and deteriorated stone at the base of the west-facing gable. JGWA, 2019.

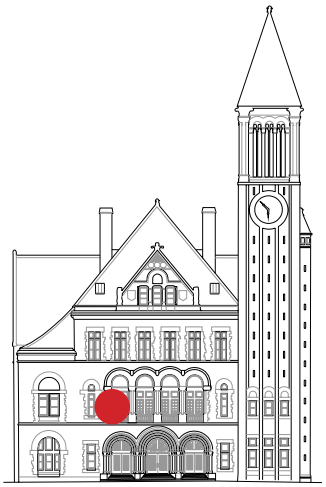
EXISTING CONDITIONS: MASONRY



WEST ELEVATION

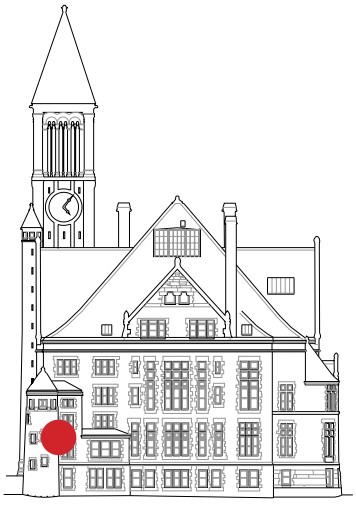
Detail of the stone at the west gable, eroding away from hard 1970s-era mortar. JGWA, 2019.

EXISTING CONDITIONS: MASONRY



WEST ELEVATION

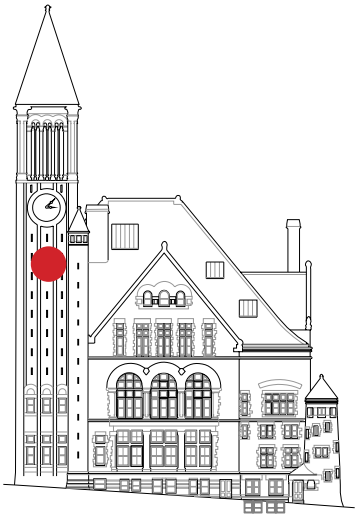
Deterioration along the bedding plane of new stone at loggia balustrade. JGWA, 2019.



EAST ELEVATION

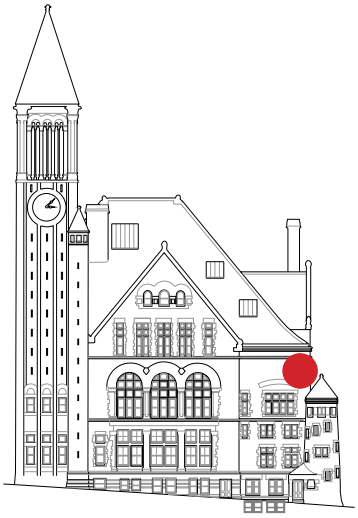
A new crack through an area of repaired brownstone from the 1970s. JGWA, 2019.

EXISTING CONDITIONS: MASONRY



SOUTH ELEVATION

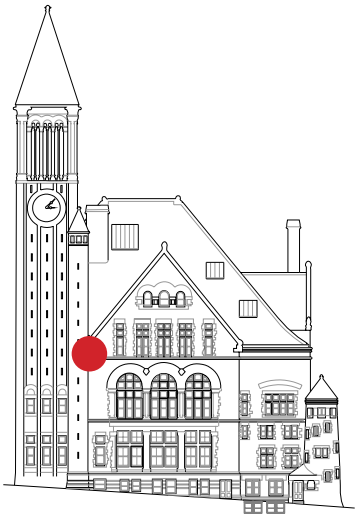
Two cracks, and epoxy repairs, at a granite lintel of a south-facing tower window. JGWA, 2019.



SOUTH ELEVATION

Minor spalling of small areas of the irregular face of the granite. JGWA, 2019.

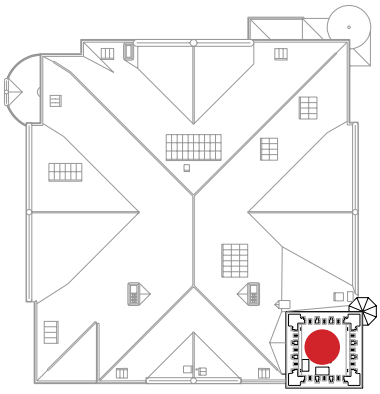
EXISTING CONDITIONS: MASONRY



SOUTH ELEVATION

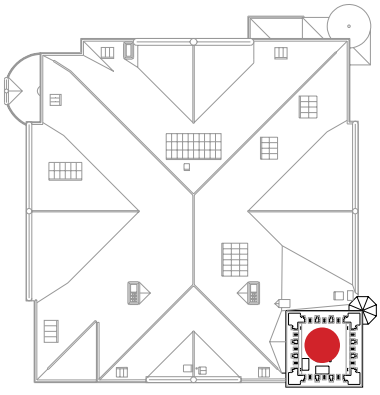
Loose mortar lifted out of position by water and freeze/thaw cycling. The mortar could be removed by hand. The joint was insufficiently prepared. JGWA, 2019.

EXISTING CONDITIONS: MASONRY



NORTH

Pitted stone within the bell level of the main tower. The adjacent repairs have not improved the condition. JGWA, 2020.

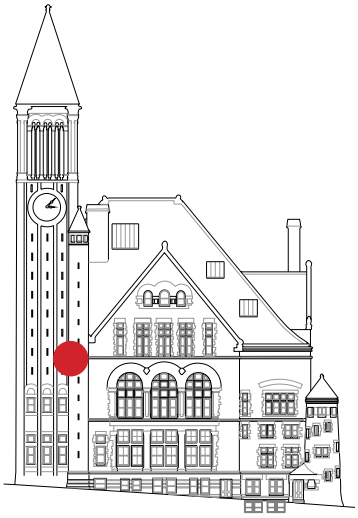


NORTH

Spalled stone caused by a ferrous metal anchor at the inside of the bell level. JGWA, 2020.

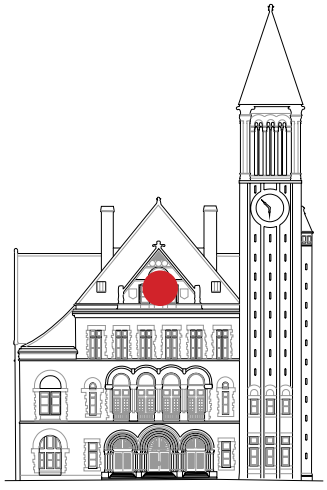
EXISTING CONDITIONS: OPENINGS

2019.08.09 IMG_1912



SOUTH ELEVATION

One of approximately ninety unrestored deep-set windows at the main tower. JGWA, 2019

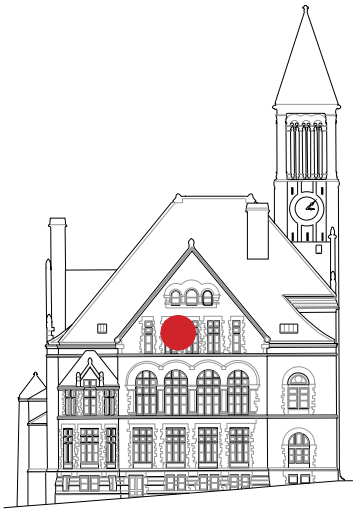


WEST ELEVATION

The intake grille at the center of the west gable. JGWA, 2019.

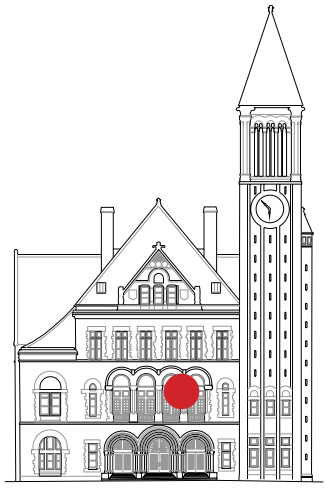
EXISTING CONDITIONS: OPENINGS

2019.08.10 IMG 2321



NORTH ELEVATION

Window air conditioner and condensate runoff with long-term staining adjacent. JGWA, 2019.



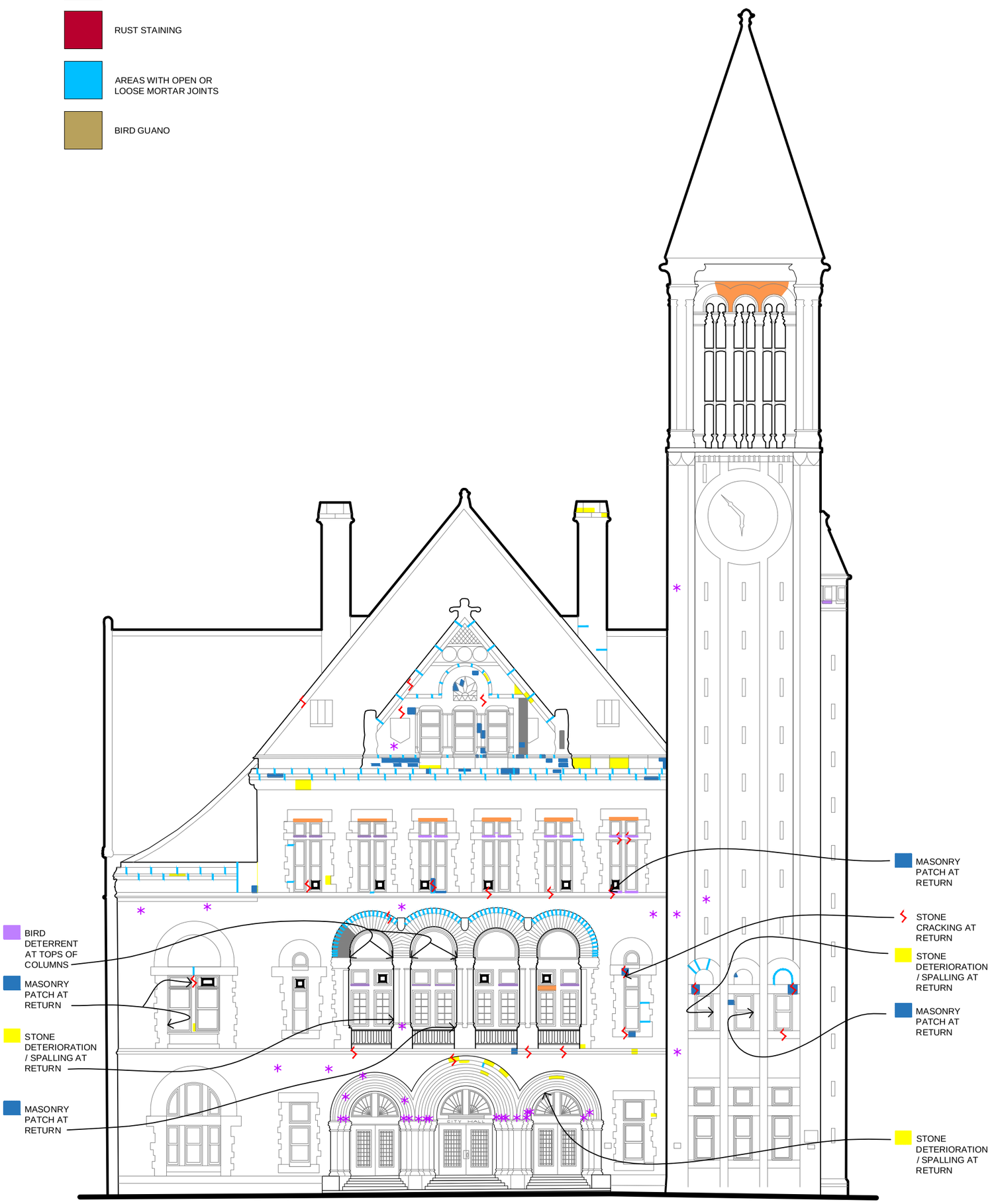
WEST ELEVATION

Wood panel and air conditioner over transom window at the loggia. The white haze is efflorescence caused by moisture from the air conditioner. JGWA, 2019.

EXTERIOR CONDITIONS DRAWINGS

EXISTING CONDITIONS LEGEND

- BIOLOGICAL GROWTH
- BLACK STAINING
- MASONRY PATCHES
- EFFLORESCENCE
- STONE DETERIORATION / SPALLING
- BIRD DETERRENT
- RUST STAINING
- AREAS WITH OPEN OR LOOSE MORTAR JOINTS
- BIRD GUANO
- STONE CRACKING
- EXISTING AIR CONDITIONING WINDOW UNIT
- OPEN OR LOOSE MORTAR JOINTS
- SLOPPY SEALANT JOINT
- FERROUS ANCHOR



WEST ELEVATION

JOHN G. WAITE ASSOCIATES ARCHITECTS, PLLC
100% DRAFT

EXISTING CONDITIONS LEGEND

- BIOLOGICAL GROWTH
- BLACK STAINING
- MASONRY PATCHES
- EFFLORESCENCE
- STONE DETERIORATION / SPALLING
- BIRD DETERRENT
- RUST STAINING
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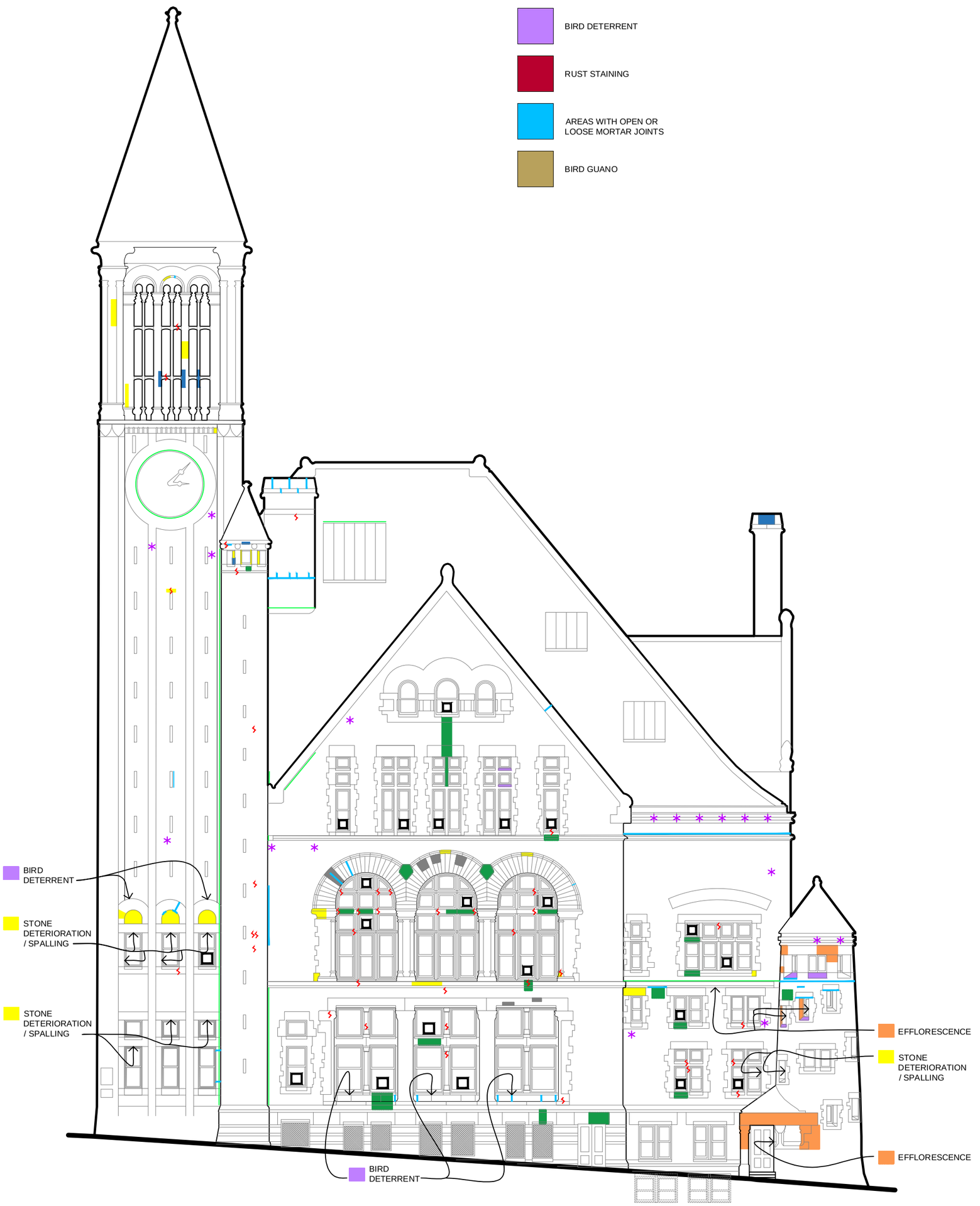
- FERROUS ANCHOR



SOUTH ELEVATION

JOHN G. WAITE ASSOCIATES ARCHITECTS, PLLC
100% DRAFT

EXISTING CONDITIONS LEGEND

- BIOLOGICAL GROWTH
- BLACK STAINING
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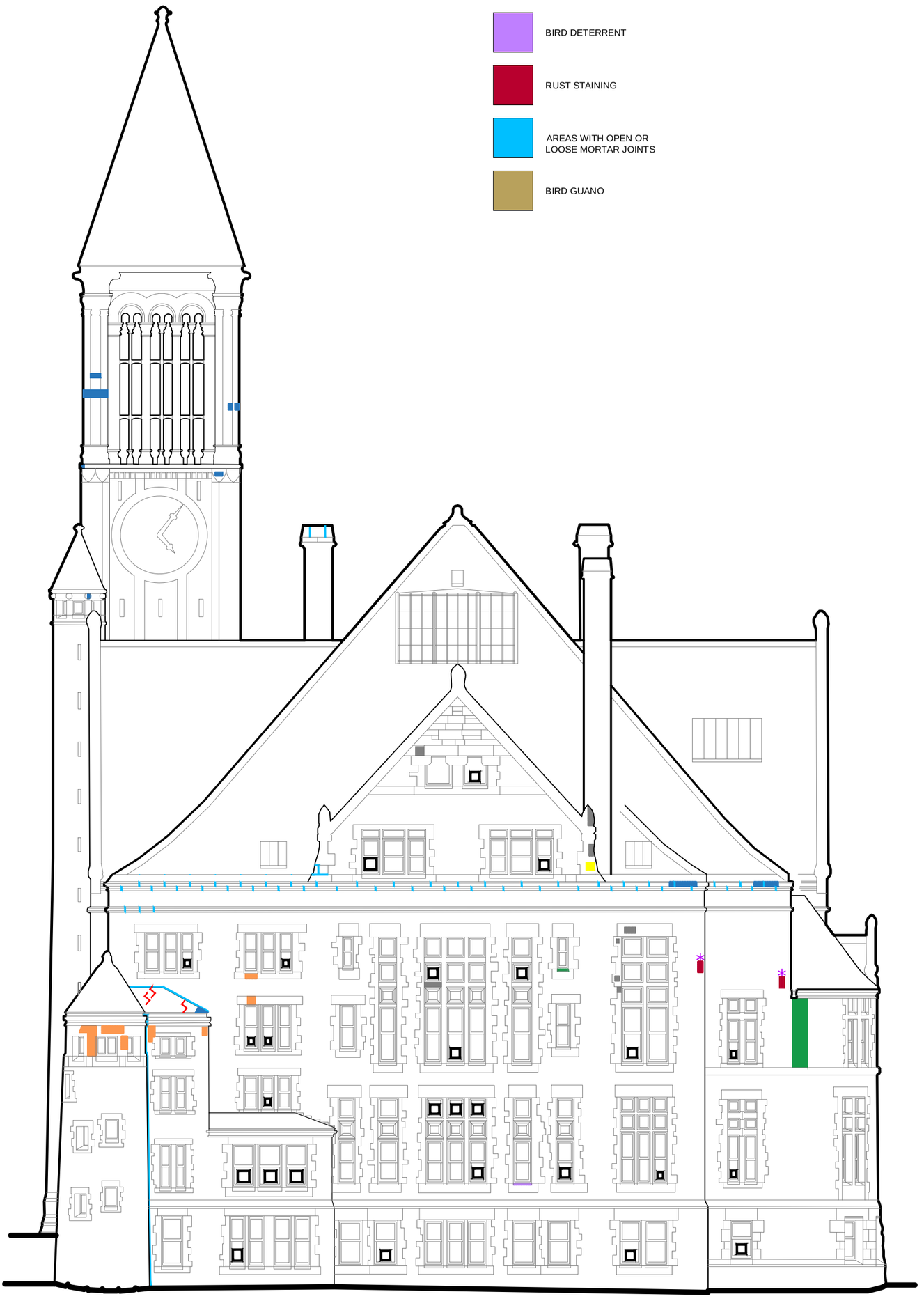

EAST ELEVATION

JOHN G. WAITE ASSOCIATES ARCHITECTS, PLLC
100% DRAFT

EXISTING CONDITIONS LEGEND

- BIOLOGICAL GROWTH
- BLACK STAINING
- MASONRY PATCHES
- EFFLORESCENCE
- STONE DETERIORATION / SPALLING
- BIRD DETERRENT
- RUST STAINING
- AREAS WITH OPEN OR LOOSE MORTAR JOINTS
- BIRD GUANO
- STONE CRACKING
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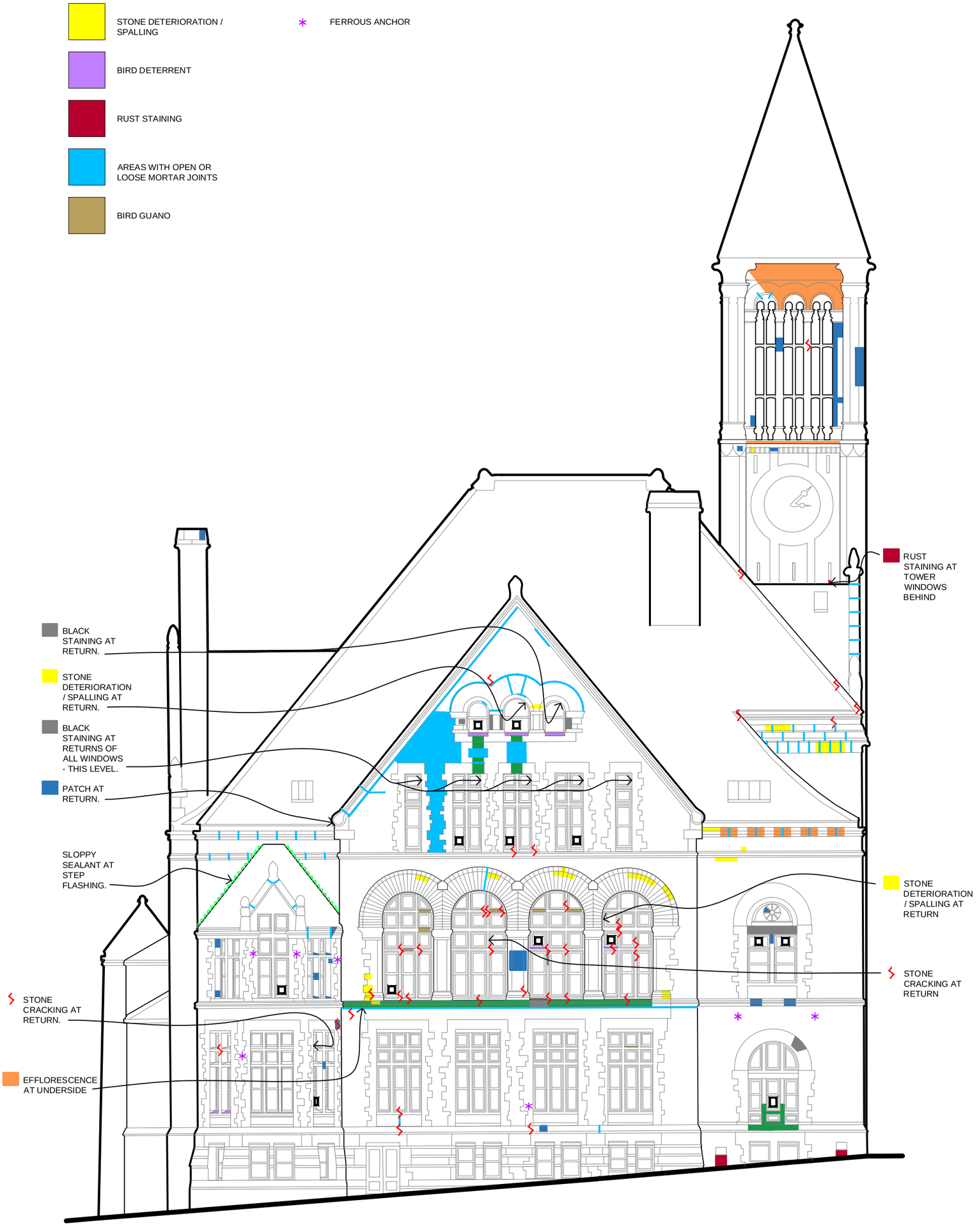
- FERROUS ANCHOR



NORTH ELEVATION

JOHN G. WAITE ASSOCIATES ARCHITECTS, PLLC
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INTERIOR CONDITIONS ASSESSMENT

A room-by-room survey of the interior of the building was completed in the winter of 2020. The overall condition of the building is consistent with a large institutional building that has been in continuous use for over 100 years. No major changes have been made since the major renovation of 1916-1920. Numerous small changes have since been made throughout the building, primarily to accommodate changes in office space requirements. Many of these minor changes have been made in an expedient fashion without regard to consistency, serviceability, or aesthetic appearance.

Refer to the Recommendations section of this report for general and specific recommendations.

More detailed notes with specific conditions observations for each space are included in the "Notes By Room" section of this report (see page 76).

Throughout the building, furnishings and modern finishes, such as dropped ceilings and carpet, prohibit full investigation of the conditions of the historic fabric.

GENERAL INTERIOR NOTES

- A hazardous materials survey was not conducted. It is assumed that lead paint can found throughout the entire building. The presence of possible asbestos composition tile flooring was noted in some spaces and may exist in others. Asbestos pipe insulation is likely present in small quantities.
- Significant evidence of a leaking roof has been noted, especially at roof drain pipes, roof valleys, and skylights.
- At many of the historic wood doors the lower panel is cracked.
- At many doors, the door hardware is not consistent. Many historic locksets have been modified or replaced with modern hardware of varying eras and qualities.
- The door keying and locking system is not coordinated.
- Plaster damage can be found near most roof downspout drains, near roof gutters and valleys, and at stone roofing. This indicates that the roof is leaking and starting to cause damage to the interior.
- The plaster is damaged below or adjacent to windows with air-conditioning units. This damage appears to be related to condensate discharge from these air conditioning units that saturates the masonry and soaks through to the interior.
- Cracked plaster and peeling paint can be found in almost every space in the building.
- The acoustic lay-in ceiling tile systems found in many spaces are generally nearing the end of their useful service life. Dirty, water-stained, misaligned, and missing tiles can be found in many spaces.
- Most of the restrooms in the building are somewhat deteriorated. There are missing, mismatched, and broken fixtures. Dispensers and accessories are mismatched. None of the restrooms are ADA accessible. Most of the restrooms do not have adequate ventilation.

- Many different generations of signage and graphics are used in the building, are not consistent, and may be confusing.
- There is a general inconsistency to the installation method and location of modern devices on walls and ceilings.
- There is exposed heating and plumbing piping throughout the building. Much of it is modern, but some of it dates to the 1916-1920 renovation.
- Piping and conduit penetrations through walls, floors, and ceilings are poorly detailed.
- This contributes to rodent and insect ingress, as well as thermal and acoustic transmission between spaces.
- Surface-mounted conduit can be found throughout the building.
- Poorly supported electrical wiring can be found throughout the building. More recent flexible metal conduit is often supported from other conduit by plastic cable ties.
- Loose communication cabling and wiring have been run haphazardly throughout the building. It is often inadequately supported.
- In many offices, electrical wiring, communication wiring, and electrical extension cords can be found taped to flooring. This is an electrical hazard as well as a potential tripping hazard.
- The lighting in office spaces is a mixture of types, styles, and light levels. The lighting levels are inconsistent and sometimes inadequate. Nearly all of the lights are fluorescent tubes.
- Storage space for files, records, equipment, and general storage is often abandoned, underutilized or disorganized.

INTERIOR CONDITIONS NOTES BY FLOOR

SUB-BASEMENT NOTES

- The lighting controls throughout the sub-basement are poor.
- The sub-basement is not well ventilated.
- Mortar is deteriorated or missing at many of the brick & stone wall joints.
- All finishes that exist on this level are in poor condition.
- Water is seeping through the west wall of the boiler room.

BASEMENT NOTES

- There is significant water infiltration at the underside of the stone front entry stairs.
- Ventilation is inadequate in most basement spaces.
- Lighting is insufficient, inconsistent, and inadequately controlled.

FIRST FLOOR NOTES

- The first floor is typical of many floors in the building. The public spaces are in good condition while the office spaces are in fair condition.

SECOND FLOOR NOTES

- The acoustics in the common council room are poor for speech. This is also likely true for the courtroom.

THIRD FLOOR NOTES

- Many of the skylights are leaking.

FOURTH FLOOR NOTES

- Many of the skylights are leaking.

TOWER NOTES

- The windows of the tower are in fair to poor condition. These windows were not addressed as part of the 2013 window project.

INTERIOR CONDITIONS NOTES BY ROOM

SUB-BASEMENT

Room 001 (Fan Room)

- Unsafe electrical connection at pneumatic control air compressor sensor.
- Pneumatic control air compressor runs constantly, indicating a potential leak or other issue.
- Telephone junction box not well supported at ceiling.
- Damp area of floor at northwest corner.
- Uninsulated steam piping below head height at north side of room is a burn hazard.
- Floor surface is uneven and a potential tripping hazard.
- Poorly supported conduit and wiring throughout space.
- Cracked stone lintel over opening to abandoned tunnel at northwest corner.

Room 002 (Spiral Stair)

- Extremely damp throughout space.
- Standing water on the floor.
- No floor drain present in this space.
- Mortar is deteriorated or missing at 50% of the brick & stone walls area.
- Open hole in stone ceiling through to bottom step of stair above caused by delaminated brownstone landing above.
- Debris piled up under stair.
- No ventilation in this area.
- Brick walls at jamb to areaway spalled 100% of area.
- Wire glass in door is loose.
- Door scrapes on floor and does not close properly.

Room 003 (Vestibule)

- Mortar washed out of brick and stone wall joints – all walls up to 2'-0" above the floor.
- Peeling paint throughout the space.

Room 004 (Ash Room)

- Wall sink drain discharges through an open pipe to the floor and is not code compliant.
- No lintel at pipe penetration through wall above north door.
- Open junction boxes with exposed and bare wiring.
- Unsupported piping at ceiling.

- Poorly supported wiring & conduit throughout space.
- Floor surface is uneven.
- Mortar in stone walls is deteriorated.

Room 004A (Closet)

- Plastic sheeting that is duct-taped in various locations on the ceiling has failed and is falling. This appears to be an attempt to prevent drafts or rodent ingress to floor above.
- Poorly detailed pipe penetrations throughout ceiling.
- Peeling paint throughout space.

005 (Boiler Room)

- Water is actively leaking through the mortar joints of the west wall above footing haunch. This may be related to groundwater or to leaking steam lines.
- Standing water at door at bottom of stairs.
- Sheet metal door casing partially missing at door to room 001.
- Illuminated exit sign not functional.
- Standing water throughout boiler pit.
- Concrete floor is chipped, pitted & defoliating.
- Stone defoliating at base of door jamb to room 001.

006 (Coal Room)

- Window on east wall is missing and boarded over.
- Deteriorated brick on fuel room enclosure wall east side.
- Deteriorated mortar joints at stone walls.
- Abandoned water heater and other debris laying on the floor.

007 (Fuel Room)

- No lighting in the space.
- No safe way to access the space.
- Ventilation duct to exterior is open to the exterior.

BASEMENT

Room 90 (Maintenance)

- Friable wall and ceiling plaster in multiple locations.
- Unsecured wiring & electric conduit throughout space.
- Exposed unsafe electrical wiring at ceiling.
- Wood plinth block missing from door frame.

Room 91 (Server Room)

- Friable plaster across entire south wall below windows.
- Exposed vertical steel bars at ramp edges are an impalement hazard.
- User anecdote: The ceiling leaks when the Mayor's shower used.
- Note that the adhesive-mounted ceiling tiles prevented analysis of the ceiling.

Room 92 (Computer Tech Office)

- Window is boarded up.
- Marble plinth block missing at east door to hall.

Room 92A (Office)

- Friable plaster at east wall at window.
- Friable plaster at south wall between windows.

Room 93 (Traffic Court Office)

- Peeling paint at water damaged ceiling at east wall.
- Peeling paint behind radiator.
- Vertical crack in plaster and water damage at southwest corner.

Room 93A (Office)

- Peeling paint at window sill.
- Plaster cracking at north wall.
- Failed plater and paint at rusted pipes at north wall.
- Hole for wiring in door trim.

Room 93B (Office)

- Water damage at south jamb of window.

Room 93C (Vestibule)

- Peeling paint on east wall.
- Hollow plaster at south wall.
- Hole in wall to room 93B.
- Painted concrete floor finish is abraded.
- Plaster damage at southwest corner.

Room 93D (Closet)

- Historic metal-clad door with wire glass.
- Floor cracked at door threshold.
- Poorly repaired plaster at water damaged areas.
- Hole in door trim for wiring.

Spiral Stair

- Large chunk of central stone pier is missing.

Room 94 (Traffic Court Records)

- Damaged ceiling access panel.
- Peeling paint at southeast corner.
- Peeling paint and damaged plaster adjacent to window air conditioning unit.
- Interior window painted over.

Room 95 (Vestibule)

- Door hardware loose on door to lobby.
- Exposed conduit and wiring throughout space.

Room 95A (Vestibule)

- Paint on walls is damaged.
- Exposed conduit and cabling.

Room 95B (Office)

- Peeling paint multiple locations including walls, ceiling, and window trim.
- Plaster damage behind radiator.
- Door hardware is loose.

Room 95C (Storage)

- Paint on walls is damaged.
- Exposed conduit and cabling.
- Radiator extends through partition into room 94.

Room 97 (Traffic Court)

- Door knob missing at door to hall.
- Plywood radiator enclosures poorly made and in poor condition.
- Historic ventilation grille on east wall is drawing air. Termination of duct unknown.

Room 98 (Police Office)

- Peeling paint on radiator and on wall behind.
- Friable plaster on wall in northeast corner.
- Lower panel of door to hall is cracked.

Room 99 (Jury Room)

- Framed historic chalkboard painted over.
- Exposed telephone junction box.
- Lower door panel of door to hall is cracked, horizontal rails are cracked, and hinge stile cracked.

Room 99A (File Storage)

- Wall plaster beneath west window, surrounding east window, and at baseboard of north wall is friable.
- Paint peeling on radiator.
- Door hardware is loose.
- Wiring haphazardly stapled to window casing.

Room 01 (South Entry Hall)

- Power door operators at vestibule & other doors; hardware & operators are not compatible, the operator cannot disengage the door bolts.

Room 02 (Women's Restroom – Outer)

- Vinyl composition tile flooring in fair condition.
- No exhaust ventilation.
- Lower wood panel of door is broken.
- Space is not ADA accessible.

Room 02A (Women's Restroom - Inner)

- Vinyl composition tile flooring is in poor condition.
- Toilet partition locks are broken.
- No exhaust ventilation.
- Not ADA accessible.

Room 03 (Lobby)

- Cracked terrazzo finish.
- Open joints in terrazzo panels.
- Cap loose on subbasement handrail.
- No hose at fire hose connection.
- Exit signs not illuminated.
- Electric panel not secured from public.
- No handrail at main stair landing at the bottom two steps.

Room 04 (North Entry Hall)

- Friable plaster at northeast corner of vestibule has partially fallen away from the masonry.
- Panic hardware on exterior door is bent.
- Pivot doors at vestibule are missing.
- Rust from diamond plate ramp has stained the terrazzo floor finish.
- Transverse crack in terrazzo floor finish.
- Chipped terrazzo floor finish.
- Heavy build-up of wax floor coating is unevenly worn and pitted throughout the space.
- Radiator enclosure is broken and deformed; the metal grille is loose.
- Surface mounted conduit and cabling throughout space.
- Sidewalk salt bags and spreader stored on the floor.

Room 05 (Men's Restroom)

- Ceramic tile floor is in cracked but serviceable condition.
- No exhaust ventilation.
- Urinals blocked off with makeshift plywood barrier.
- Door edge in poor condition.
- Evidence of floor settling at southwest corner.
- Broken steam piping within crawl space.

Room 06 (Kitchen)

- Operations recently ceased.
- Room and equipment are dirty.
- No ventilation except exhaust hood.
- Pneumatic thermostat is making noise.
- Abandoned water treatment filter mounted on north wall.
- Water heater sitting directly on the floor.

Room 07 (Café)

- Operations recently ceased.
- Lights not turned on, no obvious switch or control.
- Loose cable TV wiring at west wall.
- One sink missing at north counter.
- Abandoned water line at west counter.

Room 08 (Kitchen Hall)

- Improperly secured wiring & conduit at ceiling.

Room 09 (Café Corridor)

- Poorly secured wiring throughout ceiling.
- East wall drywall cracked & poorly finished.
- Corner bumper missing at west door.
- Door to Room 91 not wheelchair accessible.
- Space is noticeably warmer than adjacent spaces from vending machine waste heat.

Room 10 (Maintenance Hall)

- Friable plaster throughout space.
- Terrazzo floor.
- Exposed electric water heater.
- Emergency eyewash station is not functional.
- Holes in ceiling at pipe penetrations.
- Loose insulation on piping may be a hazardous materials concern.

Room 11 (Building Permit Storage)

- Broken and leaking steam piping in crawl space below floor.
- Drain piping deteriorated and possibly leaking in crawl space below floor.
- Steel beams supporting brick arch flooring in crawl space are deteriorated.
- Crack in floor related to crawl space hatch in northeast corner.
- Water damaged plaster at northwest corner from floor up six feet. Partially repaired and re-damaged. Plaster sounds hollow this area.
- Poorly detailed conduit and piping penetrations through walls.
- Plaster at door jamb sounds hollow.

Room 12 (Vestibule)

- Plaster damaged from use.
- Exposed conduit and wiring at ceiling.
- South door missing.

Room 13 (Storage)

- Plaster at door jamb has fallen away.
- Remaining plaster at door jamb sounds hollow.
- Brick pier notched at pipe penetration.
- Numerous abandoned anchor holes at north wall.

Room 14 (Vestibule)

- Cracked plaster from head of door to ceiling at door to Room 16.
- Mortised lockset at door missing.
- Sheet metal cladding on door frame is deformed at lock mortise.
- Door transom replaced with plywood panel and exhaust fan.

Room 15 (Storage)

- Evidence of water infiltration at west ceiling at underside of stone stairs.
- Efflorescence at underside of stairs above.
- Rising damp at west wall has caused spalled and missing plaster.
- Cast iron pipe at west wall badly rusted, cracked, and delaminated. Function of pipe is unknown.
- Cracked plaster at west piers.
- Missing plaster at northeast pier.
- Mortised lockset is missing at door.
- Glass at door and transom is missing. Covered with heavy mesh grille.

Room 16 (Storage)

- Evidence of water infiltration at west ceiling at underside of stone stairs.
- Daylight visible through holes in stair construction above.
- Sealed coating of concrete floor is discontinuous.
- Plaster missing from center pier of west wall.
- Paint on wall and ceiling surfaces is peeling throughout space.
- Plaster is friable on lower two feet of walls.
- Painted finish on ceiling is discontinuous.
- Plaster finish is missing on piers at north and south walls.
- Ceiling plaster missing at small area in center of room.
- Cracked plaster from head of door to ceiling.
- Cracked plaster at northwest pier floor to ceiling.
- Mortised lockset is from door.
- Upper panel of door glass replaced with flakeboard.

Room 17 (Storage)

- Paint on lower two feet of walls peeling.
- Evidence of water infiltration at west ceiling at underside of stone stairs.
- Plaster at door jambs is cracked.
- Painted finish on concrete floor is scuffed.
- Mortise lock on door is missing.
- Heavy grate on door and transom.
- Glass missing at upper door panel.
- Friable plaster is evidence of water leaking from radiator or piping above a pipe penetration in center of ceiling.
- Ramp to Room 18 does not meet ADA code.

Room 18 (Storage)

- Holes in ceiling and walls at pipe penetrations.
- Unsecured electric conduit & communications wiring throughout space.
- Evidence of water stains & runs at multiple locations.
- Paint peeling and plaster friable along floor throughout space.

Room 19 (Storage)

- Peeling paint entire west wall.
- Holes in ceiling at pipe penetrations.
- Unsecured communications wiring throughout space.

Room 20 (Tower Storage)

- Concrete floor topping coating is failing.
- Abandoned air handler and ductwork on ceiling.
- Ceiling penetrations poorly detailed with spray foam & fiberglass batt.
- Failing insulation on heating piping.
- Unsecured electric wiring & conduit throughout ceiling.
- Unsecured communication wiring throughout ceiling & walls.

FIRST FLOOR

Room 100 (Mayor's Office)

- Cork flooring worn at east door
- Remnant of pneumatic thermostat hardware mounted to door frame west side of north door
- Multiple grilles for abandoned air heating system in floor.

Room 101 (Mayor's Blue Office)

- Very dark blue paint makes space unnecessarily dark.

Room 102 (Mayor's Vestibule)

No comments

Room 102A (Office)

- Surface mounted conduit and communications wiring throughout, especially at east wall and at ceiling.

Room 103 (Conference Room)

- Minor abrasion damage to wainscot.
- Loose communication wiring along top of wainscot.
- Condition of floor assumed to be good, but carpet (in good condition prevents full investigation)

Room 103A (Restroom)

- Finishes are dated but generally in good condition.
- Door panels and rails are cracked.
- It is unclear where the exhaust fan discharges.
- Ceiling could not be fully investigated (covered by suspended acoustical ceiling).

Room 105 (Commissioner of Administrative Services Office)

- Broken ceiling tile at communication cables.
- Door hardware is loose.
- Lower panel of door is cracked.
- Carpet is worn but serviceable.
- Ceiling could not be fully investigated (covered by suspended acoustical ceiling).

Room 105A (Storage)

- Open communications junction box at north wall.
- Exposed and poorly secured communications wiring at north ceiling and wall.
- Plywood panel over window.

Room 105B (Office)

- Door to hall scratched and panel cracked.
- Communications cable taped to carpet across conference room door.

Room 105C (Office)

- Fascia of mezzanine above loose and crooked at south end.
- Awkward box-out at piping west of window.
- Loose electric wiring across window transom.

Room 105D (Office)

- Loose communication wiring at southeast corner.
- Exposed communication wiring at southwest corner.

Room 105E (Corridor)

- No sound attenuation between hall and adjacent offices.
- Wallboard finish cracked at midpoint of west wall.
- Door to Room 106 missing.

Room 106 (Corporation Counsel Office)

- Carpet worn.
- Vinyl base applied over marble baseboard.
- Exposed filter attached to unknown air vent.

Room 106A (Office)

- Vinyl base does not fit well.

Room 106B (Office)

- Abandoned anchor holes in east wall.
- Water damaged plaster at southeast corner.
- Carpet is wrinkled.

- Wood shims under radiator.
- Exposed wiring in closet.
- No light fixture in closet.

Room 106C (Office)

- Paint peeling at north wall.
- Door panels are cracked.

Room 106D (Restroom)

- Door panel is cracked.
- Historic door hardware missing.
- Numerous anchor holes in marble wainscot.
- Water staining and paint failure adjacent to access panel in southeast corner.

Room 106E (Kitchen)

- Ceiling is bulging and cracking at west side of room.
- Plywood access panel in northeast corner.
- No light fixture in closet.

Room 106F (Spiral Stair)

- Plaster in poor condition.
- No handrail on outer edge of stair.

Room 107 (Office)

- Plaster ceiling is cracked and has been poorly repaired.
- Lower panel of door to Atrium is cracked. Finish is abraded.

Room 107A (Office)

- Paint on radiator is in poor condition.
- Plaster ceiling is cracked and has been poorly repaired.

Room 107B (Men's Restroom)

- Hairline cracks in mosaic floor tile.
- Cast-iron radiator is not painted and is rusty.
- Door finish is abraded and worn.

- Plaster walls and ceilings are cracked with peeling paint.
- Latch for janitor's sink compartment is missing.
- No functional ventilation system is apparent.

Room 108 (Storage)

- Door to Room 107 is missing.
- Lower panel of door to Atrium is cracked.

Room 108A (Office)

- Peeling paint on radiator and on wall behind radiator.
- Plaster ceiling has been poorly patched.
- Casing of door to Room 108 has been partially removed.

Room 109 (City Treasurer's Office)

- Carpet worn and stained.
- Makeshift light fixture mounted at north wall.
- Exposed communication wiring stapled to historic wood partition.
- Cabling taped to carpet across door to corner office.
- Main door hardware is loose.
- Door frame is worn.
- Lay-in ceiling tile.

Room 109A (Office)

- Finish on window trim worn at sill.
- Exposed wiring at south west corner.

Room 109B (Office)

- Paint peeling off wall at southeast corner.

Room 110 (City Treasurer's Waiting Area)

- Crack in terrazzo floor finish.
- Vertical plaster cracks above arched doorway up to ceiling beam.
- Finish on doors to Lobby are worn and abraded.
- Knob rose on door to Lobby is missing.

Room 110A (Storage)

No comments

Room 110B (Vault)

- Vinyl tile floor- possibly asbestos-based.
- Irregular plaster finish on ceiling.
- Unknown if vault locks are used or disabled.

Room 110C (Kitchen)

- Door to Room 110D missing
- Peeling paint on radiator and on wall behind radiator.

Room 110D (City Treasurer)

- Carpet is dirty and worn.
- Peeling paint on radiator and on wall behind radiator.
- Electric extensions cords and wiring taped to floor to serve desks in the center of the room.
- Hardware on door to room 110E does not fit properly.

Room 110E (Parking Office)

- Radiator cover is displaced.

Room 110F (Storage)

- Cracked lower panel of door to Room 111.

Room 111 (Vestibule)

- Ceiling light fixture not compatible with architecture of the space.
- Disused mail slot in door.
- Lower panel of door to room 110F is warped.
- Baseboard cut at removed casework.
- Decorative plaster walls are obscured by overpainting.

Room 111A (Audit Office)

- Moisture damaged plaster below north window.
- Open electrical junction box at mezzanine stairs.
- Electric extension cords and wiring taped to floor to serve desks in the center of the room.
- Moisture damaged plaster below west window.

Room 111B (Audit Office)

- Exposed heating pipes bang loudly.

Room 112 (Entry Vestibule)

- Stone wall marked and dirty at northeast corner and northwest corner.
- Door kick plates are scuffed.
- Mismatched door closers at center doors.
- Latch cover missing at northernmost east door (for removeable glass panel in door).
- Doorbell at south jamb of center outer doors on interior side for unknown function.
- Staining on vaulted stone ceiling at southwest corner of center bay.
- Felt or fabric panel above arch in north bay has an unknown purpose.

Room 113 (Main Lobby)

- Stone walls are in good condition except they are dirty at elevators and near doors.
- Large television at east wall wired into historic floor light.
- Light bulbs in floor light are inconsistent color temperatures.
- Television monitor at security desk mounted on wall.
- Finish on main doors is worn.
- Old weatherstrip on doors is in variable condition.

Room 114 (Atrium)

- Stone walls are dirty at stair landing and elevator doors.
- Mismatched pointing mortar at stone walls, approximately 1% +/-.
- Missing fire hose near drinking fountain.
- Missing and mis-matched shades at ceiling pendant lights on south side.
- Non-illuminated exit sign.
- Adhesive stains on stone walls at various locations.
- No handrail at bottom two steps at main stair landing.

FIRST FLOOR MEZZANINE

Room 150 (City Treasurer Mezzanine)

- Plaster cornice damaged by communications wiring installation.
- Paint starting to peel on ceiling.
- Data router mounted on trash can.

Room 151 (Audit Office Mezzanine)

- Plaster and paint damage at northeast corner of stair.
- Crack in plaster wall above north window.
- Plaster and paint damage above west window.
- Plaster cornice damaged at shelving.
- Cornice poorly repaired at south wall.

Room 154 (Corporation Counsel Library Mezzanine)

- Loose plinth at door frame.
- Lower door panel is warped.
- Plaster cracked above door.
- Carpet is stained.
- Some peeling paint at ceiling.
- Damaged pint below window at air conditioning unit.
- Abandoned telephone junction box.
- Plaster cracked at window jambs on south wall.
- Cracked plaster ceiling at northeast corner near Office 154B.

Room 154A (Office)

- Deteriorated plaster behind piping in northeast corner.
- Cracked plaster at corner of window jamb.
- Carpet torn and wrinkled at door.

Room 154B (Office)

- Cracked plaster at ceiling.
- Damaged paint and plaster at rusty piping at southeast corner.
- Significant plaster damage at southeast corner.

Room 154C (Spiral Stair)

- Paint and plaster in poor condition.

Room 155 (Mezzanine)

- Cracked plaster at west wall.
- Exposed piping and open holes at ceiling penetration.
- Window sash padded out with wood that doesn't match.
- No baseboard on east wall.

Room 157 (Men's Restroom)

Space not accessible for survey.

Room 158 (IT Room)

- Composition tile flooring in fair to poor condition, possibly asbestos composition tile.
- Friable plaster at east wall below window.
- Exposed unsecured cable everywhere.
- Walls and ceiling not well painted.
- No window sash in place, three air conditioning units.
- Peeling paint at north wall at northwest corner.
- Peeling paint at south wall at southwest corner.
- Disorganized storage of material in space.

Room 159 (Women's Restroom)

Space not accessible for survey.

SECOND FLOOR

Room 200 (Deputy City Clerk's Office)

- Lower panel of door cracked.
- Door style pulling apart at top.
- Transom sash splintered.

Room 201 (City Clerk's Office)

- Lower panel of door cracked.
- Wiring strung across carpet.

Room 201A (Vestibule)

See notes for Room 202.

Room 202 (City Clerk's Office)

- Door knobs at main door falls off frequently – modern knob not compatible with historic escutcheon.
- Wiring strung across carpet at multiple locations.

Room 203 (Traffic Tickets Office)

- Carpet is worn.
- Lay-in ceiling tile is dropping slightly by window.
- Hole in flush door at vestibule.
- Parting rail on window at air conditioner stuffed with makeshift insulation.
- Communication wiring taped to carpet.

Room 203A (Closet)

- Possible asbestos composition tile flooring.

Room 205 (Corporation Counsel Office)

- Worn and mismatched carpet.
- Lay-in ceiling tile is damaged.
- Non-illuminated exit sign.

Room 205A (Office)

- Paint peeling on plaster ceiling.

Room 205B (Office)

- Non-illuminated exit sign.

Room 205C (Office)

- Lay-in ceiling tile is deteriorated.

Room 205D (Office)

- Worn carpet.
- Worn lay-in ceiling tiles.
- Stained ceiling tile at northeast corner at piping.
- Loud fan noise coming from historic wall vent.

Room 205E (Stair Vestibule)

- Carpet worn.
- Lay-in ceiling tile damaged and missing.
- Friable plaster at wall above window, southeast and southwest corners.
- Water staining at southeast corner on wall.
- Window trim has been poorly replaced, doesn't match historic trim.
- Stair door has been replaced and doesn't match historic doors.
- Portion of plaster ceiling missing.
- Rusted steel visible above plaster ceiling in brick ceiling construction.

Room 205F (Spiral Stair)

- Paint and plaster in poor condition throughout.
- open electrical junction box.
- Trim block at window missing.
- Handrail not code-compliant.
- Loud electrical mechanical time clock.
- No landing at door is not code-compliant.
- No handrail at door steps is not code-compliant.

Room 206 (Men's Restroom)

- Wood stall doors have cracked panels, finish is worn.
- Not ADA accessible.
- Stall doors do not close or latch properly.
- One sink is missing.
- No exhaust ventilation is apparent.
- Child bars on low north window do not meet code.

Room 207 (Office)

- Finish worn on window sill.
- Finish worn on door.

Room 208 (Women's Restroom)

- Portion of east stall marble replaced with wood.
- Tile floor missing at northeast corner.
- Glass in door boarded over.
- Bottom of door damaged.

Room 209 (Civil Courts Office)

- Main door glass boarded over.
- Bottom of main door damaged.
- Communication wiring on floor across doorway.

Room 209A (Office)

- One step up into this space- not ADA accessible.

Room 210 (Court Room)

- Decorative wood wainscot in good condition but finish is tired and could be refinished.
- Water damaged wainscot at southeast corner.
- Finish at doors is dirty at hardware.
- One light fixture shade crooked.
- Finish on handrail at jury box is peeling off.
- Gate missing at rail behind attorney's desks.
- Judge's bench not ADA accessible.
- Jury box not ADA accessible.
- Witness stand not ADA accessible.

Room 210A (Judge's Chambers)

- Kitchenette counter not attached, interferes with drawer operation.

Room 211 (City Court Judges)

- Very dark painted walls.
- Poor lighting.
- Doors to hall blacked out.

Room 212 (Judge's Room)

- Air conditioner plugged in with extension cord.

Room 213 (Judge's Room)

- Finish on window sill poor condition in two locations.
- Air conditioner plugged in with extension cord.

Room 214 (Judge's Room)

- Adhesive on window trim.

Room 215 (Jury Room)

No comments

Room 216 (Common Council Chamber)

- Cork floor worn but in serviceable condition, lots of wax/varnish build-up.
- Entire room is very dark.
- Windows create glare against council members.
- No exit signs.
- Two cracked lenses at northeast decorative ceiling fixture.
- Floor gouged at main door because hinges are worn.
- Finish on main door damaged.
- Door closer not really effective.
- Wainscot cracked near south bronze case.
- Finish on south doors is worn
- Finish damaged at west doors, typical of all.
- Air conditioning wiring is haphazard.
- Capacity of room is over 50 people.
- Acoustics of the space is poor for meetings.

Room 217 (South Stair)

- Finish on door to 203 is worn.
- Finish on door to 202 is worn.
- Paint starting to peel at north wall.
- Fluorescent light not consistent with atrium lighting.
- Glass door to atrium is not really a fire door and is propped open.
- Non-illuminated exit sign.

Room 218 (Atrium)

- Abandoned standpipe at southwest corner.
- Adhesive at stair at southwest corner.
- Stone walls dirty near elevators.
- Small chip in marble floor near northwest corner of Atrium.
- Broken plastic pamphlet holders at door to Room 209.
- Non-illuminated exit sign at northeast corner.
- Paint peeling at corner near Room 206 at east side.
- Graffiti on stair pier at southeast corner.
- Mismatched pendant light shade over stairs at south side.

Room 219 (North Stair)

- Paint peeling on ceiling.
- Ladders stored on floor.
- Fire door propped open.
- Fire door to hall has deadbolt, closer, and door stop.
- Lighting dim.

Room 220 (Vestibule)

- Non-illuminated exit sign.

Room 221 (Corridor)

- Painted exit sign at arched opening.

Room 222 (Vestibule)

- Lower panel of door to Room 215 cracked.
- Finish on doors to Room 211 damaged.

SECOND FLOOR MEZZANINE

Room 250 (Storage)

- Stepped and horizontal cracking in plaster at south and west walls.
- Three out of twenty-four window glass panes cracked.
- 1/8” crack between stone stair landing and concrete floor.
- Four holes in walls and ceiling at east wall.

Room 251 (Vital Records Storage)

- Painted concrete floor – paint worn.
- Plaster impact damage at ceiling beam.
- Hole in wall at southwest corner up high.
- Room has not been painted for many years.

Room 252 (Office)

Space not accessible for survey.

Room 252A (Storage)

Space not accessible for survey.

Room 253 (Microfiche Office)

- Finish at door to hall worn and abraded.
- Hole cut in door for mail slot.

Room 253A (Office)

No comments.

Room 254 (Vital Records Office)

- Some minor damage to both sides of counter casework.
- Normal wear to counter gate finish.
- Carpet worn.
- Main door cracked lower panel and finish worn at knob.
- Wiring taped to floor.
- Finish on wood threshold to office is worn.

Room 254A (Closet)

- Both panels in door are cracked.

Room 255 (Office)

- Space is not ADA accessible.
- Carpet worn and stained.
- Lay-in ceiling tile is tired.

Room 255A (Vault)

- Possible asbestos tile on floor.
- Friable plaster on ceiling.
- Not known if lock is disabled.

Room 256 (Office)

- Carpet worn.
- Finish on door to atrium worn.
- Cracked lower panel at door to Atrium.
- Minor damage to window frame at air conditioning unit.
- Finish on stops at stained glass interior windows does not match.

Room 258 (Office)

- Carpet is worn.
- Lay-in ceiling tile is worn.

Room 259 (Court Filing Room)

- Paint peeling from walls at northwest corner.

Room 260 (City Court Judge's Mezzanine)

- Paint in poor condition.
- Plaster in poor condition at north east corner of stair.
- Plaster in poor condition at southwest corner.
- Shades missing from light fixtures.

Room 260A (Vault)

- Unknown if vault lock is disabled.

Room 261 (South Stair)

- Non-illuminated exit sign.
- "Fire door" propped open.
- Abandoned hose connection.
- Finish on doors and frames worn -typical all.
- Janitor's sink out in the open.
- No exhaust fan for janitor's area.
- Odd bare light bulb over sink.

Room 262 (Atrium)

- Paint peeling from ceiling at south & north bays.
- Non-illuminated exit signs in three locations.
- Two electrical panels unlocked and accessible to the public, circuits not labeled.
- Stone walls are lightly soiled.

Room 263 (North Stair)

No comments

Room 264 (Vestibule)

- "Fire door" propped open.

Room 265 (File Storage)

Not accessible for survey.

THIRD FLOOR

Room 300 (Storage)

- Vertical crack in plaster at west wall.

Room 301 (Human Resources Office)

- Finish on wood door is scuffed and worn.
- Finishes on wood partitions and doors are scuffed and worn.
- Door to room 314 lower panel is cracked. Bottom rail is splintered.

Room 301A (Office)

- Finishes on wood partitions and doors are scuffed and worn.

Room 301B (Office)

- Finishes on wood partitions and doors are scuffed and worn.

Room 302 (Assessor's Office)

- Ceiling tile missing at southwest corner.
- Damaged plaster and peeling paint visible above missing ceiling tile.
- Door finish is scuffed.
- Lower panel of door is cracked.
- Wood stop at door glass is splintered.

Room 302A (Office)

No comments

Room 302B (Office)

- Ceiling tile stained above window.
- Carpet cut away to accommodate surface-mounted raceway and junction boxes on the floor at southwest corner.

Room 303 (Police Office)

- Uneven plaster behind radiator.
- Door to Room 303B is missing.

Room 303A (Office)

No comments

Room 303B (Office)

- Uneven plaster behind radiator.
- Friable water damaged plaster at door to tower stair.
- Door to tower stair binds on frame.
- Garbage can has been placed on top of partition wall to collect water from roof leak.

Tower Stair

- Water damaged and friable plaster.
- Window covered with tape, probably cracked glass.
- Stone landing is spalled.
- Concrete step is cracked.
- Three spalled areas of plaster at rusted steel stone anchors.

Room 303C (Police Office)

No comments

Room 303D (Police Office)

- Uneven and cracked plaster at southeast corner.
- Carpet is stained.
- Stained lay-in ceiling tile at window.
- Lower panel of door to Room 303C is cracked.

Room 304 (Men's Restroom)

- Door has double deadbolt, not code compliant.
- Foul odor in space, source unknown.
- Space is not ADA accessible.
- No fixture installed at south stall.
- Plaster below skylight in poor condition.
- Finish on door worn.

Room 304A (Restroom Vestibule)

- Light levels are low.

- Stall door panels cracked.
- Door to atrium missing.
- No stall latches.
- No exhaust fan.

Room 305 (Women's Restroom)

- Lay-in ceiling tile is tired.
- Space is not ADA accessible.
- Exhaust fan audible.
- North sink stained from faucet dripping for years, basin is cracked.
- Wood stall doors have cracked panels, do no close or latch properly, and have been poorly repaired.

Room 306 (Diversity Officer)

- Crazed and peeling paint at south window sill.
- Painted finish on ceiling has hairline cracks.
- Lower panel of door is cracked.
- Door binds on sill.
- Stops at door glass have been damaged and poorly repaired.

Room 306A (Storage)

- Extensive water damage at northeast corner at roof leader.

Not accessible for survey.

Room 307 (MWBE Lawyer's Office)

- Peeling paint around and under window.
- Peeling paint at northeast corner.
- Plaster ceiling is cracked and paint is peeling.
- Lower panel of door is cracked.

Room 308 (Human Resources Office)

- Door to room 313 is missing.

Room 309 (Office)

No comments

Room 310 (Break Room)

No comments

Room 311 Storage

- Painted concrete floor is abraded.
- Paint on plaster ceiling is peeling.
- Sloped plaster ceiling is cracked and friable.

Room 312 (Storage)

- Friable plaster and peeling paint at south east corner and under skylight.
- Water damage at roof leader at southeast corner.
- Both skylight reveals are dirty with peeling paint.
- Friable plaster and peeling paint at sloped ceiling surface along north wall.
- Significant water damage at roof leader at northwest corner.
- Water damage at roof leader at northeast corner.
- Painted concrete floor is abraded.
- Hairline cracks in plaster ceiling.

Room 313 (Office)

- Carpet tile flooring is rust-stained along north wall.
- Uneven plaster at sloped ceiling.
- Cracked plaster at flat ceiling.
- Gypsum wallboard has been applied over plaster ceiling at northeast corner to conceal water damage.
- Painted finish on brick wall at northeast corner is dirty and peeling.
- Room perimeter heating piping painted finish is heavily built-up, crazed, and peeling.
- Skylight perimeter heating piping painted finish is dirty and peeling.
- Skylight perimeter heating piping bracket is broken.
- Mesh screen knee wall appears to be an attempt to conceal plaster damage.

Room 314 (Director's Office Human Resources)

- Friable plaster at baseboard at northwest corner.
- Ceiling tile is stained at window.

Room 315 (Corridor)

- Painted concrete floor is scuffed.

- Surface mounted conduit is pulled loose from wall at southeast corner.

Room 316 (North Stair)

- Light levels are very dim.
- "Fire door" propped open.
- Painted concrete floor dirty and worn.
- Non-illuminated exit signs.

Room 317 (Atrium)

- Leaded glass laylight is warped and dirty. Panels do not sit level in their frames.
- Stone railing base and coping is dirty.
- Paint is peeling from plaster ceiling in multiple locations throughout Atrium.
- Plaster behind drinking fountain is broken and irregular.

Room 318 (South Stair)

- Painted finish on metal handrail varies from built-up to worn.
- Door to Atrium missing.
- Shade is missing from historic pendant light fixture.

FOURTH FLOOR

Room 400 (Tower Storage)

- Plaster cracked from middle window to floor at east wall.
- Concrete floor is cracked.
- Vertical and horizontal plaster cracks between south windows.
- Seven of thirty-six window panes are broken.

Room 401 (North Office)

- Carpet worn.
- Not ADA accessible.
- Friable plaster under window corner north.
- Mismatched wood finish and paint at all windows.

Room 401A (Closet)

No comments.

Room 401B (Office)

- Mismatched wood finish and paint at all windows.
- Carpet worn.

Room 401C (Office)

- Peeling paint and friable plaster at beam over skylight.
- Friable plaster adjacent to east air conditioning unit.
- Friable plaster at southwest corner of skylight at beam.
- Insulated glass panels at skylight have all failed, one is cracked.
- Mismatched wood finish and paint at all windows.
- Carpet worn.

Room 401D (Closet)

No comments.

Room 402 (Vestibule)

No comments.

Room 402A (Office)

No comments.

Room 402B (Office)

No comments.

Room 402C (Office)

No comments.

Room 402D (Storage)

- Abandoned mechanical equipment in place.
- No wall finish on west wall.
- Room has not been painted for many years.

Room 402E (Storage)

- Room has not been painted for many years.

Room 402F (Storage)

- Crack in south wall above door.
- Surface-mounted abandoned wiring.
- Peeling paint and water damaged plaster at southwest corner.

Room 402G (Kitchen)

No comments.

Room 402H (Restroom)

- Janitor's sink not enclosed.
- Peeling paint at roof leak at southeast corner of ceiling.
- Interior window to Room 402G boarded over.

Room 402I (Office)

- Deteriorated ceiling tile.

Room 402J (Office)

- Vertical crack in north wall.

Room 402K (Office)

No comments

Room 403 (South Office)

- Carpet is worn.
- Wiring is taped across floor.
- Horizontal plaster cracks at east and west walls at approximately 8'-0" above finish floor.
- Mismatched finish on windows and trim.

Room 404 (Southwest Attic)

- Hole in roof decking at southeast portion. Underside of copper flashing is visible.
- Portion of plaster ceiling below is collapsed.

Room 405 (Corridor)

- Carpet is dirty.

Room 406 (South Stair)

- Carpet is worn.
- Peeling paint at ceiling and south wall.
- Plywood panel wedged into skylight radiator.
- "Fire door" cannot close due to furniture on landing and door propped open.
- Fire alarm pull station is mounted on wrong side of door to be easily visible to people exiting the building.

Room 407 (Lobby)

- Stained and wet lay-in ceiling tile at south end of ceiling.
- Lay-in ceiling tile likely to fall at south end of ceiling.
- Water damage in an around electric panel at south wall.

Room 408 (Laylight)

- Numerous small plaster cracks at north wall.
- Pine plank floor planks are loose and squeaky.
- Evidence of water leaking from roof valley above at northeast pier of north wall.

Room 409 (East Gable Attic)

- Wood floor worn and uneven.

Room 410 (North Stair)

No comments.

TOWER

Room 500 (Carillon Studio)

- Carpet is stained and worn.

Room 500A (Hall)

- Exterior type air conditioning unit serving room 500 discharges to hall.

Room 500B (Restroom)

No comments.

Room 550 (Mezzanine)

No comments.

Room 501 (West Attic)

No comments.

Room 501 (Elevator Penthouse)

No comments.

Tower Stair

- Plaster ceiling is missing.
- Steel tie straps are rusted and broken.

Room 600 (Clock Mechanism)

- Paint is peeling and flaking throughout space.

Room 650 (Clock Mezzanine)

- Room has not been painted in many years.
- West window on south wall has been removed from masonry opening.

Room 700 (Carillon)

Refer to exterior conditions section.

Room 004 (Ash Room). Unsecured wiring and piping. Mortar at masonry walls in fair to poor condition. JGWA, 2019.

Room 004 (Ash Room). Unsecured piping and wiring. Open junction boxes. Corroded valves. JGWA, 2020.

Room 003 (Vestibule). Mortar washed out of joints. JGWA, 2020.

Room 001 (Fan Room). Pneumatic control air compressor. Unsafe electrical connection. Equipment running constantly. Gauges not functioning. JGWA, 2019.

(Above) Room 3 (Basement Lobby). Residential-style ceiling fixtures. Snow removal equipment stored in public view. JGWA, 2020.

(Left) Room 10 (Hall). Haphazard wiring. Exposed water heater. Non-functional eye wash station. Tools and equipment stored in hallway. JGWA, 2019.

Room 16 (Storage). Deteriorated underside of front entry stairs. Open joints in the stair and foundation have allowed water entry. JGWA, 2019.

Room 91 (Server Room). Impalement hazard at unfinished or removed railings. JGWA, 2020.

Crawl space below Room 5 (Men's Restroom). Leaking steam heating piping and corroded drain piping. Brick arches have been compromised by holes for piping, and some have partially collapsed. JGWA, 2020.

Crawl space below Room 11 (Building Permit Storage). Severely corroded floor beam. The individual brick at the right of the image is from a collapsed brick arch that originally supported the floor. JGWA, 2020.

(Above) Room 91 (Server Room). Deteriorated plaster under windows. JGWA, 2020.

(Left) Room 99A (File Storage). Peeling paint on radiator. Plaster damage behind radiator. JGWA, 2020.

Room 9 (outside Room 91). Wiring secured with cable ties. Unsecured wiring. JGWA, 2020.

Room 90 (Maintenance). Poorly installed electrical conduit and unsafe exposed electrical wiring. JGWA, 2020.

EXISTING CONDITIONS: BASEMENT

(Above) Room 4 (North Entry Hall). Modern radiator cover does not match surrounding architecture. JGWA, 2020.

(Left) Room 4 (North Entry Hall). Salt bags and spreader stored in vestibule.

(Upper Left) Typical interior door with cracked lower panel and worn finish, and missing and unmatched hardware. JGWA, 2020.

(Left) East spiral stair. Large piece of stone missing from newel. JGWA, 2020.

Room 113 (Main Lobby). Historic space with overly large and makeshift security station. JGWA, 2019.

Room 100 (Mayor's Office). Original but worn cork flooring. JGWA, 2020.

(Left) Room 114 (Atrium). JGWA, 2019.

(Below) Room 114 (Atrium). Haphazard installation of devices and fixtures in a highly visible area. JGWA, 2020.

Room 110 (City Treasurer). Inappropriate lighting and paint scheme obscure the architectural qualities of the room. JGWA, 2020.

Room 150 (City Treasurer Mezzanine). Decorative plaster cornice damaged by wiring installation. This space is highly visible from publically-accessible Room 110. JGWA, 2020.

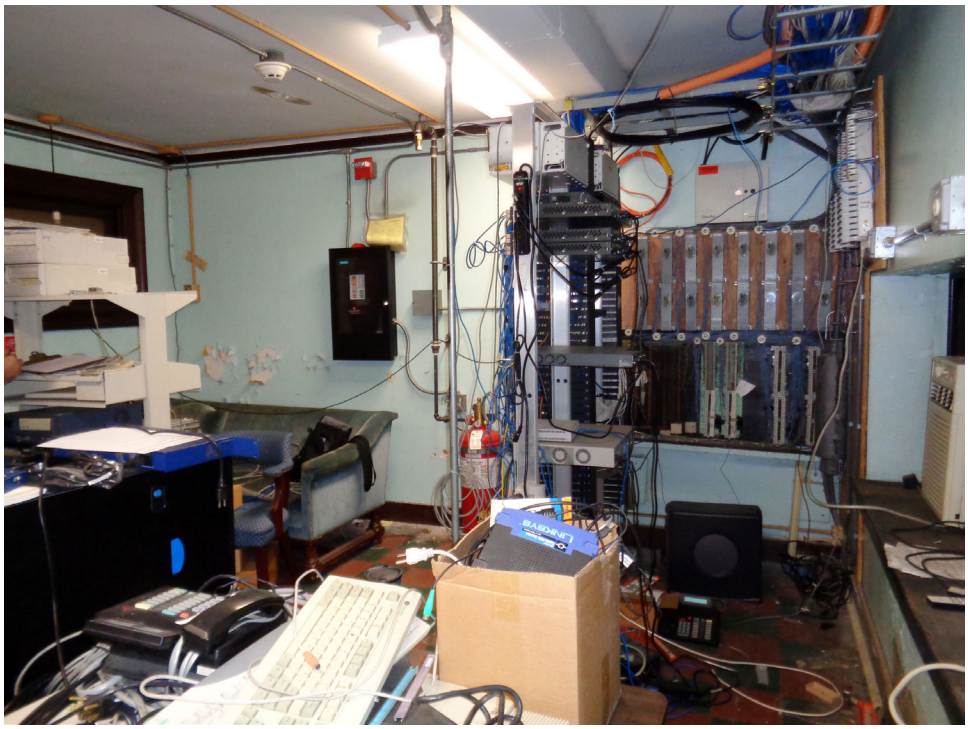
Room 109 (City Treasurer). This historic space could be restored by removing the dropped ceiling and inappropriate and inefficient lighting. JGWA, 2019.

Room 105D (Office). Awkward ceiling configuration caused by the addition of modern partitions in this large historic space. JGWA, 2019.

Room 151 (Audit Office Mezzanine). Typical of underutilized storage space. JGWA, 2019.

Room 111A (Audit Office). Extension cords taped to worn carpet. Typical in many offices. JGWA, 2020.

Stair 154C. Plaster damage and evidence of water infiltration on stone stairs. JGWA, 2019.



Room 158 (IT Room). Disorganized storage and haphazard wiring. JGWA, 2019.

Room 210 (Courtroom). Largely intact historic space that could be fully restored with new finishes and more appropriate fixtures. JGWA, 2019.

Room 210 (Courtroom). Worn finish and disused tape on doors. Surface-mounted wiring and equipment should be designed to minimize visual impact. JGWA, 2019.

Room 218 (Atrium). Multiple generations of signage that do not correspond to the architecture. JGWA, 2020.

Room 261 (Second Floor Mezzanine South Stair). Janitor's sink in a highly used public corridor. New spaces for janitorial equipment should be incorporated into remodeled bathrooms. JGWA, 2020.

Room 210A (Judge's Chambers). Typical existing kitchenette. When redesigned, only one shared kitchenettes should exist per floor. JGWA, 2020.

Room 302B (Assessor's Office). Historic wood and glass partition below modern dropped ceiling. Room filed with stored items.

(Above) Room 205E (Office). Water staining and damage from leaking masonry-built roof. JGWA, 2020.

(Left) Room 312 (Storage). Water damage at leaking roof leader piping. JGWA, 2019.

(Upper Left) Room 404 (Southwest Attic). Roof leak has caused deterioration of wood sheathing and gypsum block decking as well as to the occupied space below. JGWA, 2020.

(Left) Room 303B (Office). Trash can placed to catch roof leak. Plaster ceiling exposed above modern dropped ceiling. JGWA, 2020.

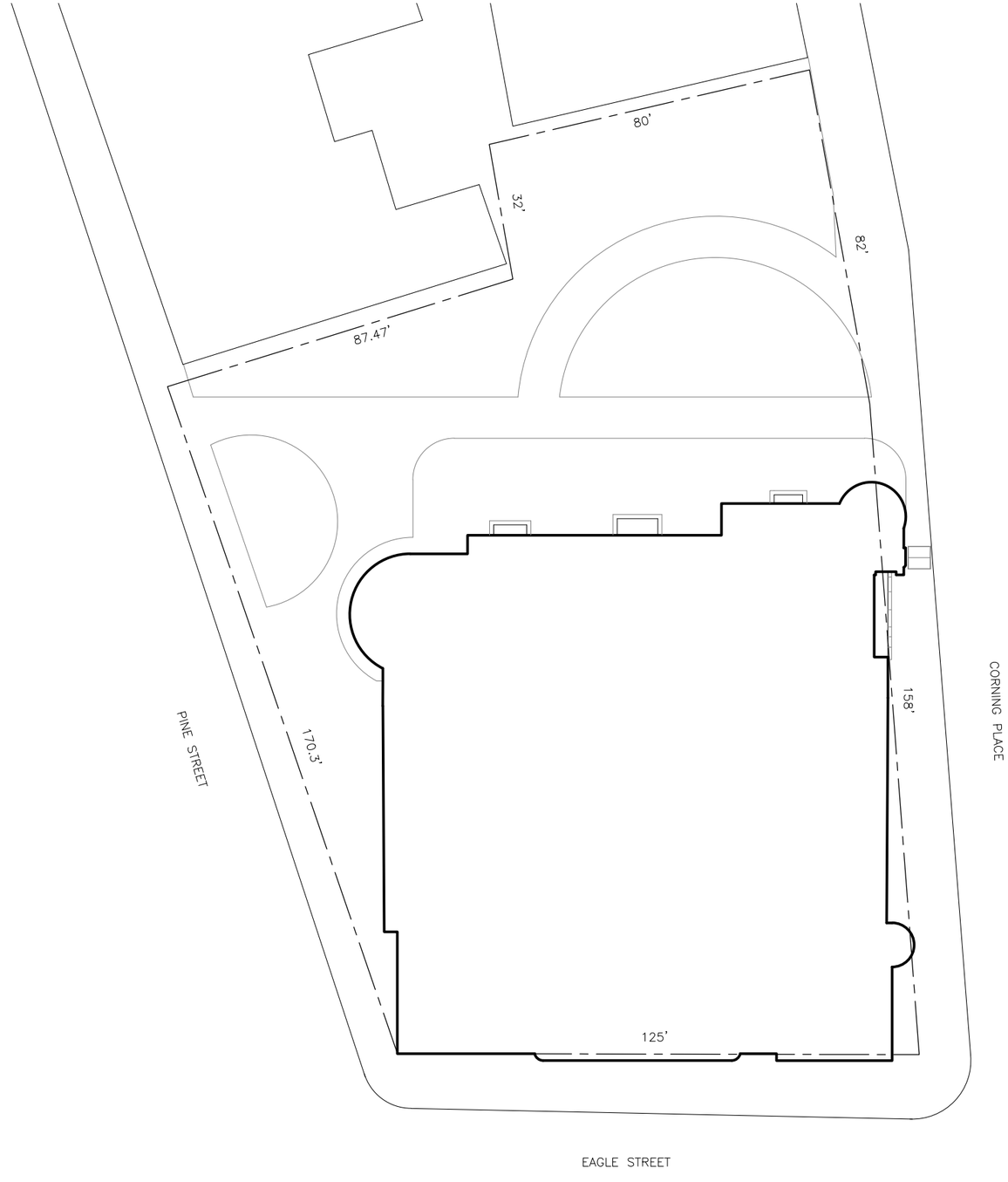
(Left) Room 302 (Assessor's Office). Lay-in ceiling tile conceals water damage above. JGWA, 2020.

(Below) Room 407 (Lobby). Water damage from leaking skylight above. The historic skylight is completely obscured from view. JGWA, 2020.

(Above) Tower Stair. Plaster ceiling missing. Steel tie rods rusted and broken. JGWA, 2020.

(Left) Tower spiral stair. Rusted steel anchor for exterior veneer stones causing plaster damage. JGWA, 2020.

MEASURED DRAWINGS - FLOOR PLANS



LEGEND

PROPERTY LINE

NOTE:
SITE PLAN NOT BASED ON SURVEY.

PLAN NORTH

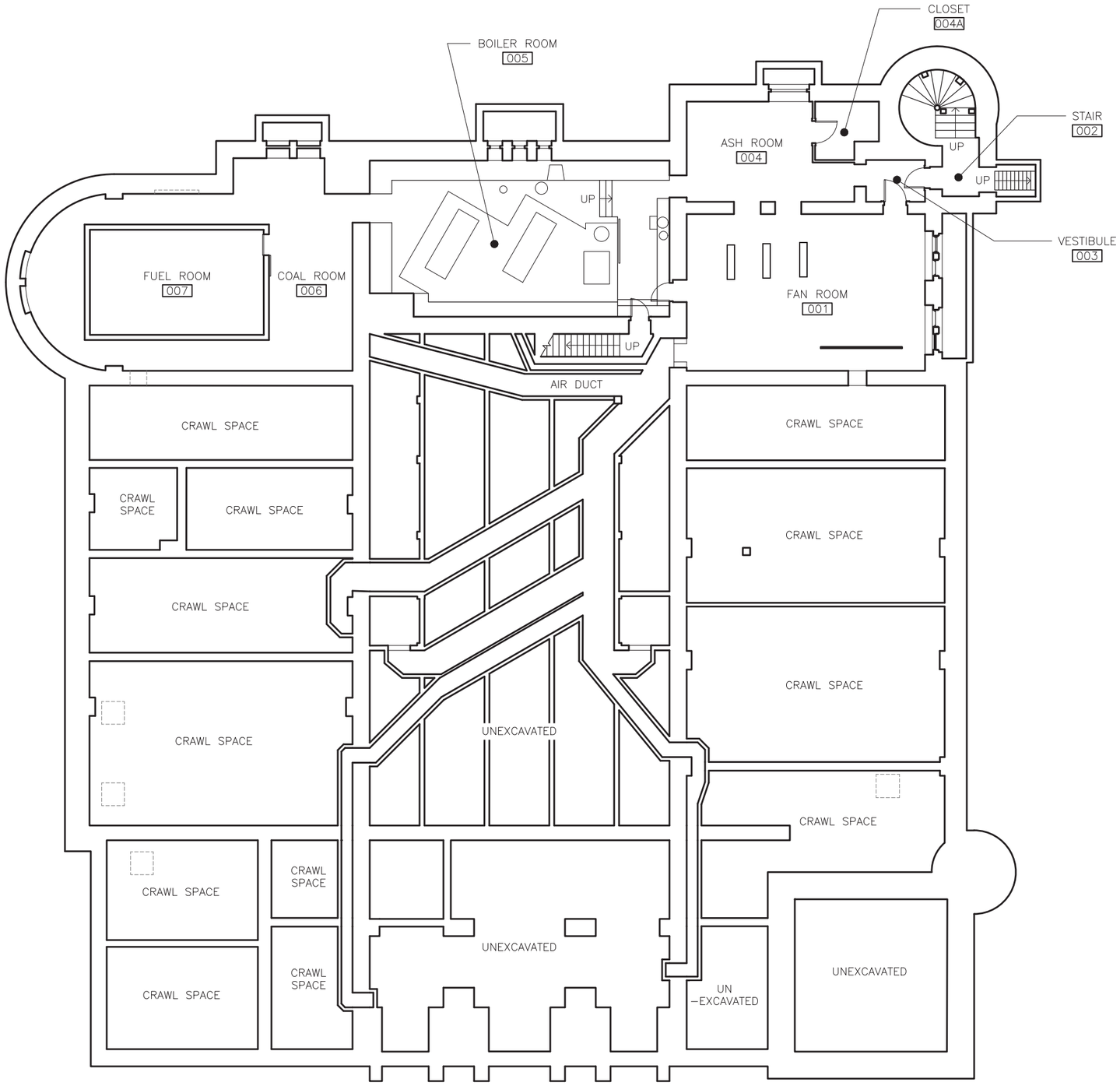
0 32 64

EXISTING CONDITIONS: SITE PLAN

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC

DRAFT: MAY 2020



NOTE:
CRAWL SPACES AND UNEXCAVATED AREAS BASED ON ARCHIVAL DRAWINGS.

EXISTING CONDITIONS: SUB-BASEMENT

ALBANY CITY HALL MASTER PLAN

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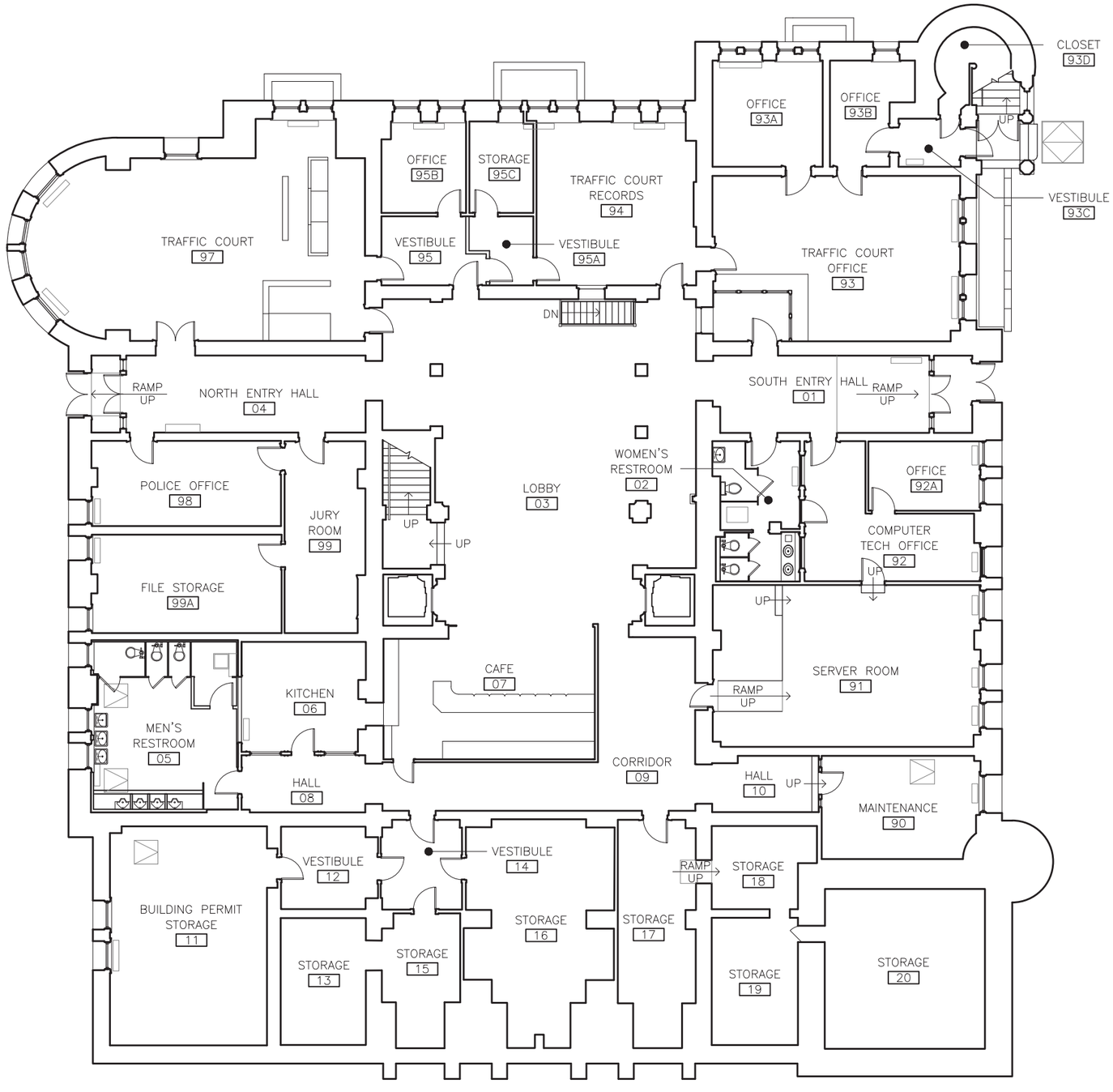

EXISTING CONDITIONS: BASEMENT

ALBANY CITY HALL MASTER PLAN

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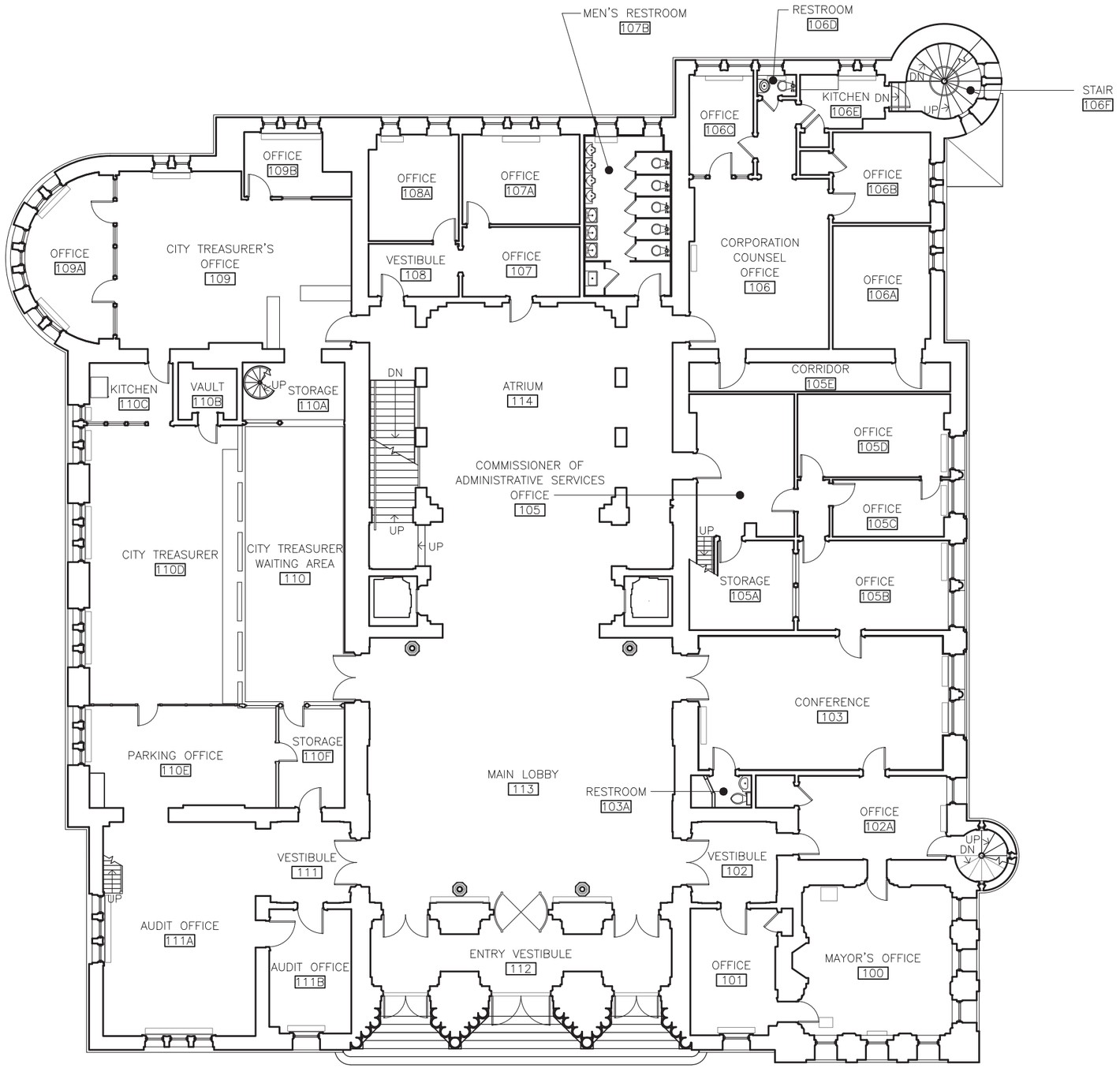

EXISTING CONDITIONS: FIRST FLOOR

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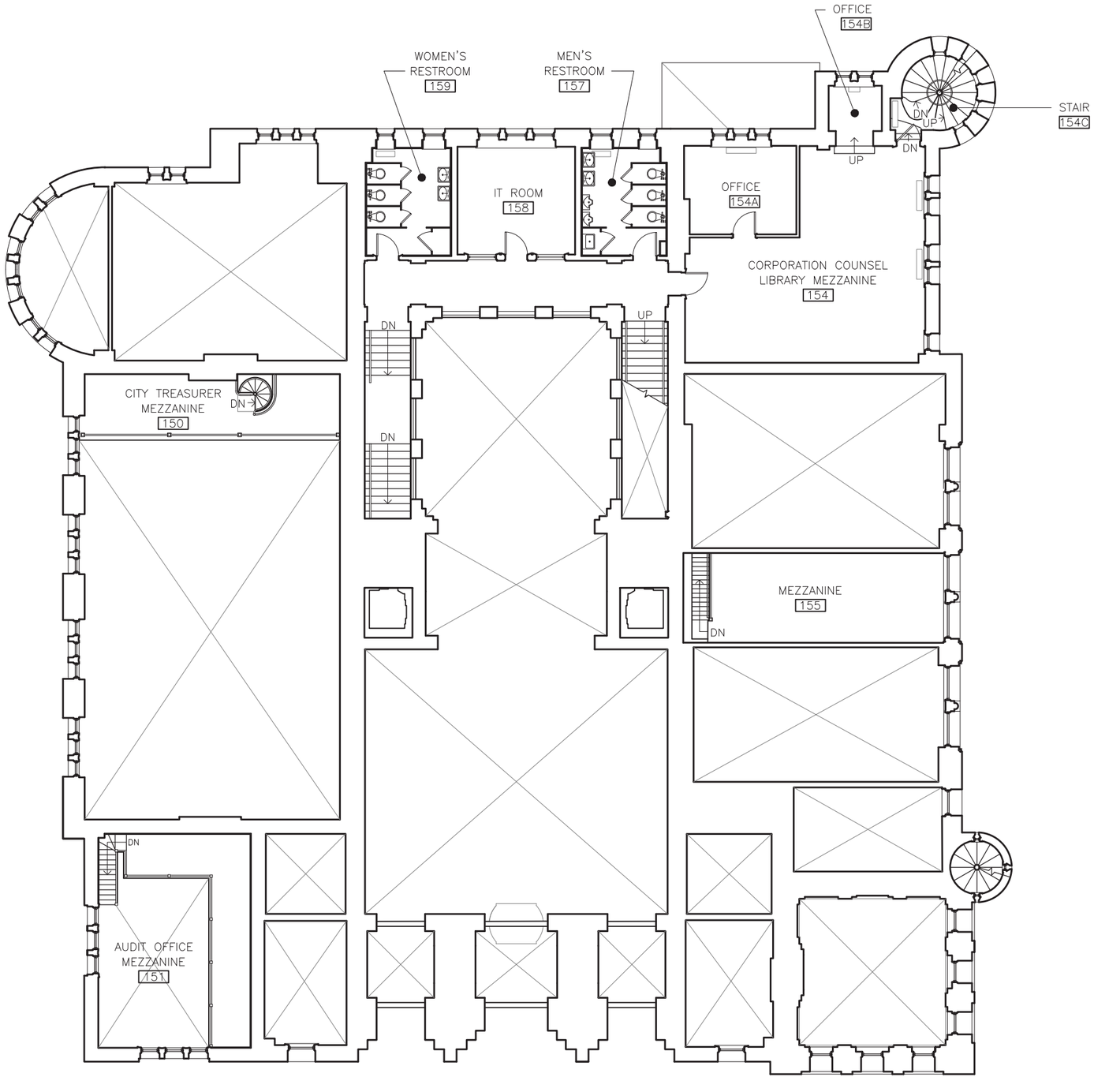


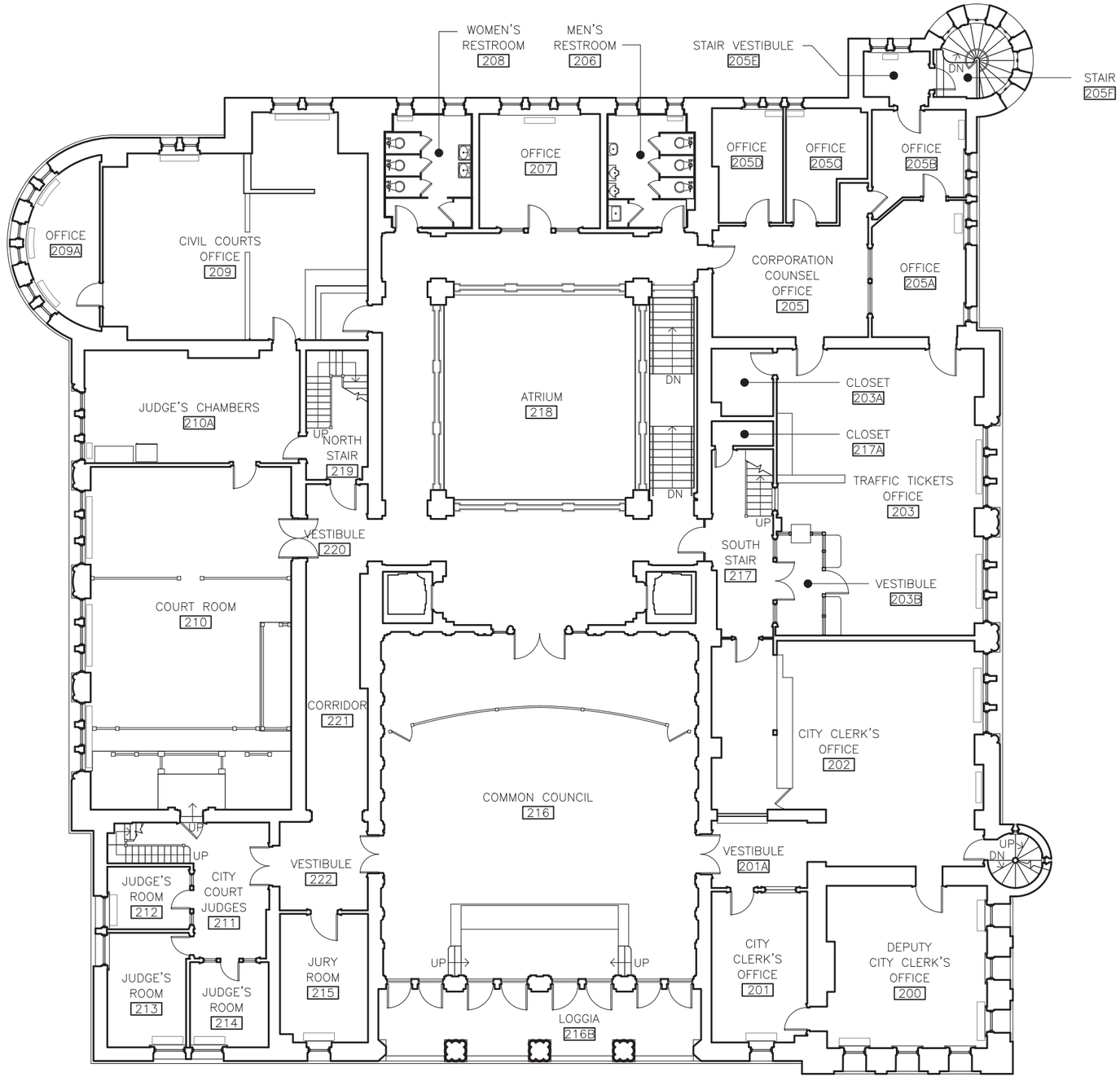
PLAN NORTH

0 8 16 32

EXISTING CONDITIONS: FIRST FLOOR MEZZANINE

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC **DRAFT: MAY 2020**



NORTH

0 8 16 32

EXISTING CONDITIONS: SECOND FLOOR

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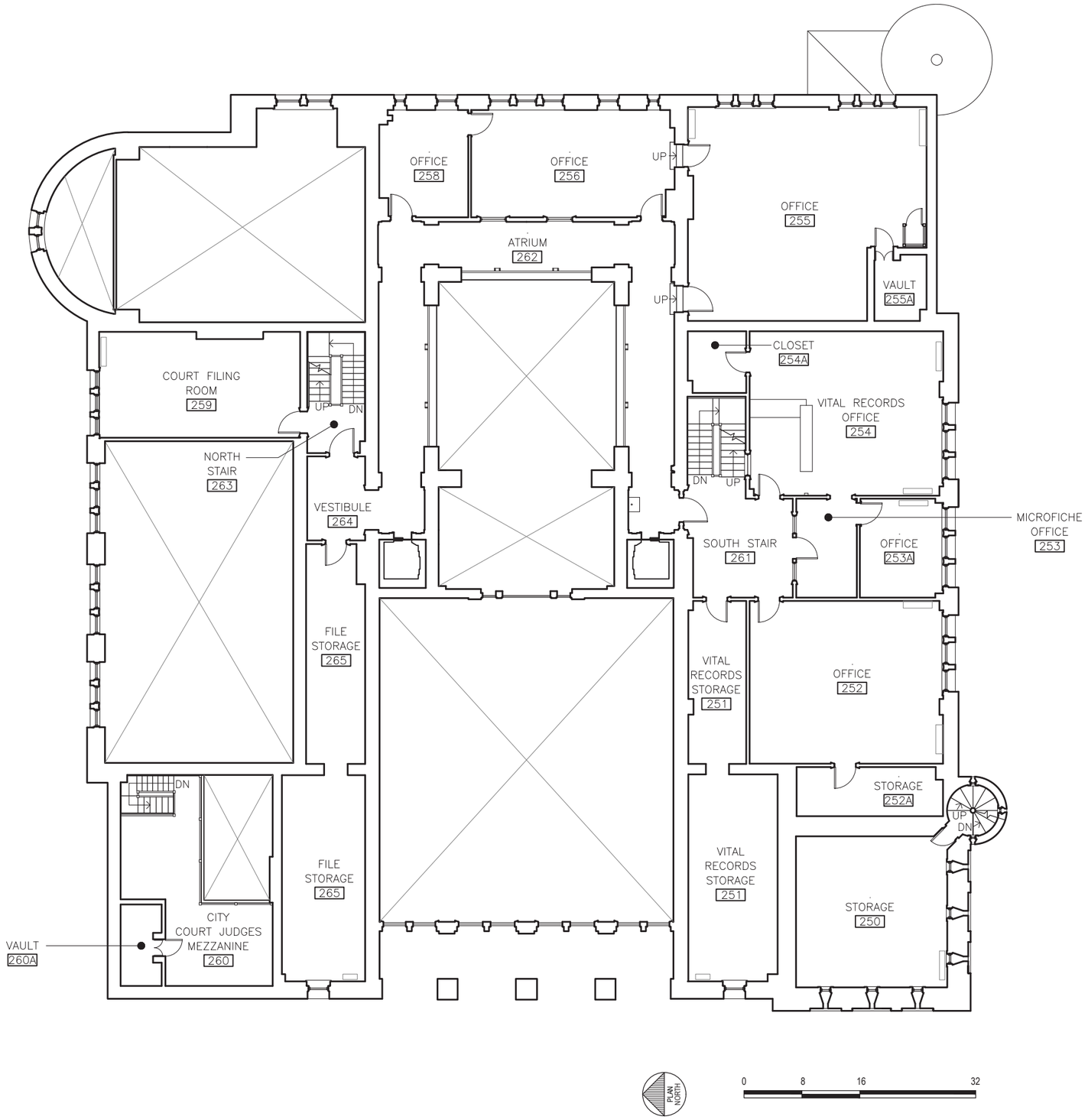

EXISTING CONDITIONS: SECOND FLOOR MEZZANINE

ALBANY CITY HALL MASTER PLAN

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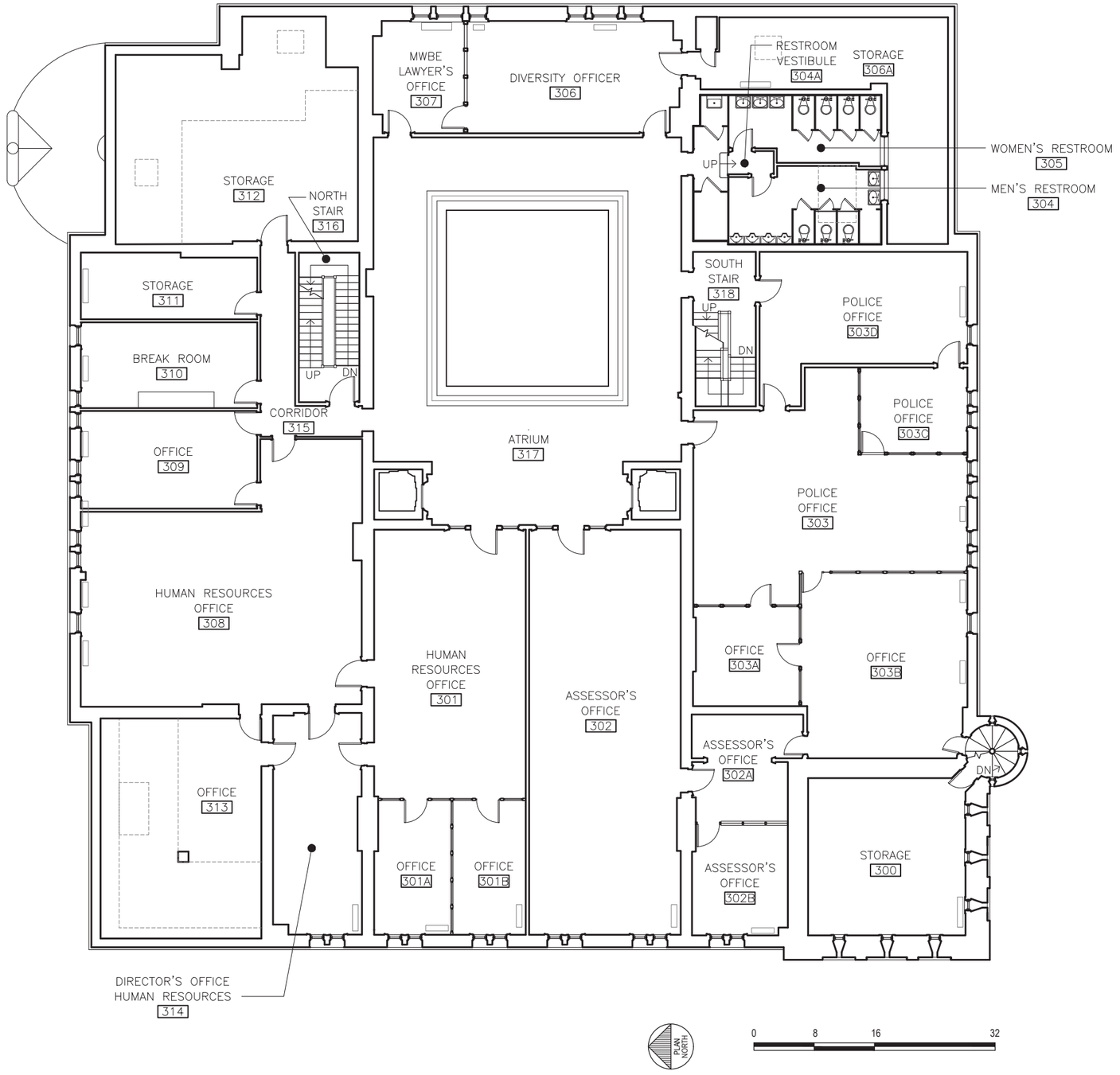

EXISTING CONDITIONS: THIRD FLOOR

ALBANY CITY HALL MASTER PLAN

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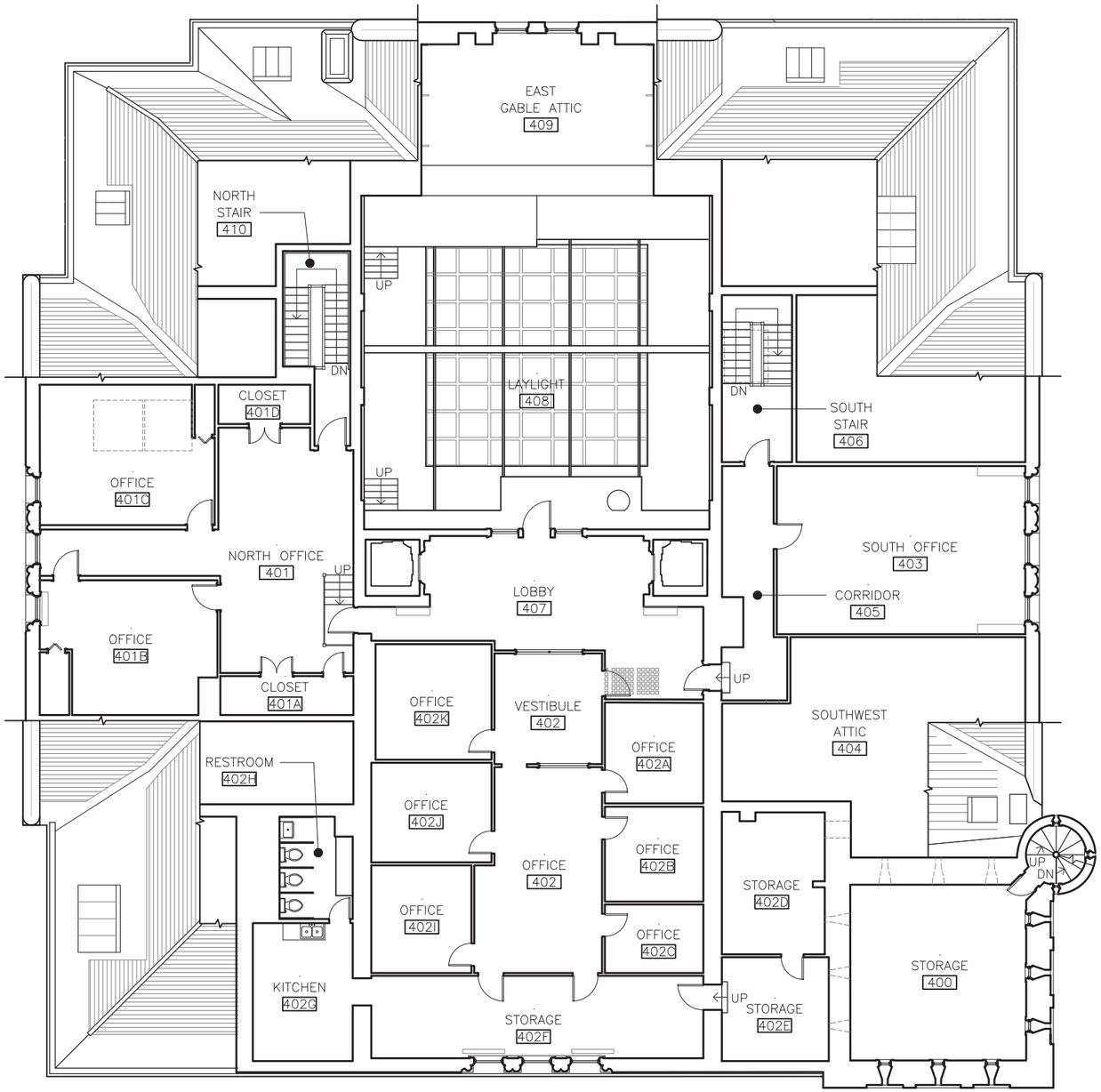

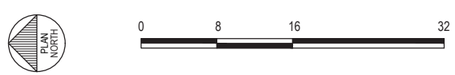

EXISTING CONDITIONS: FOURTH FLOOR

ALBANY CITY HALL MASTER PLAN

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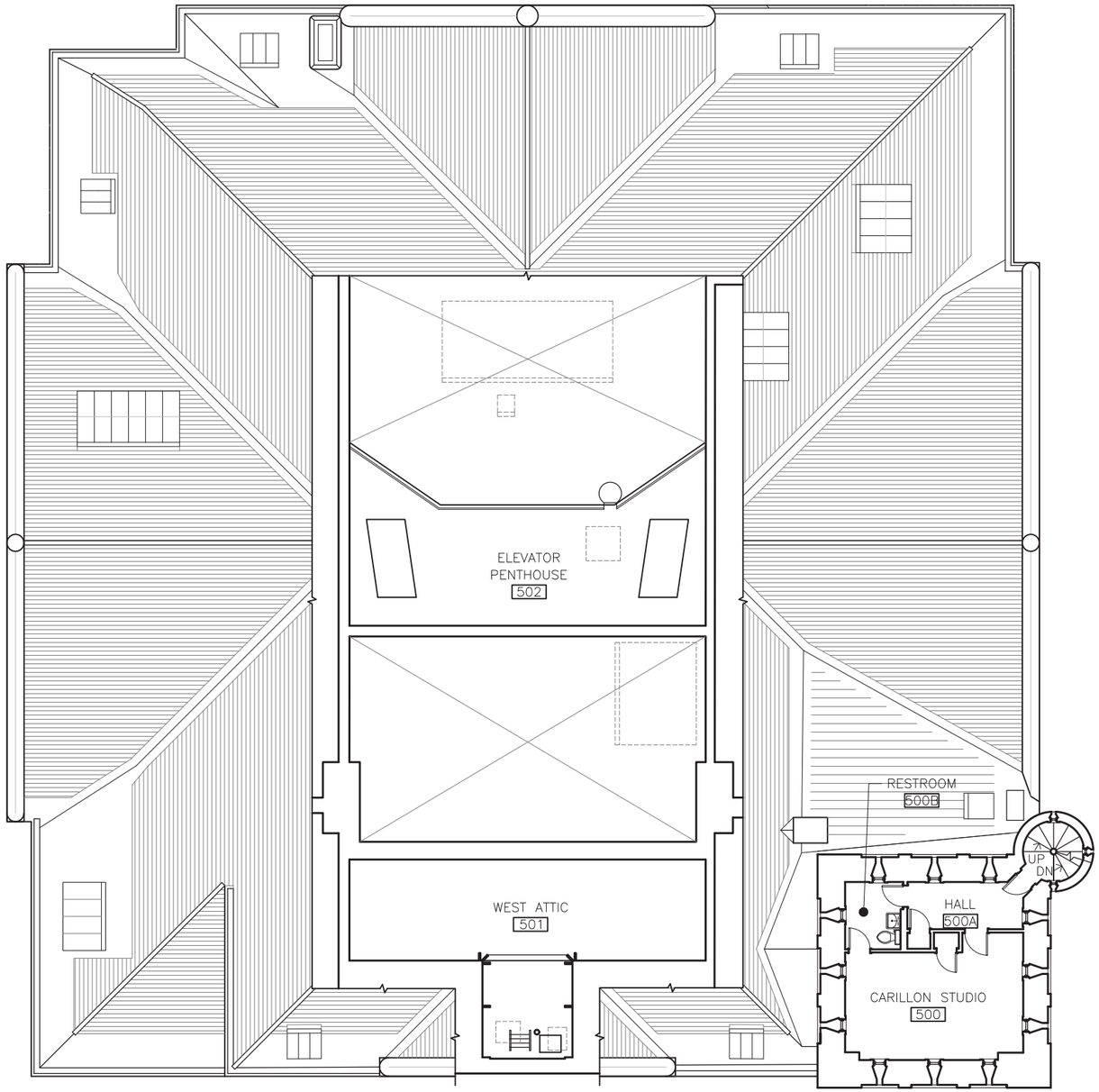


PLAN NORTH

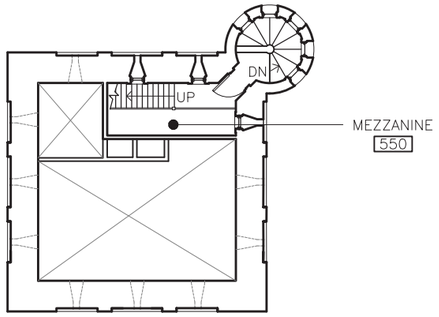
0 8 16 32

EXISTING CONDITIONS: FIFTH FLOOR

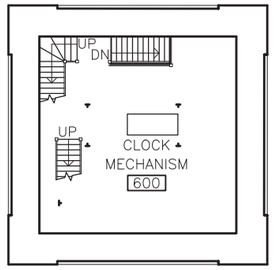
ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC

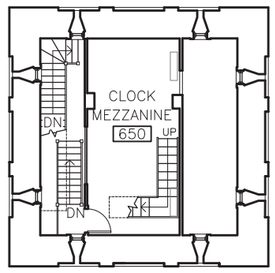
DRAFT: MAY 2020



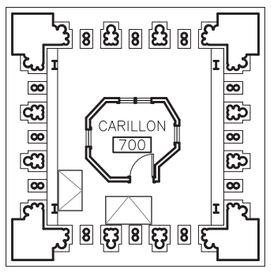
FIFTH FLOOR MEZZANINE PLAN



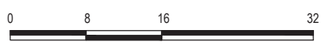
SIXTH FLOOR PLAN



SIXTH FLOOR MEZZANINE PLAN



CARILLON PLAN

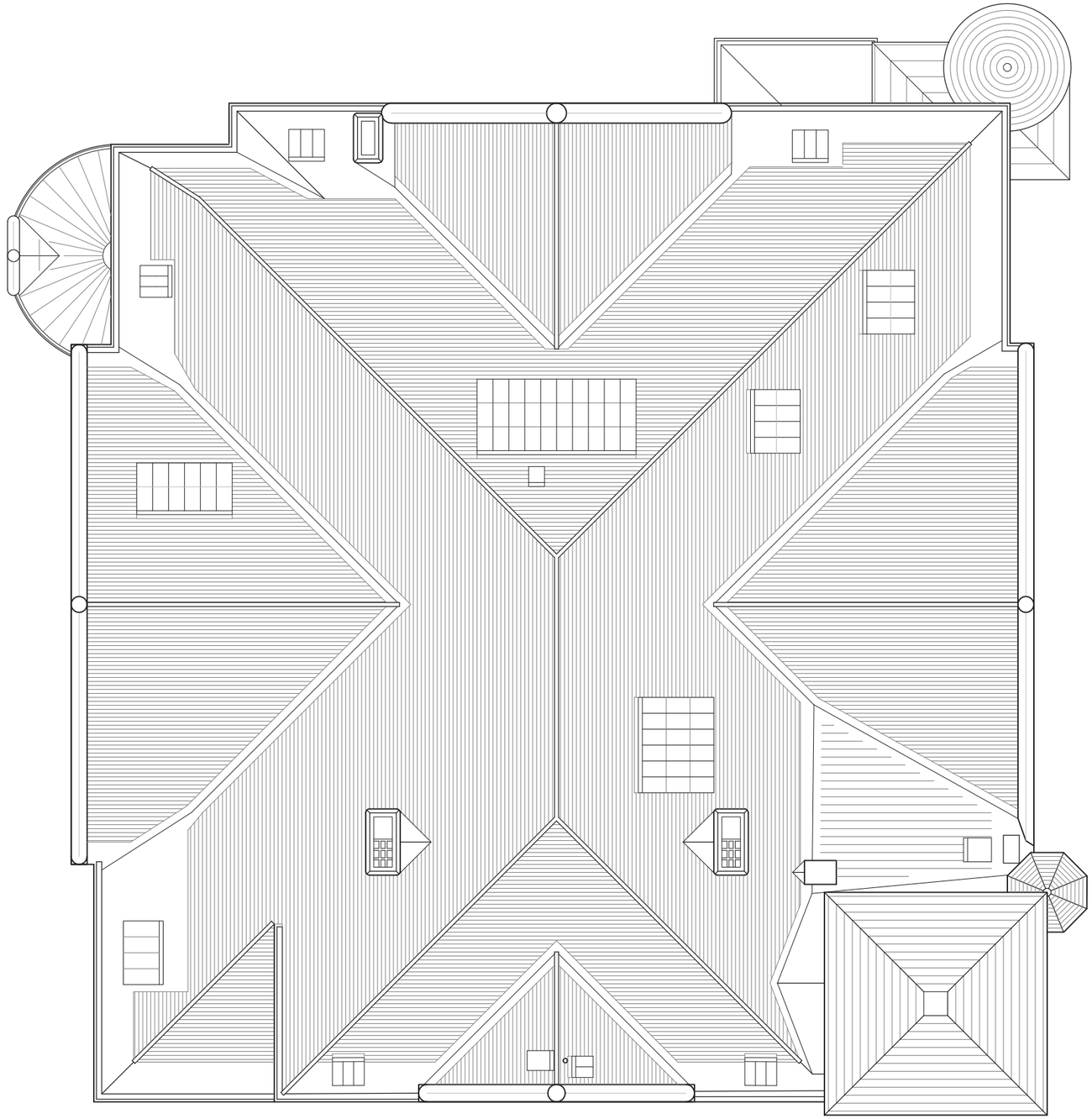


EXISTING CONDITIONS: TOWER

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC

DRAFT: MAY 2020



NOTE:
ROOF NOT FIELD MEASURED.

PLAN NORTH

0 8 16 32

EXISTING CONDITIONS: ROOF

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC **DRAFT: MAY 2020**

BUILDING CODE ANALYSIS

APPLICABLE CODES

City Hall has seen no change of use since the building was constructed in 1883, and no significant alterations have occurred since the major renovation of the building in 1916. This allows the building as it currently exists to be considered code-compliant by the building official. Considering the monumental nature of the building and its significant public use, it is important to understand how the building compares to current codes for new construction, and if it would be prudent to plan for upgrades in the short and long term. This review has found two major areas that should be of concern: Means of Egress, and Accessibility.

This review is based on the newest available version of the New York State Building Code:

2020 Building Code of New York State (BCNYS)

2020 Existing Building Code of New York State (EBCNYS)

2020 Mechanical Code of New York State (MCNYS)

2010 ADA Standards for Accessible Design (ADA)

The currently adopted code for the City of Albany is believed to be 2015 IBC.

OCCUPANCY CLASSIFICATION AND USE

The overall use group for the building is B-Business per BCNYS 304.1

The Civil Courtroom, Traffic Courtroom, Common Council Chamber, and the Lobby are considered A-3 Assembly use per BCNYS 303.4.

Smaller conference rooms less than 750 square feet or with an occupant load less than 50 people are considered B use per BCNYS 303.1.1.

Storage rooms that are accessory to the B use are considered to be B use group per BCNYS 311.1.1.

GENERAL BUILDING HEIGHTS AND AREAS

The existing building height per BCNYS 202 including the tower is approximately 180 feet. The overall height is approximately 200 feet.

Per BCNYS Table 504.3 the allowable building height is 55 feet.

The highest occupiable floor is approximately 124 feet above grade.

Per BCNYS Section 202 the basement is considered a story above grade.

The existing building consists of eleven (11) stories above grade and one (1) story below grade for a total of twelve (12) occupiable levels.

The floors in the building commonly referred to as First Floor Mezzanine and Second Floor Mezzanine do not comply with BCNYS 505.1 and are considered full stories.

Per BCNYS Table 504.4 the allowable stories above grade is three (3) stories.

The existing building areas as defined in BCNYS 202 are:

Subbasement	3,268 sf
Basement	13,946 sf
First Floor	13,824 sf
First Floor Mezzanine	3,034 sf
Second Floor	13,055 sf
Second Floor Mezzanine	7,515 sf
Third Floor	13,433 sf
Fourth Floor	8,004 sf
Fifth Floor	1,153 sf
Fifth Floor Mezzanine	481 sf
Sixth Floor	481 sf
Sixth Floor Mezzanine	204 sf
Seventh Floor	377 sf
Total	78,775 sf

Per BCNYS 506.2.3 and 506.3.3 and Table 506.2 the allowable building area is:

(23,000 + (23,000 x (((548/548)-0.25)30/30)) x 3 = 120,750 sf

The building height and number of stories exceeds the allowable for the construction type and use. If the corrective action noted below in the Construction Type section were taken to upgrade the building to Type I-A construction, the building height, number of stories, and floor area would be unlimited. Please also refer to the Existing Building section.

If the tower above the fourth floor were closed for any use, including storage, the building height per BCNYS 504.3 would be approximately 75 feet.

CONSTRUCTION TYPE

The building is constructed of brick and stone masonry exterior bearing walls. Interior bearing walls are of brick masonry. Per the 1917 renovation drawings, the atrium area is framed with steel columns protected by stone masonry. Some of the smaller isolated mezzanines are supported by unprotected steel members. Most floors are shallow brick arches spanning between steel or iron beams. Some floors added in the 1916 renovation are concrete encased steel framing with reinforced concrete floor slabs. The roof structure is a gypsum block deck supported on steel purlins that are in turn supported by steel beams or long span steel trusses. Most of the steel roof framing is not protected.

In the BCNYS Table 601 excerpt below, the bolded items indicate the compliance level of the existing building.

	Type I-A	Type I-B	Type II-A	**Type II-B**
Primary Structural Frame	**3 hours**	2 hours	1 hour	0 hours
Exterior Bearing Walls	**3 hours**	2 hours	1 hour	0 hours
Interior Bearing Walls	**3 hours**	2 hours	1 hour	0 hours
Non-bearing Exterior Walls	**0 hours**	0 hours	0 hours	0 hours
Non-bearing Interior Walls	**0 hours**	0 hours	0 hour	0 hours
Floor Construction	2 hours	2 hours	**1 hour**	0 hours
Roof Construction	1-1/2 hours	1 hour	1 hour	**0 hours**

The existing construction type complies with Type II-B per BCNYS Table 601. The floor construction is limited to 1 hour as the bottom flange of the steel floor framing is usually only covered with 1 inch of plaster finish. In some locations such as the subbasement this flange is exposed. The roof framing is limited to 0 hours as the framing and decking are unprotected and within 20 feet of the floor in some locations. If both of these issues were addressed the building could be considered as Type I-A construction.

FIRE PROTECTION

The building is not equipped with an automatic sprinkler system.

If the entire building is classified as B use group, an automatic sprinkler system is not required.

If the Civil Court and Common Council Chamber are considered as separate A-3 uses rather than accessory to the primary B use, then an automatic sprinkler system for these spaces and their egress paths is required per BCNYS 903.2.1.3-3. The Traffic Court is located at the level of exit discharge and complies with BCNYS 903.2.1.3-3, so no sprinkler system would be required for that space.

Class I standpipes are required per BCNYS 905.3.1 exception 2.

There are fire hose connections in several places in the atrium. These appear to be non-functional. There is an unmarked fire department connection on the south side of the building at the sidewalk. There are two nearby fire hydrants: one at the southeast corner of Eagle Street and Corning Place, and one at the northeast corner of Eagle Street and Pine Street.

Portable fire extinguishers are present throughout the building. The number, placement, and serviceability were not evaluated for this report.

Portable fire extinguishers are required on each floor per BCNYS 906.1.

There is an existing fire alarm system installed in the building. This system was not tested for this report. Note that some manual pull station devices were found to be located in functionally concealed locations. The number of notification devices was not surveyed for this report, but it is likely that the system does not meet current requirements.

A fire alarm system is required per BCNYS 907.2.2.

MEANS OF EGRESS

OCCUPANT LOAD

Per BCNYS Table 1004.5, the occupant load requirements for the building uses are:

Assembly	
Standing Space	5 net sf per person
Concentrated (chairs)	7 net sf per person
Unconcentrated (tables and chairs)	15 net sf per person
Courtrooms	40 net square sf per person
Business	150 gross sf per person
Accessory storage or mechanical spaces	300 gross sf per person

If the building is considered as primarily a B use the occupant load is:

120,750 sf / 150 sf per person = 805 people.

If the building is evaluated on a space by space basis, the occupant load is 1,260 people. A detailed evaluation of the occupant load is noted on the R-series drawing sheets.

Occupant Load summary by floor:

	OFFICE	ASSEMBLY	TOTAL
Subbasement	12 people		12 people
Basement	115 people	49 people	164 people
First Floor	103 people	545 people	648 people
First Floor Mezzanine	14 people		14 people
Second Floor	185 people	150 people	335 people
Second Floor Mezzanine	34 people		34 people
Third Floor	74 people		74 people
Fourth Floor	35 people		35 people
Fifth Floor	2 people		2 people
Fifth Floor Mezzanine	0 people		0 people
Sixth Floor	3 people		3 people
Sixth Floor Mezzanine	2 people		2 people
Seventh Floor	1 person		1 person
Total	1,324 people (629 office use + 695 assembly use)		

Occupant load summary for key rooms:

The Traffic Court room per BCNYS Table 1004.5 has an occupant load of 26 people. The room currently has seating that would accommodate approximately 49 people. A recommended posted maximum occupancy for this room would be 49 people.

The North Entry Hall adjacent to the Traffic Court is used as a waiting area. There is seating for approximately 20 people.

The basement Lobby has seating for approximately 25 people. Including some standing room, the occupancy of the Lobby is estimated at 50 people.

The first floor Lobby and Atrium are sometimes used for public ceremonies. Occupancy for a standing room only event for these spaces would be 545 people.

The conference room adjacent to the Mayor's office was calculated for tables and chairs at 39 people.

The Civil Court room per BCNYS Table 1004.5 has an occupant load of 29 people. The room currently has seating that would accommodate approximately 55 people. A recommended posted maximum occupancy for this room would be 49 people.

The Hallway adjacent to Civil Court is used as a waiting area. 20 people were assumed here.

The Common Council room as it is currently used has a seating capacity of 10 people at the dais, 20 people seated on the floor at desks, and 32 chairs for the public. Allowing for some additional standing occupants, the recommended posted maximum occupancy for this room is 100 people.

The Atrium lobby outside the Common Council Chamber is sometimes used for overflow public attendance for meetings. 50 people were assumed.

MEANS OF EGRESS

The building does not have a means of egress system that complies with current building codes. In practical terms, the building is currently a single exit building at all levels above the first floor. The occupant load above the first floor is 490 people. There are multiple staircases connecting each floor level, but each is deficient in some way. They are described below:

ATRIUM STAIR: This stair connects the basement to the second floor. The stair is not enclosed with the required fire-rated enclosure. This stair is the only discharge from the north and south stairs.

NORTH STAIR: This stair connects the fourth floor to the second floor. It discharges into the Atrium at the second floor. Although this stair is constructed as an enclosed stair, many of the doors are continuously propped open, and it discharges into an unprotected area.

SOUTH STAIR: This stair connects the fourth floor to the second floor. It discharges into the Atrium at the second floor. Although this stair is constructed as an enclosed stair, many of the doors are continuously propped open, and it discharges into an unprotected area. At least one unprotected interior window faces onto this stair.

SOUTHEAST STAIR: This spiral stair connects the second floor to the first floor and discharges to the exterior. As an existing spiral stair it could be considered as part of a means of egress, but it is only accessible from offices that are generally locked. There are no code compliant landings at any level. There is no landing at the exit discharge doors.

TOWER STAIR: This spiral stair connects the tower to all floors down to the first floor. In current practice this stair discharges at the third-floor level. The door at the first floor is not operable. This stair is the only access to the tower rooms above the second-floor level.

If the deficiencies in the two spiral stairs were addressed, a second means of egress would be provided for only 52 of the 490 occupants above the first floor.

The following notes assume that the Occupant Load as calculated in the previous section is acceptable.

Per BCNYS 1005.3.1 the maximum capacity of the Atrium staircase is 220 people per floor. This stair currently serves an occupant load greater than this.

Very few spaces in the building above the first floor comply with Common Path of Travel requirements.

The boiler room requires two means of egress per BCNYS 1006.2.2.1. Currently, the second means of egress is provided only by a ladder up to a sidewalk vault door.

If the north and south stairways were extended to the basement to create two fully compliant exits, their separation distance would be approximately 60 feet. The required separation distance is 180'/2=90 feet per BCNYS 1007.1.1.

Means of egress lighting must be maintained during an emergency per BCNYS 1008.1. Battery-powered emergency lights are located in the building. A comprehensive survey of their coverage was not carried out for this report.

Existing stairs do not comply with BCNYS 1009.1 accessible means of egress.

The main doors of the Common Council Chamber do not comply with BCNYS 1010.1.2.1 for door swing direction.

Exit signs are required to be illuminated per BCNYS 1013.3. The existing exit signs are a mixture of illuminated, non-illuminated, and painted.

Many of the existing stairs do no comply with current code requirements for width, handrails, guardrails, handrail extensions, etc. These dimensional variances are commonly accepted by the local building official.

Maximum permitted Exit Access Travel Distance is 200' per BCNYS able 1017.2.

Dead End corridors are limited to 20 feet per BCNYS 1020.4. There are dead end corridors that exceed the allowable length at the basement level, second floor, and fourth floor.

ACCESSIBILITY

The building is required to be accessible by Federal Law and by BCNYS Chapter 11.

Approximately 7,186 sf of currently used floor area is not wheelchair accessible. An additional 1,752 sf of floor area in the four tower rooms are not wheelchair accessible.

The second-floor mezzanine is served by the building's elevators, but the width of the elevator's side doors does not comply with minimum door width of 32" required by ADA 404.2.3.

The judge's bench and jury box of the Civil Courtroom are not accessible.

The dias of the Common Council Chamber is not accessible.

There are no accessible restrooms in the building.

The main building entrance is not accessible. It is now not generally acceptable to require disabled people to use a different entrance than able-bodied people.

A family restroom is required per BCNYS 1109.2.1 for the assembly use portion of the building only. Considering that the assembly use is sporadic, it may be reasonable to argue that a family restroom would be of little practical use in this building and could be omitted.

INTERIOR ENVIRONMENT

Ventilation of occupied spaces is required by BCNYS 1202.1. The majority of the building depends on natural ventilation. Most spaces on the perimeter of the building with windows comply with the requirements of BCNYS 1202.5 for operable window area. Most spaces in the interior of the building without windows do not comply. Some spaces, such as the Atrium, were historically equipped with mechanical ventilation systems. These systems were not evaluated for this report, but it is assumed that they no longer function.

Attic access is required by BCNYS 1208.2. There are several small attic spaces on the fourth floor that are concealed and do not have any access.

PLUMBING FIXTURES

The minimum fixtures required by BCNYS Table 2902.1 for the calculated occupant load are:

	Required for B use	Required for mixed B/A-3 use	Existing
Men's toilets	15	11	17
Men's urinals	0	0	16
Men's lavatories	10	7	11
Women's toilets	15	14	13
Women's lavatories	10	7	9
Unisex toilets	0	0	4
Unisex lavatories	0	0	4
Janitor's sink	1	1	5
Drinking fountain	14	9	4

Refer to the Accessibility section for family restroom requirements.

MECHANICAL

As the building is primarily naturally ventilated, the restrooms are not required to have exhaust fans. Per MCNYS Table 403.3 the required ventilation for restrooms that are mechanically ventilated is 75 cfm per toilet or urinal fixture.

Janitor's closets are not required to be ventilated, but it is common practice to do so. The janitor's sinks in the building are all located within public restrooms.

The kitchen exhaust system was not evaluated in detail for this report. The exhaust discharge does not meet the required separation distance to adjacent operable windows per MCNYS 501.2.1. and 506.3.12.3.

EXISTING BUILDING CODE

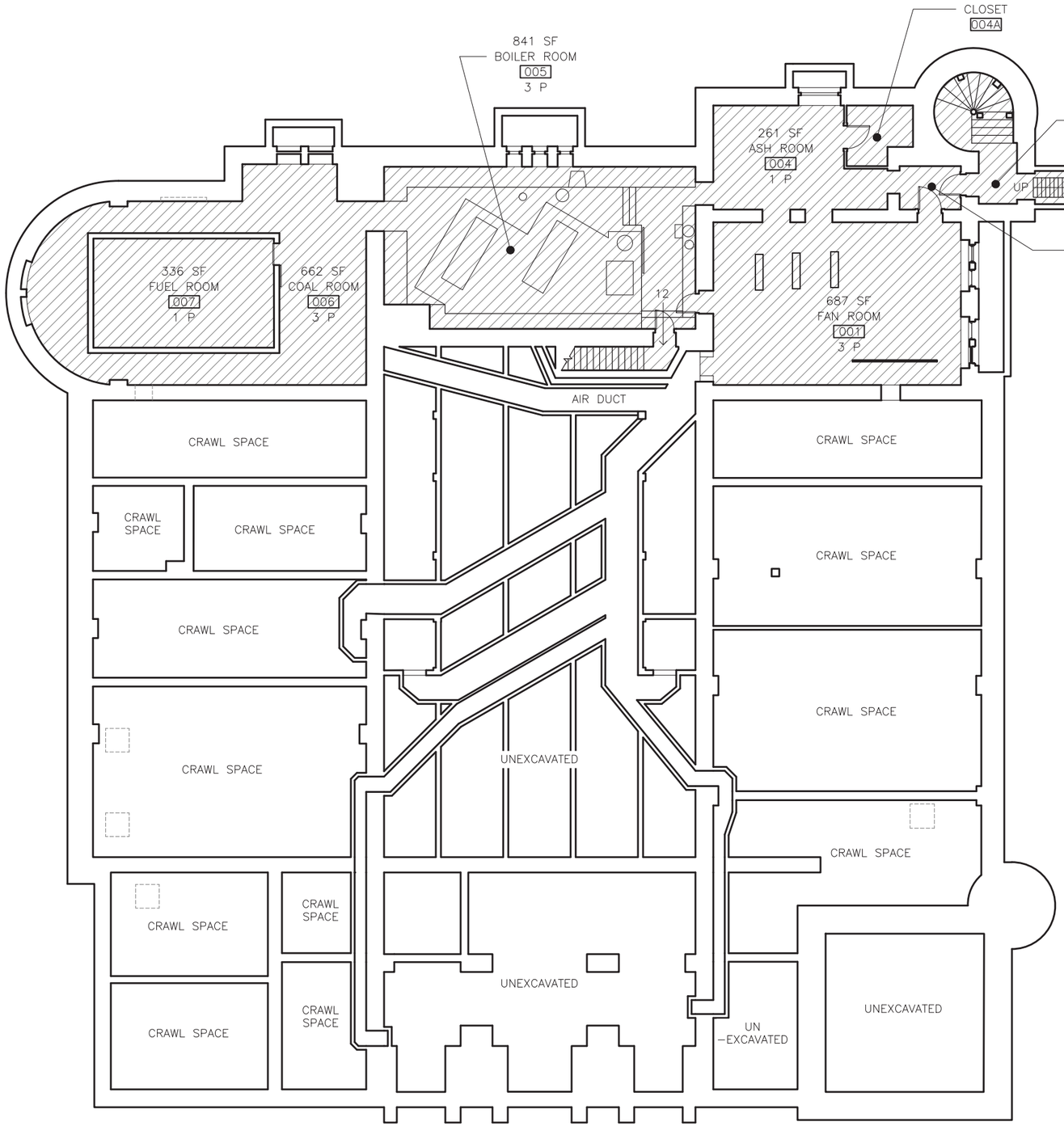
The Existing Building Code of New York State (EBCNYS) allows the building official considerable latitude to accept existing conditions that do not meet the requirements for new buildings.

Per EBCNYS 101.4.2 the existing building is considered to be in compliance with the building code as no change of use has occurred since the building was constructed in 1883, and no significant alterations have occurred since the major renovation of the building in 1916.

The lack of adequate means of egress precludes the use of EBCNYS Chapter 13 Performance Compliance for any future alterations.

Note that accessibility requirements are based on Federal civil rights law and cannot be waived by the Existing Building Code.

CODE REQUIREMENTS DRAWINGS



BUILDING CODE LEGEND

100 SF – ROOM AREA
NAME – ROOM NAME
100 – ROOM NUMBER
1 P – OCCUPANTS

SPACE DOES NOT MEET ADA REQUIREMENTS.

SPACE DOES NOT COMPLY WITH NATURAL VENTILATION REQUIREMENTS.

SPACE DOES NOT COMPLY WITH EGRESS REQUIREMENTS.

X ⟶ DIRECTION AND OCCUPANT LOAD SERVED BY EGRESS PATH.

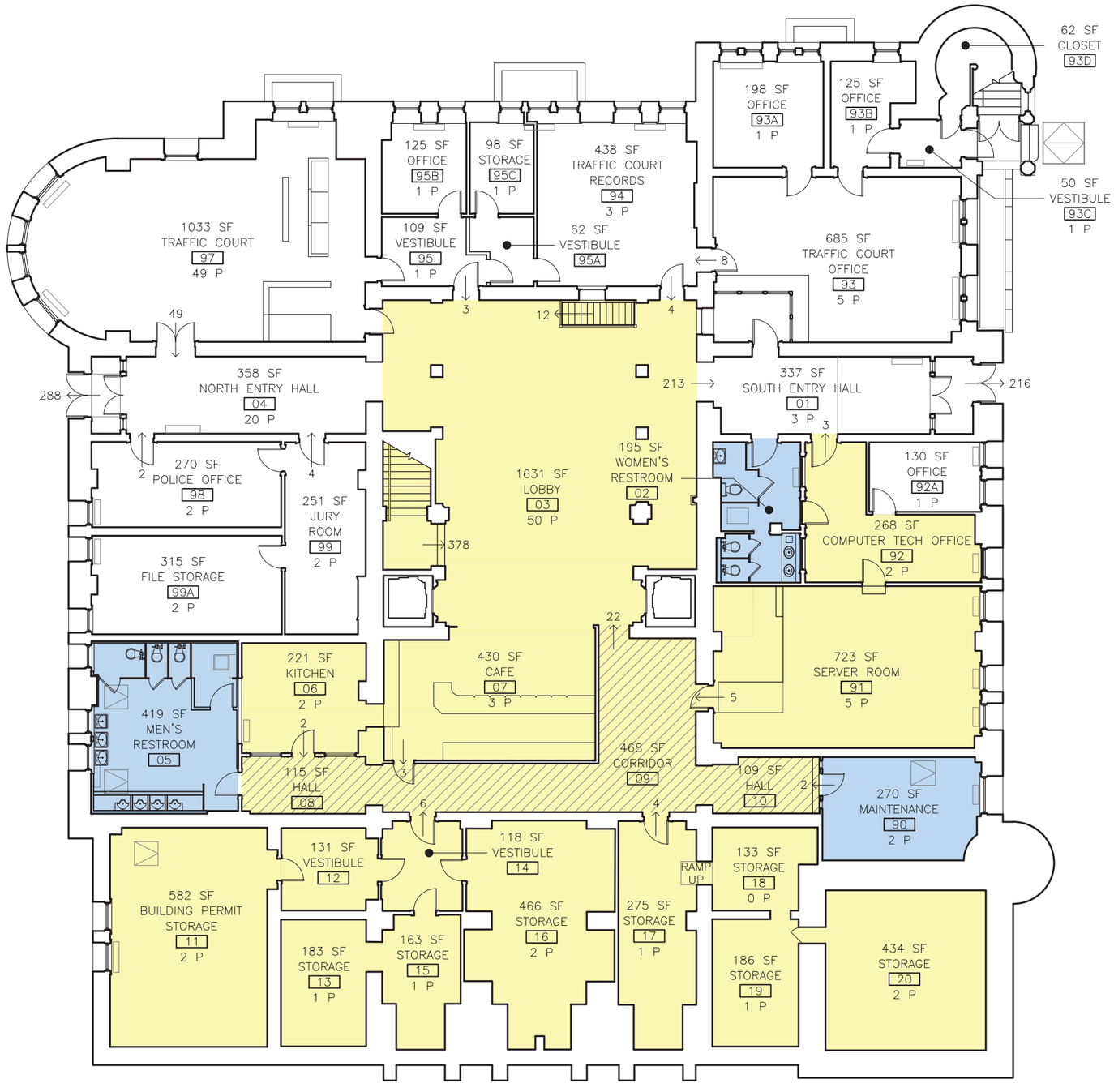
PLAN NORTH

0 8 16 32

CODE REQUIREMENTS: SUB-BASEMENT

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC **DRAFT: MAY 2020**



BUILDING CODE LEGEND

100 SF – ROOM AREA
NAME – ROOM NAME
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1 P – OCCUPANTS

SPACE DOES NOT MEET ADA REQUIREMENTS.

SPACE DOES NOT COMPLY WITH NATURAL VENTILATION REQUIREMENTS.

SPACE DOES NOT COMPLY WITH EGRESS REQUIREMENTS.

X ⟶ DIRECTION AND OCCUPANT LOAD SERVED BY EGRESS PATH.

CODE REQUIREMENTS: BASEMENT

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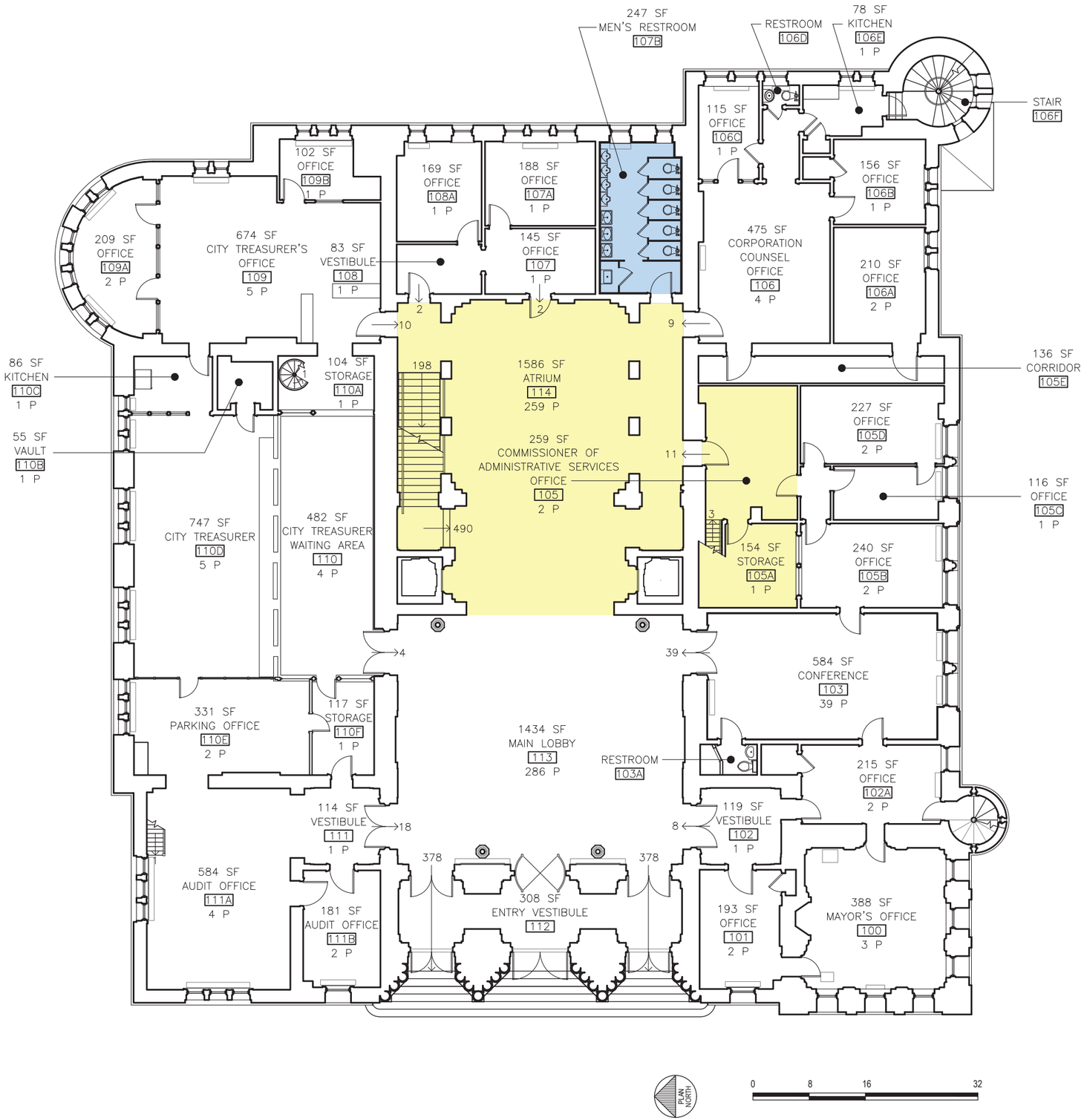


BUILDING CODE LEGEND

100 SF – ROOM AREA
NAME – ROOM NAME
100 – ROOM NUMBER
1 P – OCCUPANTS

SPACE DOES NOT MEET ADA REQUIREMENTS.

SPACE DOES NOT COMPLY WITH NATURAL VENTILATION REQUIREMENTS.

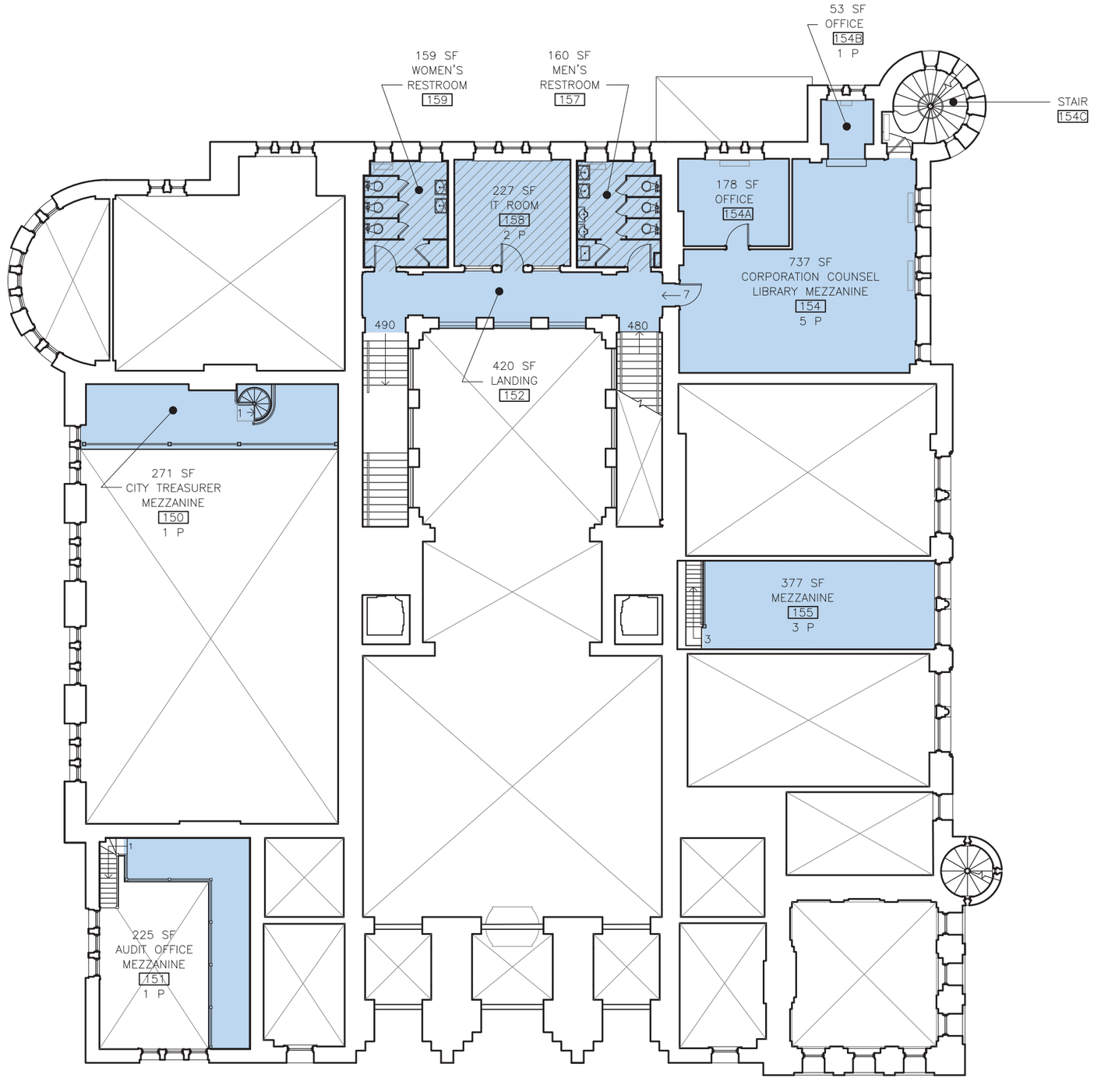
SPACE DOES NOT COMPLY WITH EGRESS REQUIREMENTS.

X ⟶ DIRECTION AND OCCUPANT LOAD SERVED BY EGRESS PATH.

CODE REQUIREMENTS: FIRST FLOOR

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC **DRAFT: MAY 2020**



BUILDING CODE LEGEND

100 SF – ROOM AREA
NAME – ROOM NAME
100 – ROOM NUMBER
1 P – OCCUPANTS

SPACE DOES NOT MEET ADA REQUIREMENTS.

SPACE DOES NOT COMPLY WITH NATURAL VENTILATION REQUIREMENTS.

SPACE DOES NOT COMPLY WITH EGRESS REQUIREMENTS.

X ⟶ DIRECTION AND OCCUPANT LOAD SERVED BY EGRESS PATH.

PLAN NORTH

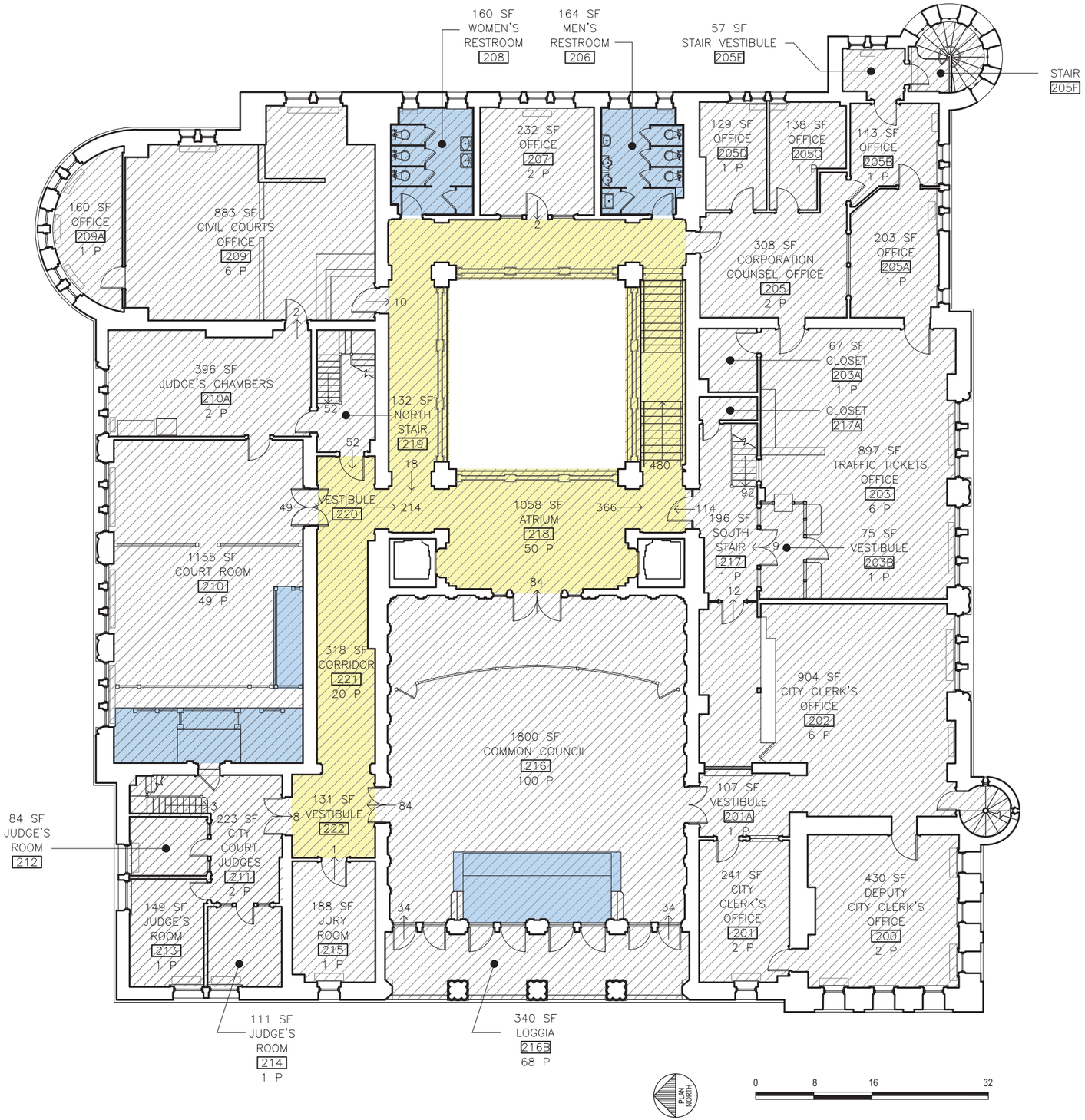
0 8 16 32

CODE REQUIREMENTS: FIRST FLOOR MEZZANINE

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC

DRAFT: MAY 2020



BUILDING CODE LEGEND

100 SF – ROOM AREA
NAME – ROOM NAME
100 – ROOM NUMBER
1 P – OCCUPANTS

SPACE DOES NOT MEET ADA REQUIREMENTS.

SPACE DOES NOT COMPLY WITH NATURAL VENTILATION REQUIREMENTS.

SPACE DOES NOT COMPLY WITH EGRESS REQUIREMENTS.

X ⟶ DIRECTION AND OCCUPANT LOAD SERVED BY EGRESS PATH.

CODE REQUIREMENTS: SECOND FLOOR

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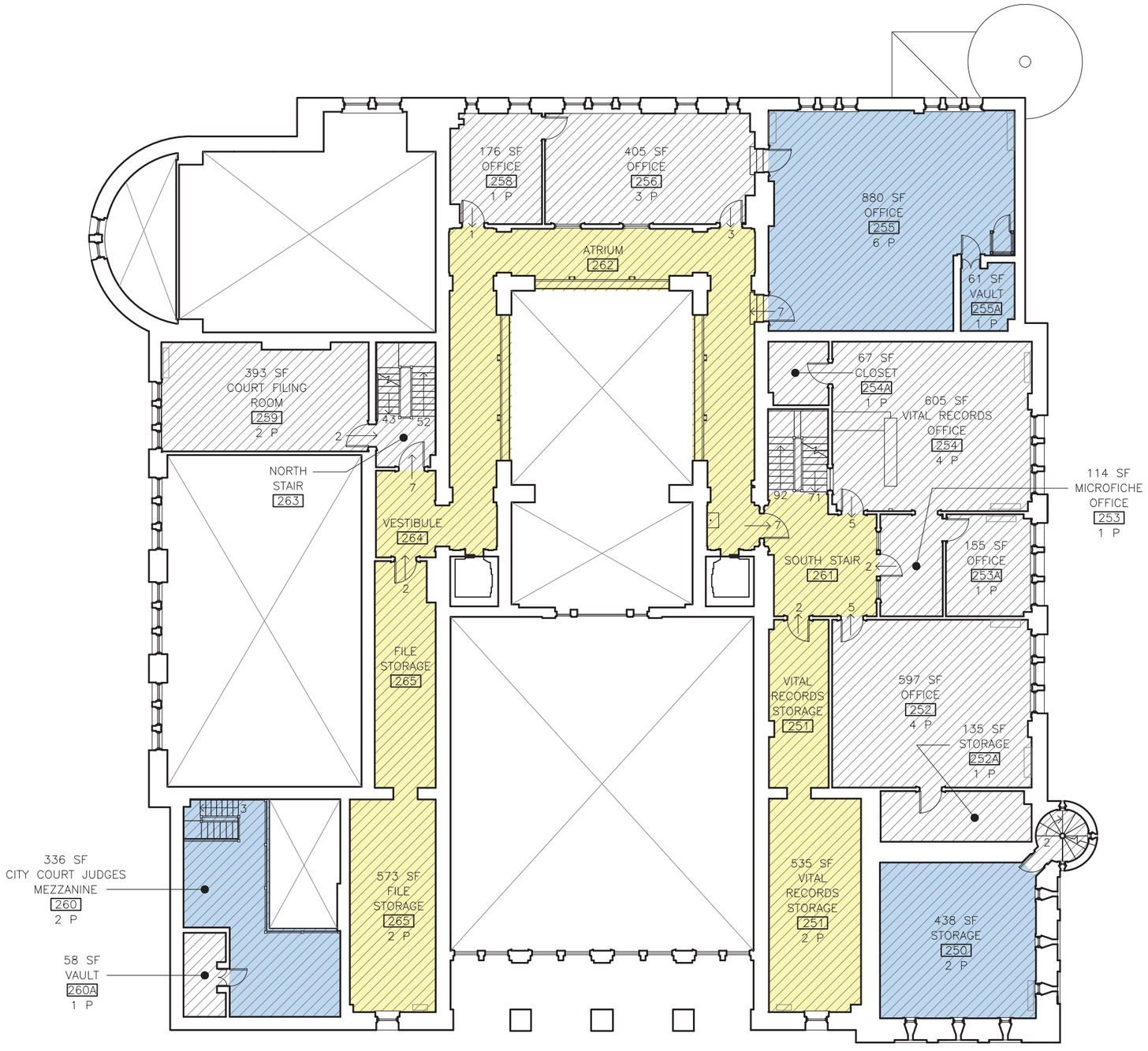

BUILDING CODE LEGEND

100 SF – ROOM AREA
NAME – ROOM NAME
100 – ROOM NUMBER
1 P – OCCUPANTS

SPACE DOES NOT MEET ADA REQUIREMENTS.

SPACE DOES NOT COMPLY WITH NATURAL VENTILATION REQUIREMENTS.

SPACE DOES NOT COMPLY WITH EGRESS REQUIREMENTS.

X ⟶ DIRECTION AND OCCUPANT LOAD SERVED BY EGRESS PATH.

CODE REQUIREMENTS: SECOND FLOOR MEZZANINE

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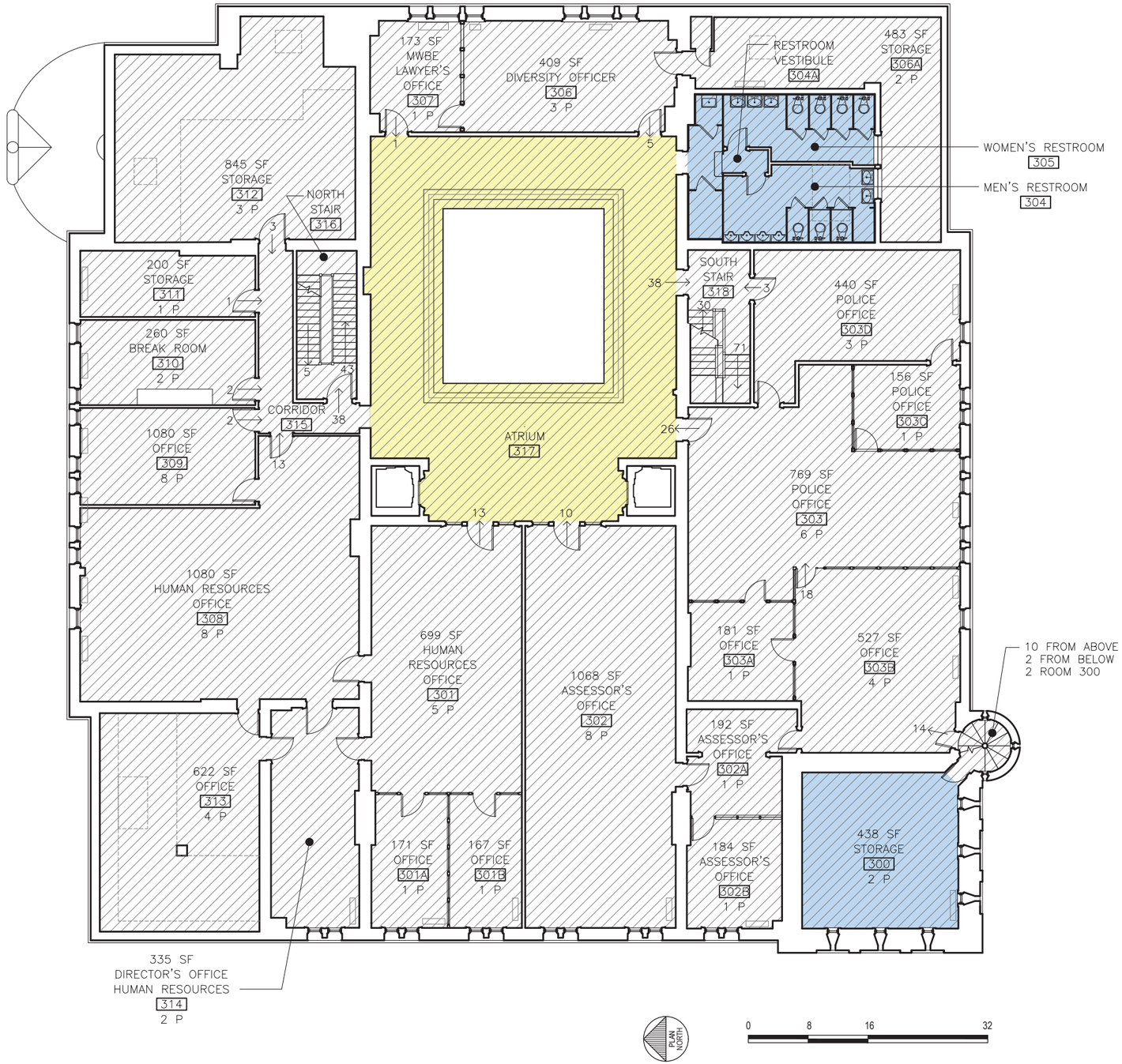

BUILDING CODE LEGEND

100 SF – ROOM AREA
NAME – ROOM NAME
100 – ROOM NUMBER
1 P – OCCUPANTS

SPACE DOES NOT MEET ADA REQUIREMENTS.

SPACE DOES NOT COMPLY WITH NATURAL VENTILATION REQUIREMENTS.

SPACE DOES NOT COMPLY WITH EGRESS REQUIREMENTS.

X ⟶ DIRECTION AND OCCUPANT LOAD SERVED BY EGRESS PATH.

CODE REQUIREMENTS: THIRD FLOOR

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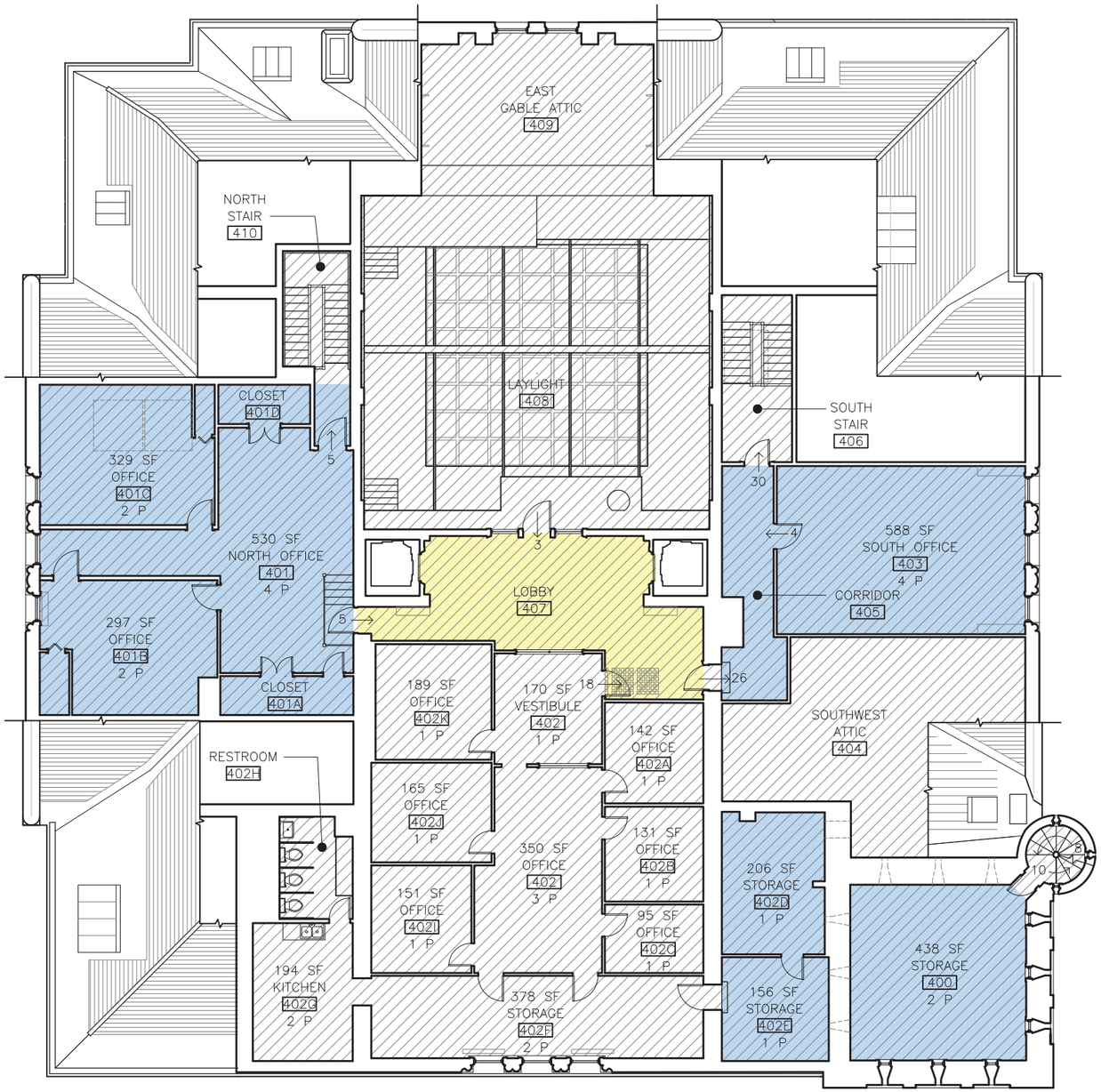

BUILDING CODE LEGEND

100 SF – ROOM AREA
NAME – ROOM NAME
100 – ROOM NUMBER
1 P – OCCUPANTS

SPACE DOES NOT MEET ADA REQUIREMENTS.

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SPACE DOES NOT COMPLY WITH EGRESS REQUIREMENTS.

X ⟶ DIRECTION AND OCCUPANT LOAD SERVED BY EGRESS PATH.

CODE REQUIREMENTS: FOURTH FLOOR

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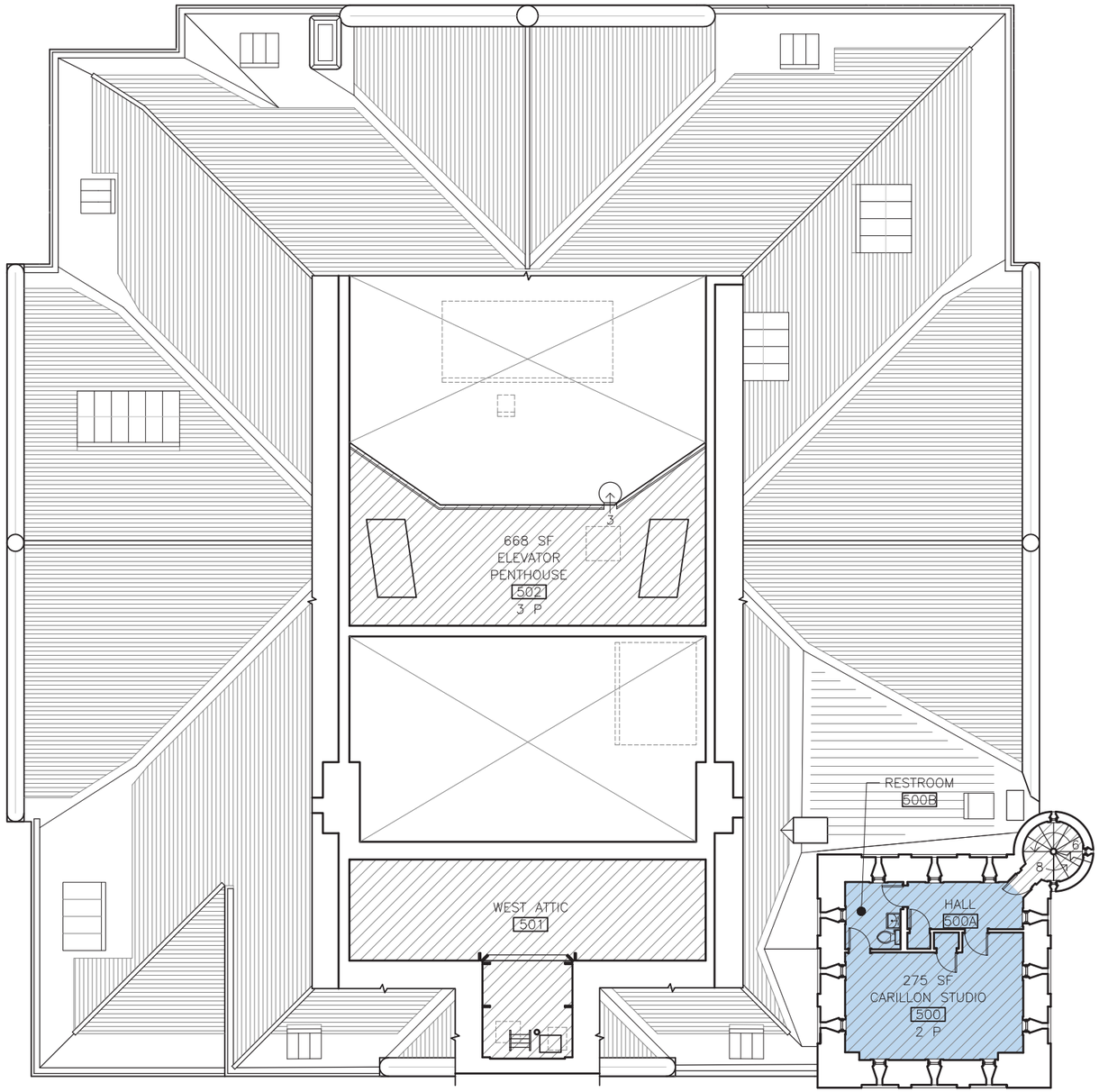


BUILDING CODE LEGEND

100 SF – ROOM AREA
NAME – ROOM NAME
100 – ROOM NUMBER
1 P – OCCUPANTS

SPACE DOES NOT MEET ADA REQUIREMENTS.

SPACE DOES NOT COMPLY WITH NATURAL VENTILATION REQUIREMENTS.

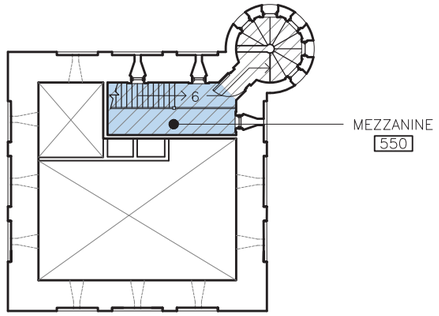
SPACE DOES NOT COMPLY WITH EGRESS REQUIREMENTS.

X ⟶ DIRECTION AND OCCUPANT LOAD SERVED BY EGRESS PATH.

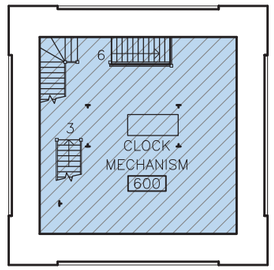
CODE REQUIREMENTS: FIFTH FLOOR

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC **DRAFT: MAY 2020**



FIFTH FLOOR MEZZANINE PLAN



SIXTH FLOOR PLAN

BUILDING CODE LEGEND

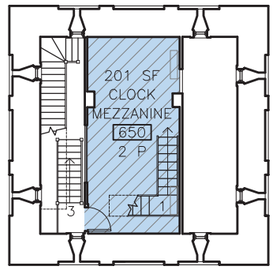
100 SF – ROOM AREA
NAME – ROOM NAME
100 – ROOM NUMBER
1 P – OCCUPANTS

SPACE DOES NOT MEET ADA REQUIREMENTS.

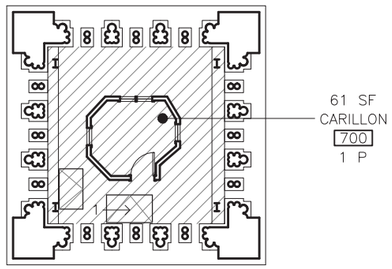
SPACE DOES NOT COMPLY WITH NATURAL VENTILATION REQUIREMENTS.

SPACE DOES NOT COMPLY WITH EGRESS REQUIREMENTS.

X ⟶ DIRECTION AND OCCUPANT LOAD SERVED BY EGRESS PATH.



SIXTH FLOOR MEZZANINE PLAN



CARILLON PLAN

PLAN NORTH

0 8 16 32

CODE REQUIREMENTS: TOWER

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC **DRAFT: MAY 2020**

LONG RANGE PLAN
PRIORITIZED RECOMMENDATIONS

Albany City Hall is a building of local, regional, and national architectural significance. As architect H. H. Richardson's only City Hall (he did design other municipal buildings) it occupies a unique place in the history of American architecture. Today, the interiors of Albany City Hall are quite different from Richardson's original design, but the existing interiors were carefully designed to reflect the Romanesque character of the building's important exterior. Though deferred maintenance has left significant roof and masonry issues to be addressed, City Hall is extremely well built and will last for centuries if properly repaired and maintained.

The following list of recommended repairs and modifications is prioritized in order from most urgent (Priority One) to least urgent (Priority Five). The first priority is to address problems relating to water entry. This should be done in a top-down sequence, which will require a significant amount of scaffolding for access. Because of this, the first priority contains a longer list of items, because all work at the upper reaches of the building should be done when access is available.

Priority Two relates to lower areas of the masonry exterior walls and addresses moisture infiltration at the basement and sub-basement levels, while Priority Three and later work relates mostly to the interiors. Attention should be paid to exterior modifications that may be required to accommodate new mechanical systems, and those changes should be incorporated into early-phase exterior work. This will require that the future HVAC system be designed, at least on a schematic level, at the same time as the construction documents for the roof and tower project.

All of the following recommendations have been organized to represent potential phases of future work. Undertaking single items may increase costs substantially. The accompanying cost estimates can not take into account all possible phase scenarios, and largely follow the framework set out within these recommendations. Wide swings in construction costs are common, due to changes in material costs and variations in the labor market. Actual construction costs will likely very substantially from the costs shown here, especially for later phases as time passes.

No construction work should be carried out until full construction documents (drawings and specifications) have been prepared by architects and engineers experienced with restoration and repair of historic buildings of similar scale and type. The work should likewise only be carried out by contractors who have experience with similar projects.

PRIORITY ONE: MAIN TOWER, ROOF, DORMERS, AND CHIMNEYS

This phase of work should include all areas above the roof eaves. The generally top-down approach will eliminate the primary sources of water ingress first, but as gaining access will be a significant part of this part of the project, other less urgent work within these areas should also be undertaken along with higher priority items.

- The entire roof at City Hall is in need of replacement. The existing roof is beyond the point where patches will be either effective or long lasting. This work will require scaffolding. As a result, all work at or above roof level should be performed as a single project. The roof should be replaced in the same material (terra cotta and copper) that exist today. With adjustments to

the detailing and specifications of the roof, a new roof in these materials will have a service life of one hundred years or more.

- Prior to executing construction documents, probes should be undertaken to better understand the roof construction and to assess the feasibility of removing and reusing a percentage of the terra cotta roofing. The terra cotta tiles are, for the most part, in excellent condition. Most failures that have occurred are a result of the fasteners. If the tiles can be easily removed (cost effectively) without damage, they can likely be reused. Several tiles removed during the probes should be sent out for materials testing to further assess the feasibility of this approach.
- The primary failure point of the roof is the copper flashings, gutters, and skylights. The new copper needs to be carefully detailed and executed in heavier gauge materials than were used during the 1917–19 work. If a thicker copper had been used during that work, the roof might still be in serviceable condition.
- The large skylight over the rotunda was restored recently, and should not require full restoration. However, new base flashings will be needed where the skylight curb intersects the terra cotta roofing.
- Changes to the configuration of problem areas of the roof should be carefully considered during the design process. Elimination of some skylights, reworking the valley to the east of the main tower, and the addition of heavy built-in diverters above the west entrance should all be carefully considered.
- Changes that might be needed to facilitate future work, such as ventilation requirements for future mechanical upgrades to the heating, cooling, and ventilation systems, or connecting the fourth floor to the east side of the tower, should be fully assessed at the same time as the new roof is designed. Care should be taken to not alter the appearance of the Richardson exterior.
- The bell-level roofing should be replaced. The new roofing can be either flat-lock sheet metal or fully-adhered membrane. A consistent pitch should be maintained so that water drains effectively. The perimeter flashings should be extended to the outer edge of the masonry and an effective drip edge added to cover all upward-facing masonry joints.
- The steel framing that supports the carillon should be fully repainted in a subdued stone color that harmonizes with the surrounding architecture.
- All of the joints in the masonry-built roofs should be raked out and either repointed or partially filled with sealant; based on the existing materials. In either case, weep holes should be provided in the vertical joints, and the upward-facing joints carefully filled with lead wool that has been thoroughly compressed to eliminate gaps.
- Consideration should be given to installing a continuous drip edge at the eaves of most of the masonry-built roofs. This should only be done if it can be achieved without altering the appearance of the Richardson design.
- At the stone roof of the main tower, displaced stones, or stones where rusting of the embedded anchors has caused spalling at anchor points, should be refastened with a concealed stainless-steel fastener. Any resulting holes in the face of the unit should be patched. Some stones may require full removal so that they can be reset in a bed of new mortar and re-anchored.
- Existing patches at the tower-level brownstone should be inspected to ensure that they are sound. Given the remoteness of the upper parts of the tower, some areas should likely not be patched. Areas of deterioration can be tooled to limit further erosion and eliminate water retention and ingress. This will also reduce costs while limiting future points of failure.

- All of the joints in the brownstone at or above roof level should be repointed with a high-lime-content mortar that is colored to imitate the color of adjacent brownstone.
- The exposed ferrous metal anchors at the top of the two disused chimneys at the west side of the building should be replaced with stainless steel. Some resetting of individual stones may be needed.
- While work is being undertaken at the tower level, the clock faces should be repainted and their perimeters caulked. The deteriorated plywood clock hands should be replaced with painted aluminum cut to match the original 1930 hands.
- A general masonry cleaning should be completed as part of this work to eliminate biological grown, general soiling, accumulated salts, lime crusts, and metallic staining that exist at or above the roof level.
- The modern wood ceiling and frame at the base of the tower's masonry-built roof should be removed and replaced with continuous nylon mesh. Nylon mesh should also be installed where the noncontinuous metal bird grating exists currently. All of the existing ferrous metal anchors should be removed. The new system should employ a small number of stainless-steel fasteners and taut stainless-steel cables to secure the netting.
- The underside of the roof should be insulated and well ventilated to reduce heat loss and limit ice damning. This work should be done in coordination with the roofing replacement project.

PRIORITY TWO: MASONRY BELOW EAVES, PERIMETER DRAINAGE, AND FRONT ENTRANCE

This work should include all levels below the roof eaves, including below-grade drainage and water ingress issues. This will allow adjacent basement areas to dry and make them ready for future reuse as office or meeting space. A major part of this phase of work is the redesign of the plaza in front of City Hall to better accommodate active use and increased public access.

- All of the overly hard mortar joints at the brownstone should be repointed to match the mortar used during the first phase of work. Selective areas of repointing should be undertaken within all areas of granite. All exposed ferrous metal anchors should be removed from mortar joints and the areas repointed.
- Several stones in the low-pitched roof to the north of the east stair tower may need to be fully reset. A probe should be undertaken at the underside of this area of roofing to determine the underlying conditions.
- The perimeter of the westernmost two-thirds of the building should be excavated to expose all areas of the foundation so that deteriorated mortar joints can be tuckpointed and the exterior face of the foundation wall fully waterproofed with a continuous membrane and a footing drain.
- The front steps should be rebuilt to accommodate ADA compliant access to the main entrance of City Hall. As part of this work, the entire plaza in front of the building should be redesigned to accommodate better pedestrian access, and to allow for use of the area without diverting traffic or eliminating parking. This work should only be implemented after the perimeter drainage issues are effectively addressed or in conjunction with that work.
- The metal brackets and window boxes at the first-floor windows should be removed, and not replaced. The holes in the brownstone sills should be patched. New areas for grade-level planters should be incorporated into the redesigned area in front of City Hall.

- Existing exterior surface-mounted electrical conduits and lighting should be removed to the greatest extent possible. The floor of the west-facing loggia should be cleared of all existing electrical conduits so that the area can be restored and used for special events.
- The metal flagpole, all historic metal window grates, and air vents should be repainted as part of this project.
- A general masonry cleaning should be completed as part of this work to eliminate all biological growth, general soiling, accumulated salts, lime crusts, and metallic staining that exists below the level of the roof eaves.
- Historic doors that have not already been restored should be restored as part of this work. Some doors will require new exit hardware.

PRIORITY THREE: INTERIOR RENOVATIONS AND MECHANICAL IMPROVEMENTS (THIRD AND FOURTH FLOORS)

As with the exterior, the interior work should be addressed in a top-down sequence. This will allow for three phases of interior renovation and the sequential installation of new mechanical systems in a way that will benefit all building occupants and result in cost-effective annual operation. Rising heat in winter will allow for lower cost of top floor operations, while central air conditioning and ventilation at the upper floors will marginally help cool the lower floors and slightly reduce the operating costs of window units at lower levels of the building.

- Although the windows at City Hall were restored recently, the 113 small and deeply set windows in the unheated areas of the main tower were not restored. Because of the size and depth of the masonry openings, this work must be done entirely from the interior.
- The first phase of a new mechanical and ventilation system should be implemented while maintaining the existing boiler system in other areas of the building. The new mechanical system should provide both heating and cooling at reduced energy consumption levels. During this phased approach, any new use of space, and resulting changes in occupancy, should be taken into consideration and the new system designed accordingly.
- The two existing partially enclosed stairways should be extended to reach all floors of the building and provide egress at the basement level. These stairways should be fully compliant fire stairs and egress routes. The stairs should be provided in the locations shown in both the Code Requirement and Recommendation Drawings in this report. This will be even more important as a life-safety issue more public use is to be made to the building.
- The blocked stairs at the base of the east tower should be reopened to allow the existing stairs to serve as an egress route. The door at the bottom of the stairs will need to be restored to fully functional condition.
- The existing plaster and wallboard should be removed from both spiral stairwells. This will allow for drying of the masonry, and close inspection of underlying anchors that secure the face stones on the exterior of the building. Consideration should be given to leaving the main tower without plaster on the walls. The heated rear stairs should be re-plastered.
- Two fully code-compliant restrooms and a janitor's closet should be added in the areas of rooms 306 and 307.

- Rooms 300, 304, 305, and 312 should be renovated for use as office, meeting, or breakroom/ kitchen space.
- Room 317 should be restored to its original condition, including all light fixtures, wall colors, and flooring. Surface-mounted conduit and inappropriate modifications should be removed.
- The fourth floor should be reconfigured to eliminate all of the existing modern partition walls and dropped ceilings. The main central room should be returned to the Ogden & Gander dimensions (shown as room 402) and used as originally intended for public gatherings. Flexible space should be provided for public meetings.
- A new window should be provided at the central window opening in the dormer of the west façade. All air intakes for the new HVAC system should be limited to less prominent locations.

PRIORITY FOUR: INTERIOR RENOVATIONS AND MECHANICAL IMPROVEMENTS (SECOND FLOOR AND MEZZANINES)

- The second phase of a new mechanical and ventilation system should be implemented while maintaining the existing boiler system in other areas of the building.
- The original (1919) cork floor in the Common Council Chamber should be refinished and restored. The walls and ceilings should be restored and repainted to match the original intent.
- New usable space can be added to the second-floor mezzanine by providing access to the main tower and adding a floor at this level above the unutilized space above the dropped ceiling in the Treasurer's Office.
- A lift or ramp should be added to access Room 255.
- New usable space can be added to the first-floor mezzanine by expanding Room 155 to the east.
- Code-compliant bathrooms should be provided at the locations of Rooms 255 and 256.
- The atrium/rotunda, the Common Council Chamber, Court Room 210, and the major public hallways at the second-floor level should be restored.

PRIORITY FIVE: PHASED INTERIOR RENOVATIONS AND MECHANICAL IMPROVEMENTS (FIRST FLOOR AND BASEMENT)

- The third phase of a new mechanical and ventilation system should be implemented in conjunction with this work.
- The existing café should be eliminated and the area redesigned for better circulation, better access to adjacent spaces, and to provide new meeting space. Rooms 05 thru 09 should be repurposed as part of this work.
- A code-compliant women's restroom should be provided at the location of Rooms 108/108A.
- New restrooms and a janitor closet should be provided at the current location of Rooms 014 thru 017.
- Plaster cornices, like those in the Treasurer's Office (Room 110), should be repaired; and electrical and communications wiring should be rerouted.

- The original (1919) cork floor in the Mayor's Office and the terrazzo floors throughout the main entry and rotunda should be refinished and restored.
- Holes and damage to brick arches at the basement level should be repaired. New holes, which are needed for the new mechanical system, should be concentrated in limited areas designated for electrical and mechanical shafts. These holes should be cleanly cut and adequately supported.
- Once water ingress through the basement walls has been eliminated, the interior faces of these walls should be pointed. The walls should be plastered after sufficient drying has occurred.
- The majority of the public spaces at the first floor and basement levels should be restored, as shown in the Recommendation Drawings.

GENERAL NOTES ON INTERIOR RENOVATIONS (APPLICABLE TO ALL PHASES OF WORK):

- With the removal of window air-conditioners as part of installing a central air-conditioning system, the remaining non-historic window grilles at the basement level should be replaced with a more appropriate design in keeping with the historic grilles on the north side of the building.
- Interior areas to be restored to their originally intended appearance are shown in the Recommendation Drawings.
- A master key system should be initiated for the entire building. This will require the replacement and rekeying of all locks in the building so that a single master key can unlock the majority of doors.
- During renovation of each space, and in conjunction with any mechanical improvements, care should be taken to eliminate as much surface-mounted conduit as possible, particularly in public areas and those designated for restoration.
- The historic colors in the areas indicated to be restored should be reinstated so that architectural features are highlighted, and so that the walls are coordinated with unpainted surfaces such as stained woodwork, natural stone, and flooring.
- Kitchen facilities and janitor closets should be provided on each floor, so that equipment is not visible to the general public. This will reduce the number of refrigerators, coffee makers, and hotplates within the building, while providing better accommodations for building occupants.
- Consideration should be given to reusing as much of the original 1917–19 bathroom fixtures and fittings as is possible in at least some of the new restrooms.
- Additional restrooms should be added on each floor as shown in the Recommendations Drawings.

RECOMMENDATIONS DRAWINGS

RECOMMENDATIONS LEGEND

- HISTORIC SPACES TO BE RESTORED.
- AREAS AVAILABLE FOR EXPANSION OR RECONFIGURATION.
- NEW EGRESS STAIRS.

RECOMMENDATIONS: SUB-BASEMENT

ALBANY CITY HALL MASTER PLAN

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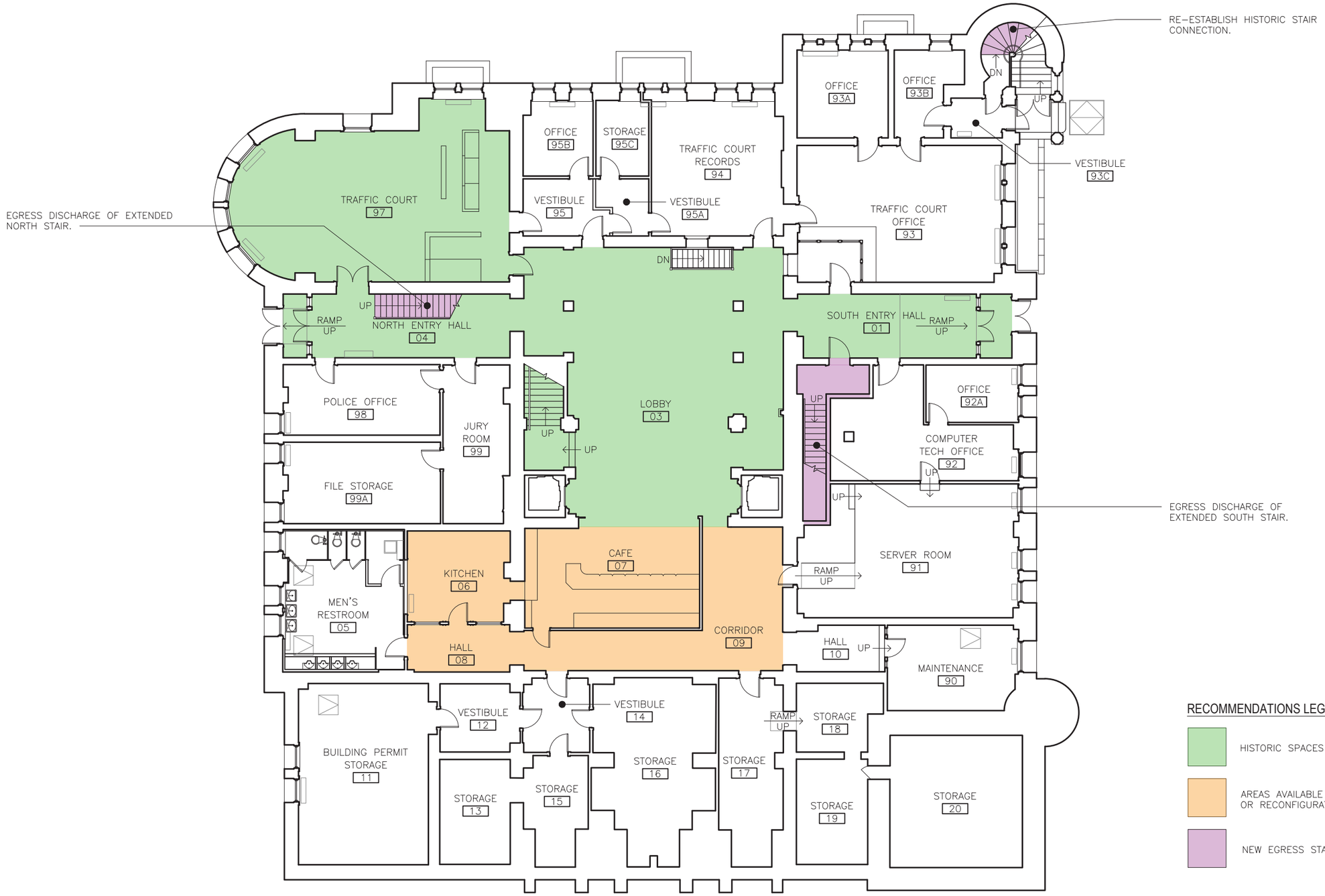

RECOMMENDATIONS LEGEND

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- AREAS AVAILABLE FOR EXPANSION OR RECONFIGURATION.
- NEW EGRESS STAIRS.

RECOMMENDATIONS: BASEMENT

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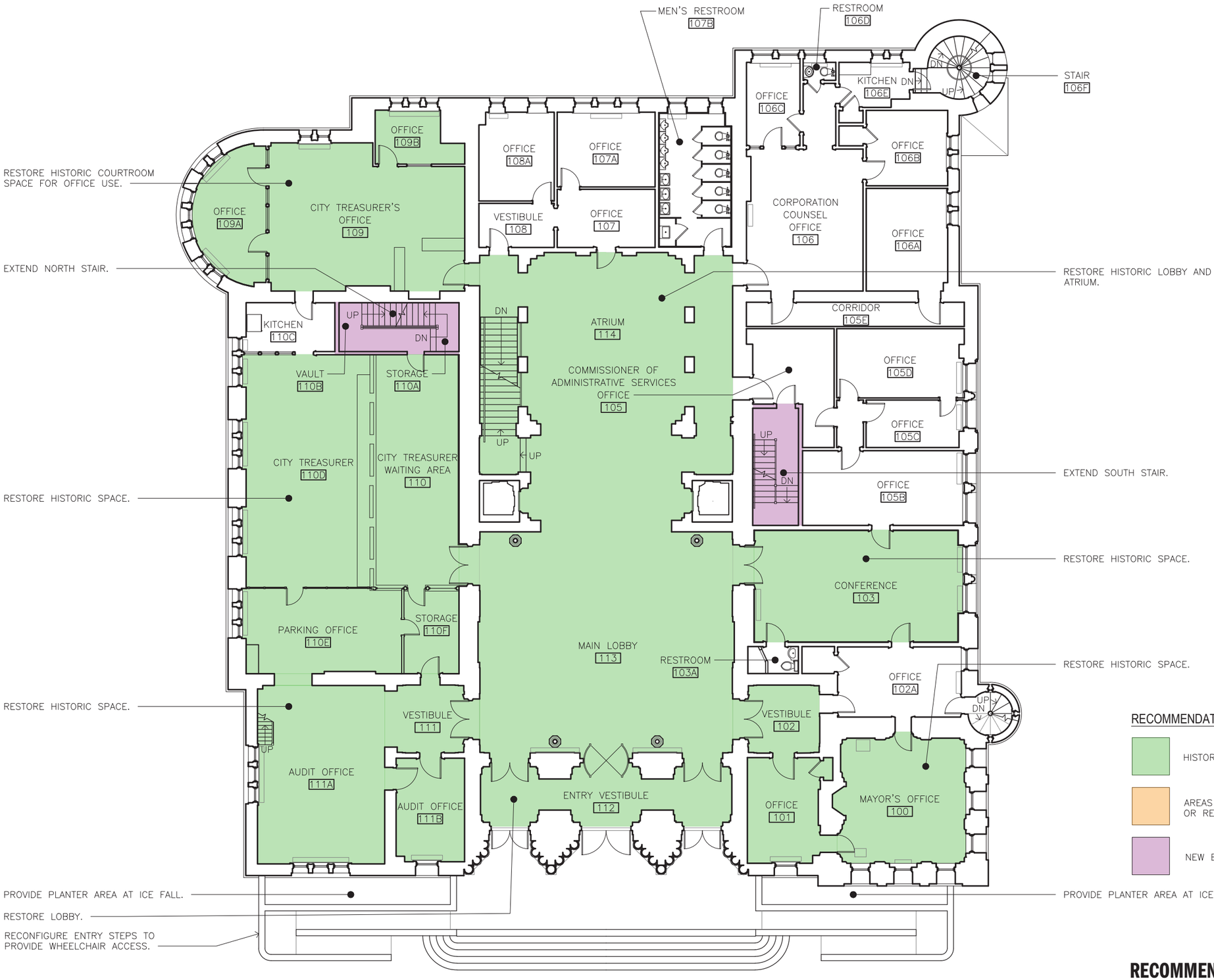

RECOMMENDATIONS LEGEND

- HISTORIC SPACES TO BE RESTORED.
- AREAS AVAILABLE FOR EXPANSION OR RECONFIGURATION.
- NEW EGRESS STAIRS.

RECOMMENDATIONS: FIRST FLOOR

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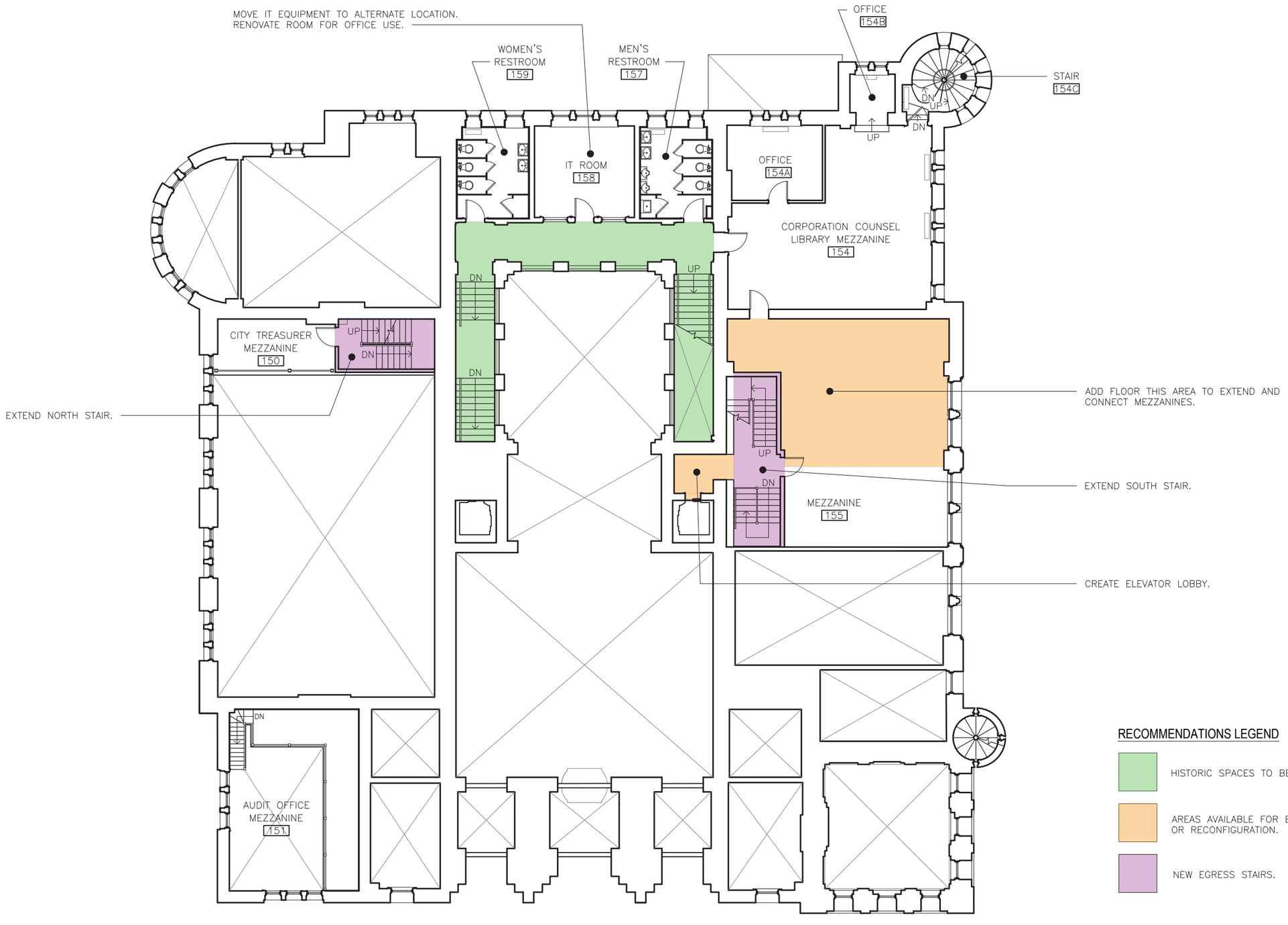


RECOMMENDATIONS LEGEND

- HISTORIC SPACES TO BE RESTORED.
- AREAS AVAILABLE FOR EXPANSION OR RECONFIGURATION.
- NEW EGRESS STAIRS.

PLAN NORTH

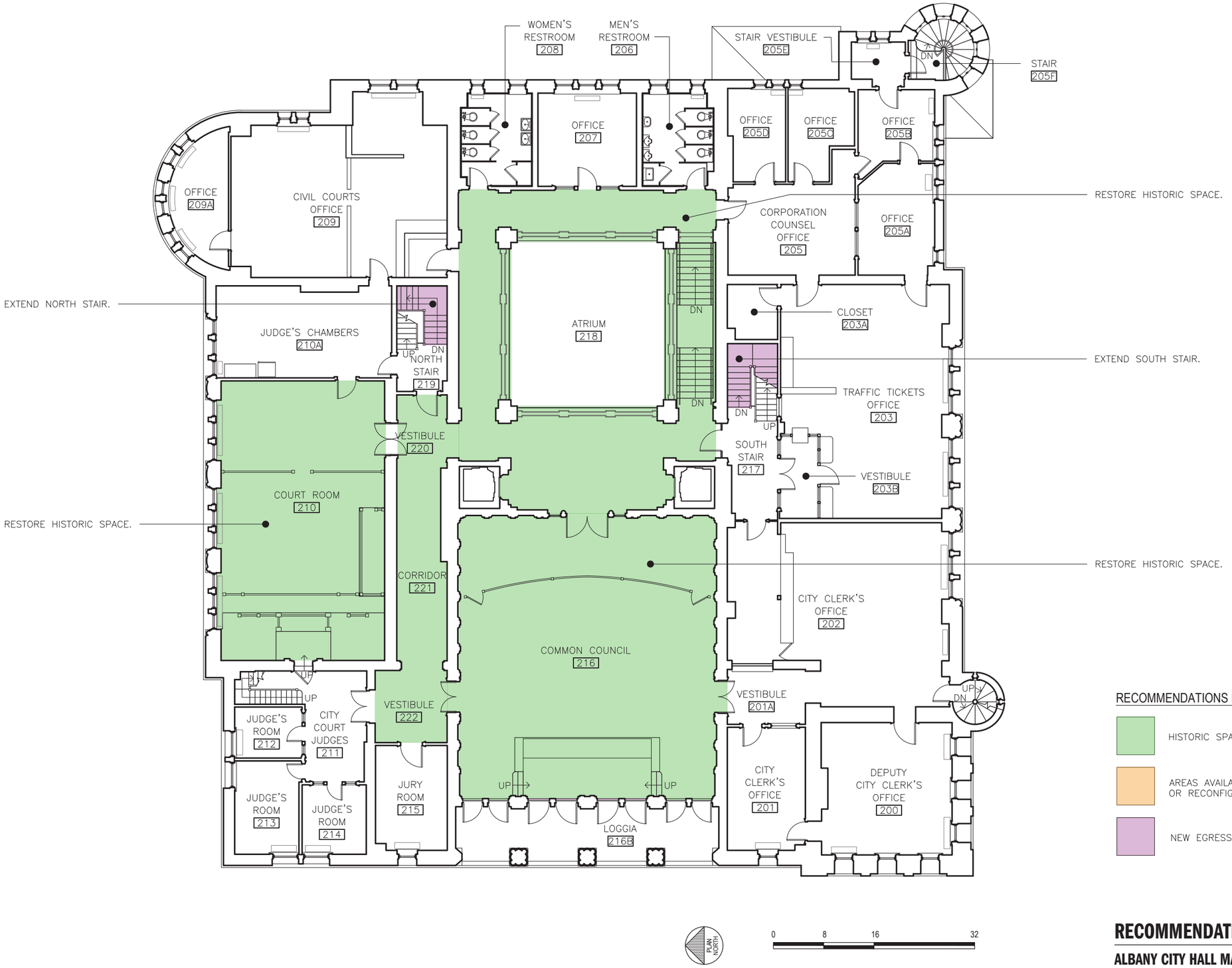
0 8 16 32

RECOMMENDATIONS: FIRST FLOOR MEZZANINE

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC

DRAFT: MAY 2020



RECOMMENDATIONS LEGEND

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- AREAS AVAILABLE FOR EXPANSION OR RECONFIGURATION.
- NEW EGRESS STAIRS.

RECOMMENDATIONS: SECOND FLOOR

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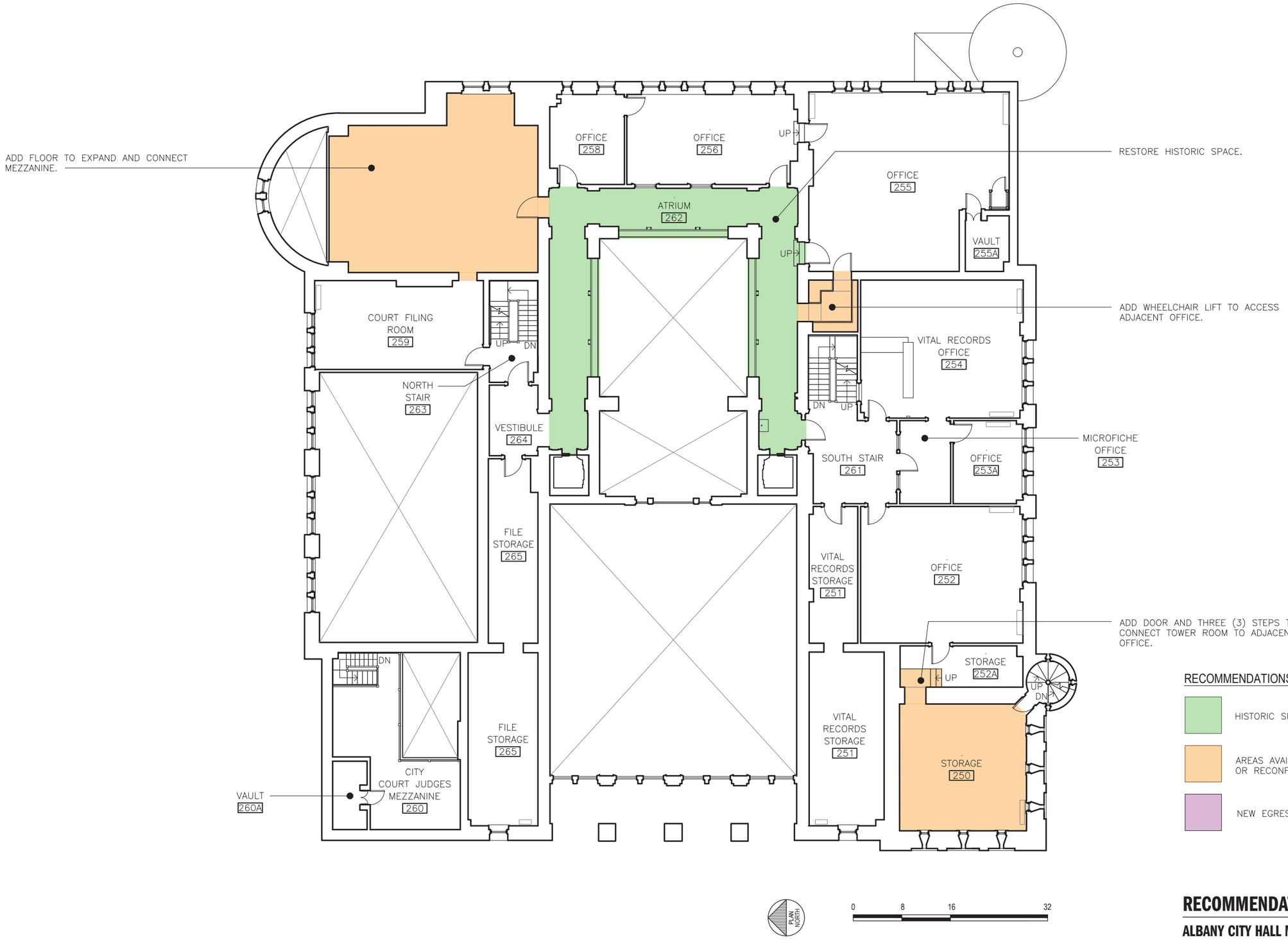

RECOMMENDATIONS LEGEND

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- NEW EGRESS STAIRS.

RECOMMENDATIONS: SECOND FLOOR MEZZANINE

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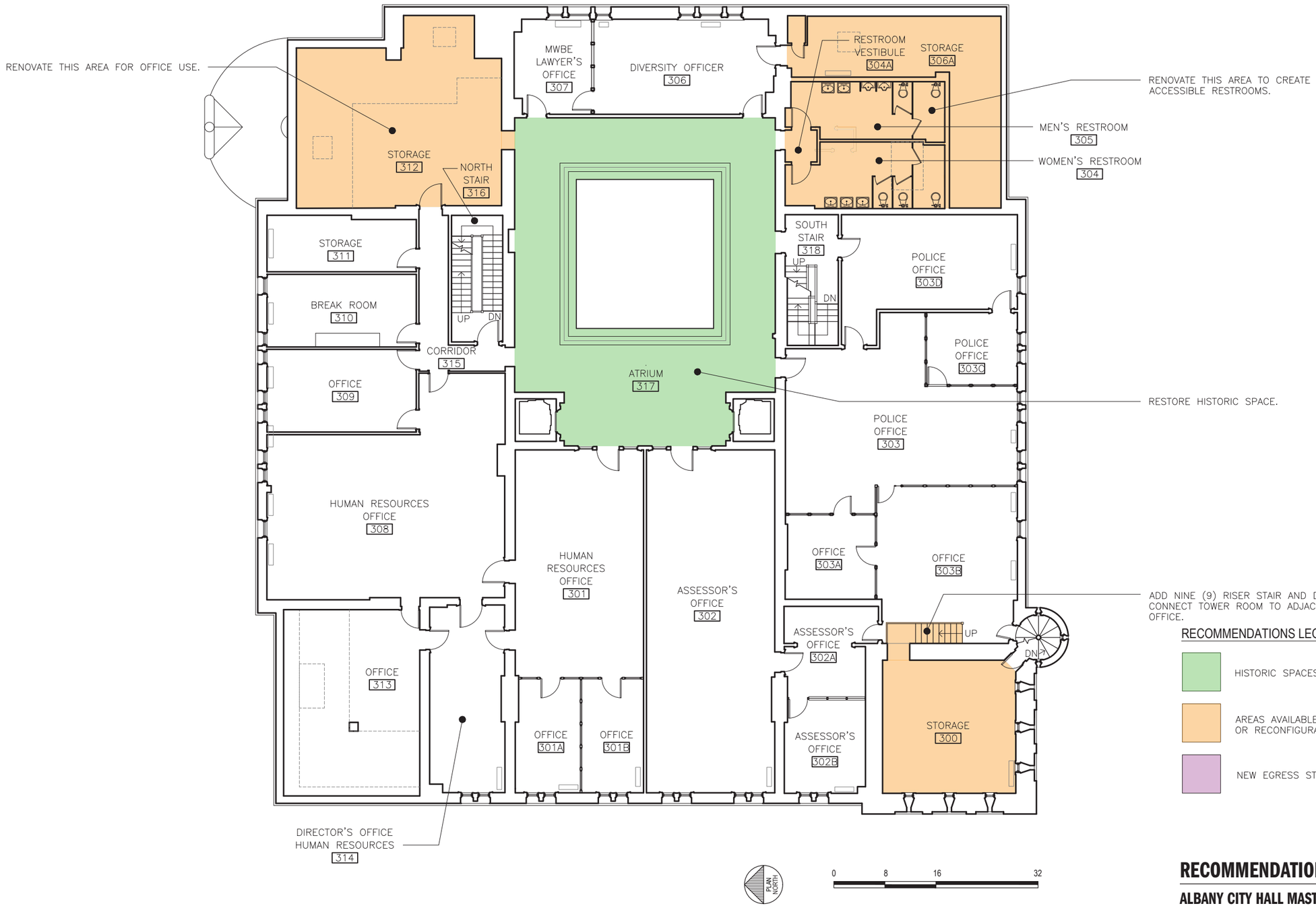


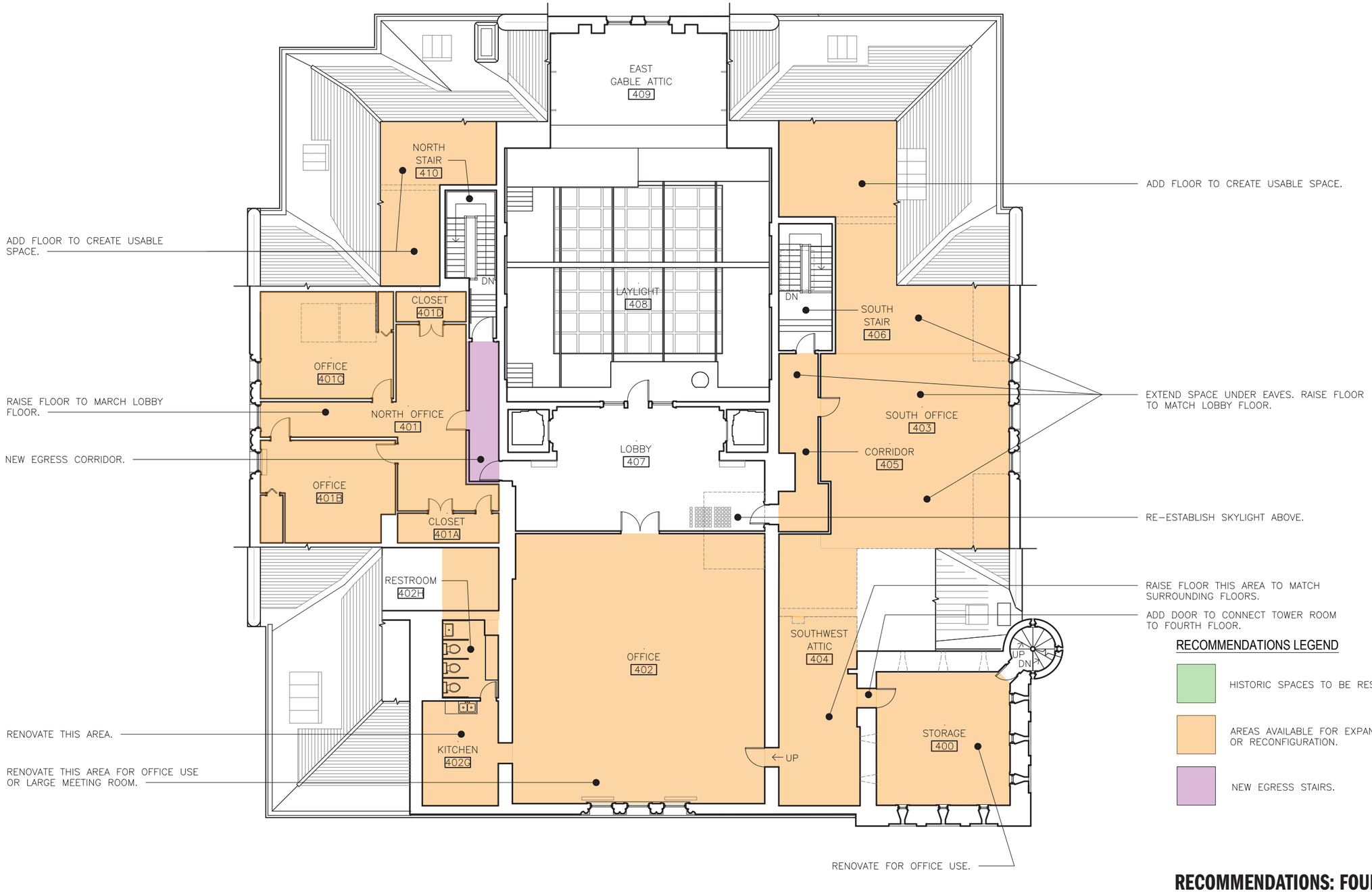
RECOMMENDATIONS LEGEND

- HISTORIC SPACES TO BE RESTORED.
- AREAS AVAILABLE FOR EXPANSION OR RECONFIGURATION.
- NEW EGRESS STAIRS.

RECOMMENDATIONS: THIRD FLOOR

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC **DRAFT: MAY 2020**

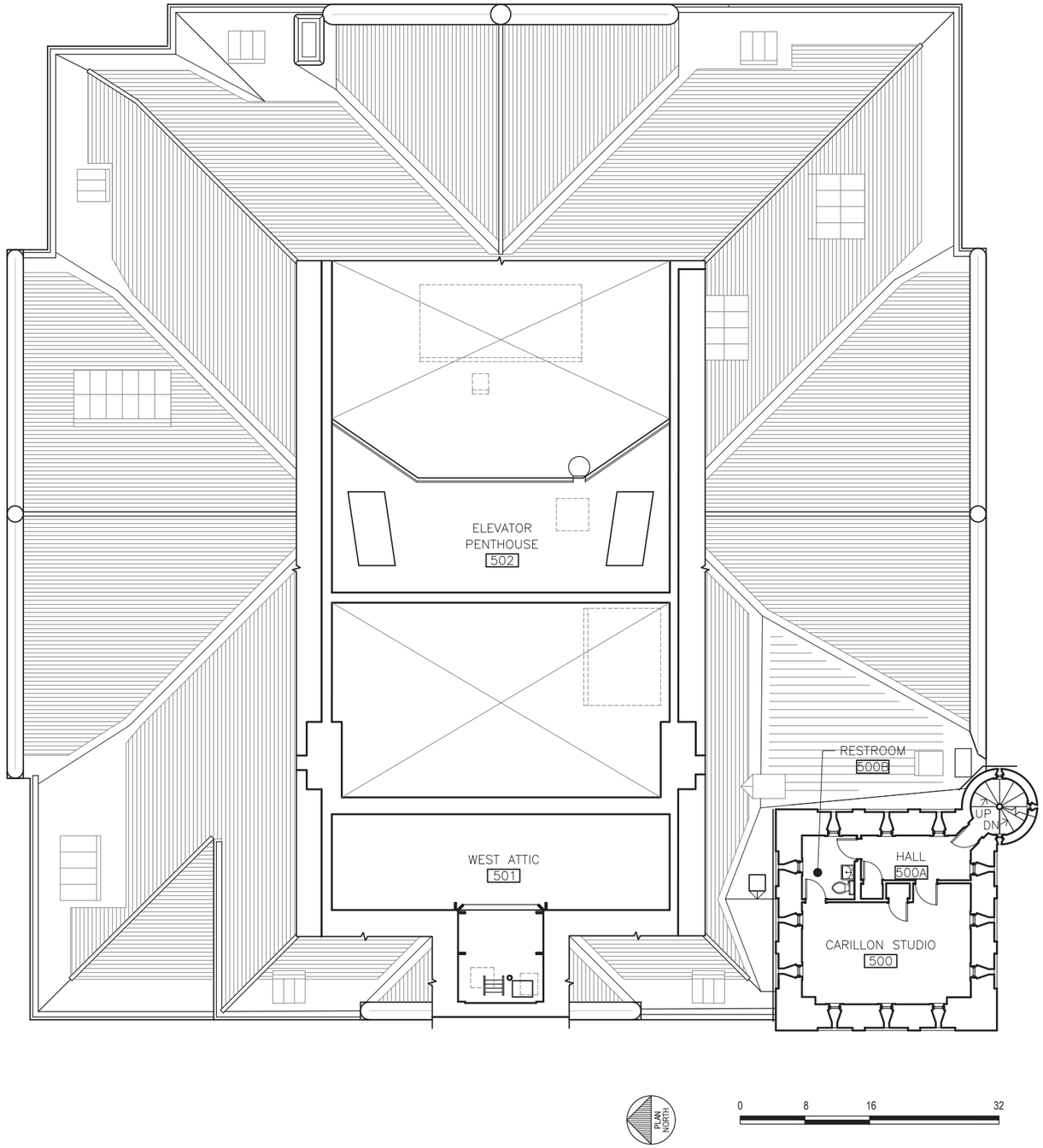


RECOMMENDATIONS: FOURTH FLOOR

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC

DRAFT: MAY 2020



RECOMMENDATIONS LEGEND

HISTORIC SPACES TO BE RESTORED.

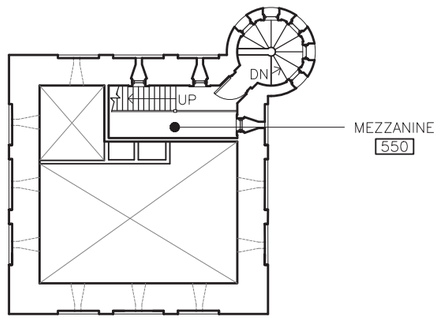
AREAS AVAILABLE FOR EXPANSION OR RECONFIGURATION.

NEW EGRESS STAIRS.

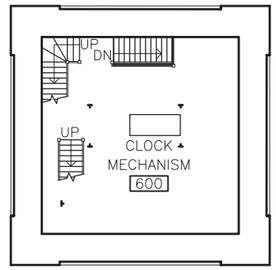
RECOMMENDATIONS: FIFTH FLOOR

ALBANY CITY HALL MASTER PLAN

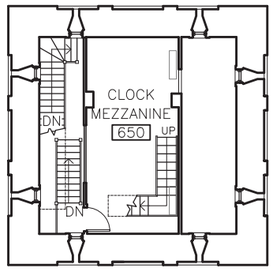
JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC **DRAFT: MAY 2020**



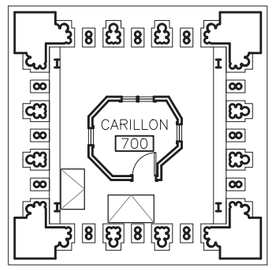
FIFTH FLOOR MEZZANINE PLAN



SIXTH FLOOR PLAN



SIXTH FLOOR MEZZANINE PLAN



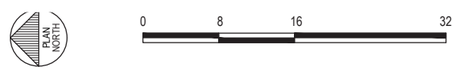
CARILLON PLAN

RECOMMENDATIONS LEGEND

HISTORIC SPACES TO BE RESTORED.

AREAS AVAILABLE FOR EXPANSION OR RECONFIGURATION.

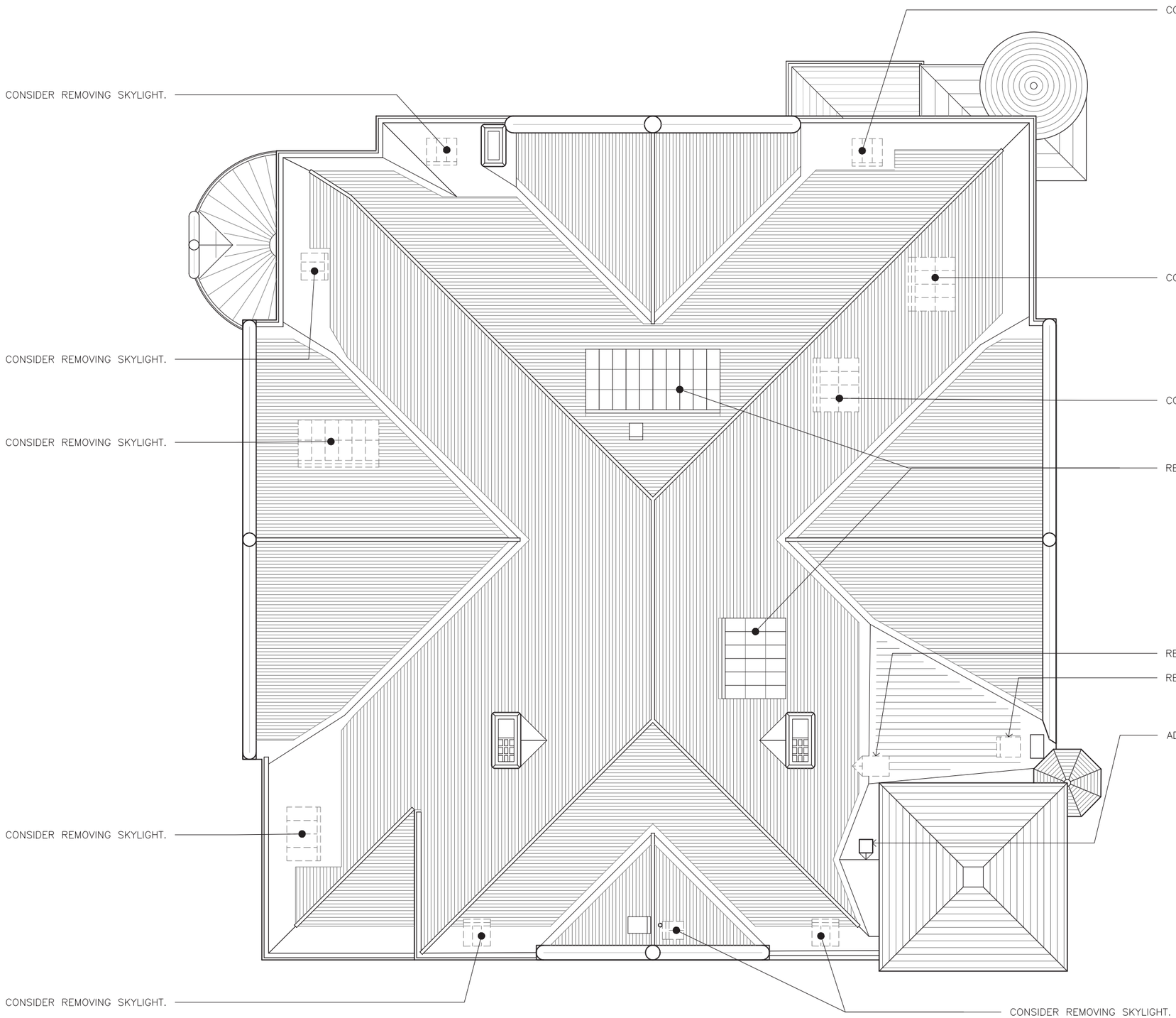
NEW EGRESS STAIRS.



RECOMMENDATIONS: TOWER

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC **DRAFT: MAY 2020**



RECOMMENDATIONS LEGEND

- HISTORIC SPACES TO BE RESTORED.
- AREAS AVAILABLE FOR EXPANSION OR RECONFIGURATION.
- NEW EGRESS STAIRS.

RECOMMENDATIONS: ROOF

ALBANY CITY HALL MASTER PLAN

JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC **DRAFT: MAY 2020**

APPENDIX A

Albany City Hall Archive Drawings Summary
Selected Historic Drawings

The following pages include a representative selection of drawings from the Albany County Hall of Records and the Houghton Library at Harvard University. These images are only some of the drawings held at these institutions. Digital scans of all of the drawings have been turned over to the Albany Department of Engineering as part of this project.

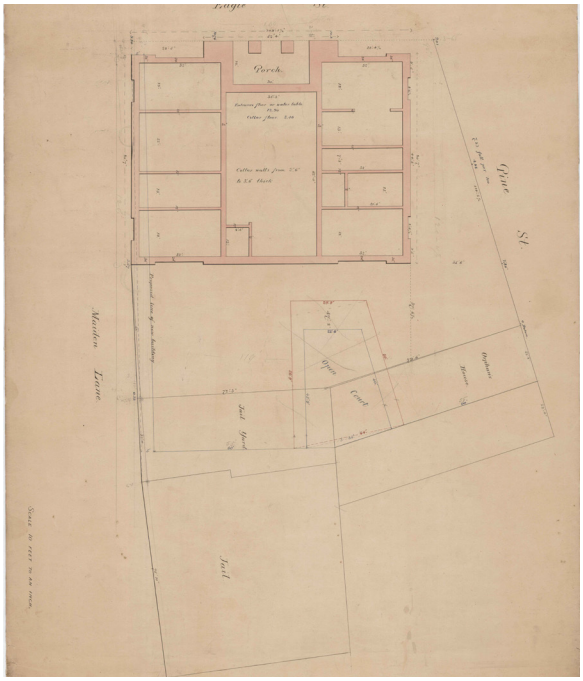
The Houghton Library's collection includes 116 drawings from the office of H. H. Richardson, and includes materials ranging from preliminary design sketches through to working drawings stamped by the general contractor in charge of the construction of Albany City Hall. The dates of these drawings range from 1880-1883.

The collection of drawings and specifications at the Albany County Hall of Records includes 92 drawings and sheets of specifications that span a wide range of dates. This includes a small number of drawings of the earlier city hall, designed by Philip Hooker, which predate the 1880 fire. Most of the other drawings relate to the 1916-1920 work by Ogden and Gander, but there are several competition drawings by other architects. The most recent drawings relate to the 1970s exterior restoration.

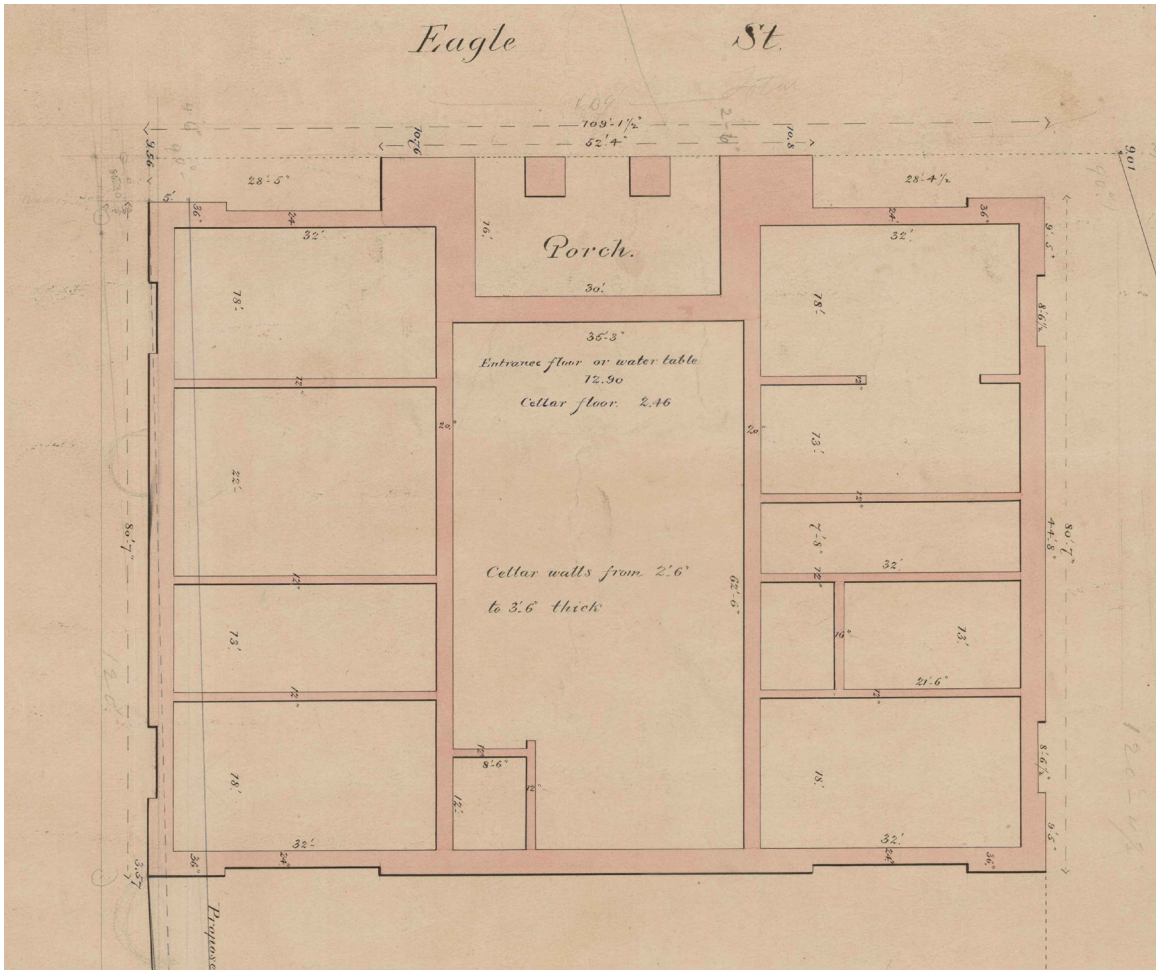
ALBANY CITY HALL ARCHIVE DRAWINGS SUMMARY

Unknown	n.d.	Site plan of Philip Hooker City Hall (1832-1880)	2 drawing sheets	Albany County Hall of Records
H.H. Richardson	c.1880	Design sketches	59 drawing sheets (Harvard Library)	Houghton Library, Harvard University
H.H. Richardson	c.1880	Presentation drawings	10 drawing sheets (Harvard Library)	Houghton Library, Harvard University
H.H. Richardson	c.1880	Construction drawings	47 drawing sheets (Harvard Library)	Houghton Library, Harvard University
City of Albany	1915	Existing plans	7 drawing sheets	Albany County Hall of Records
Unknown	1915	Competition drawings Entry #14 Second Prize	5 drawing sheets 3 description sheets	Albany County Hall of Records
Charles C. Ogden	1915	Competition drawings Entry #18 First Prize	7 drawing sheets 1 description sheet	Albany County Hall of Records
M.L. & H.G. Emery	1915	Competition drawings	6 drawing sheets	Albany County Hall of Records
Charles C. Ogden	1915	Competition drawings Entry #22 (similar to constructed design)	7 drawing sheets 6 blueprint sheets 2 description sheets	Albany County Hall of Records
C.G. Ogden & J.J. Gander Associate Architects	1916	Renovation	28 blueprint drawing sheets 30 blackline reproduction sheets	Albany County Hall of Records
City of Albany Department of Public Works	1927	Carillon installation	2 blueprint sheets	Albany County Hall of Records
City of Albany Bureau of Engineering	1936	Office renovations	1 reproduction blackline sheet (work not completed as drawn)	Albany County Hall of Records

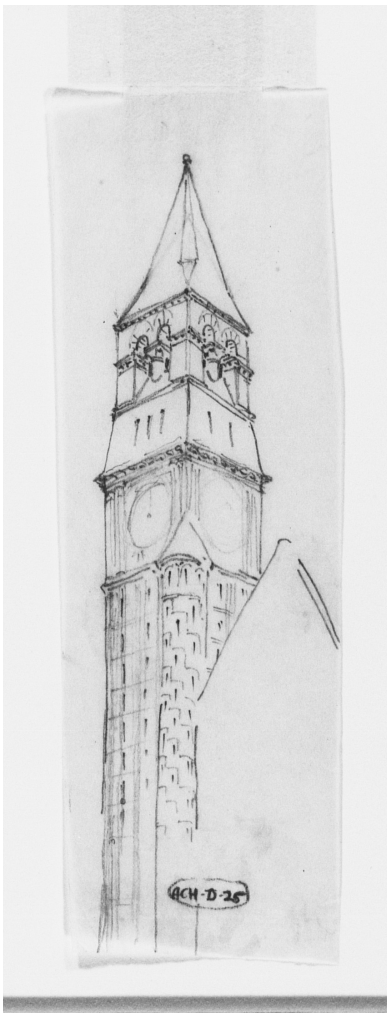
AUTHOR	DATE	SUMMARY	SHEETS	ARCHIVE
Lux & Quackenbush Architects	1975	Exterior renovation	8 drawing sheets	Albany County Hall of Records
Mendel Mesick Cohen Waite Hall Architects	1985	Carillon renovation	5 drawing sheets	Albany County Hall of Records
Sage Engineering	2007	Water service replacement	1 drawing sheet	Albany County Hall of Records
John G. Waite Associates Architects	2012	Window Improvement Phase 1	21 drawings sheets 105 specification pages	Albany County Hall of Records
Greenman Pedersen Inc.	2016	Boiler replacement	2 drawings sheets 112 specification sheets	Albany County Hall of Records
John G. Waite Associates Architects	2016	Window Improvement Phase 2	17 drawings sheets 101 specification pages	Albany County Hall of Records

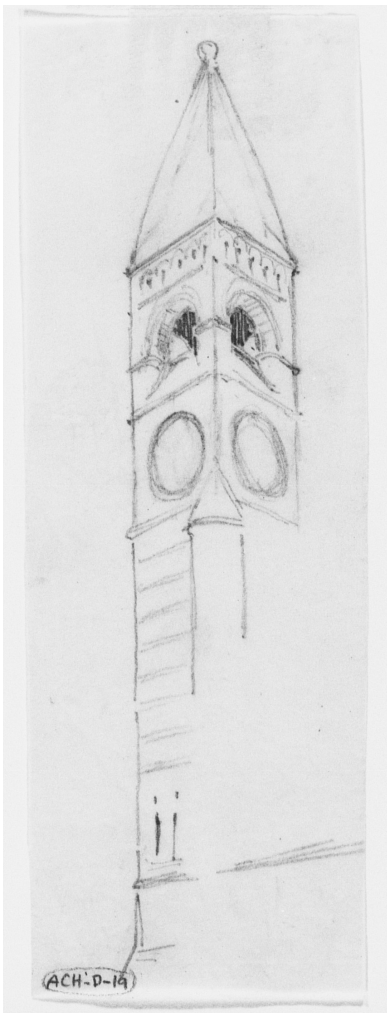


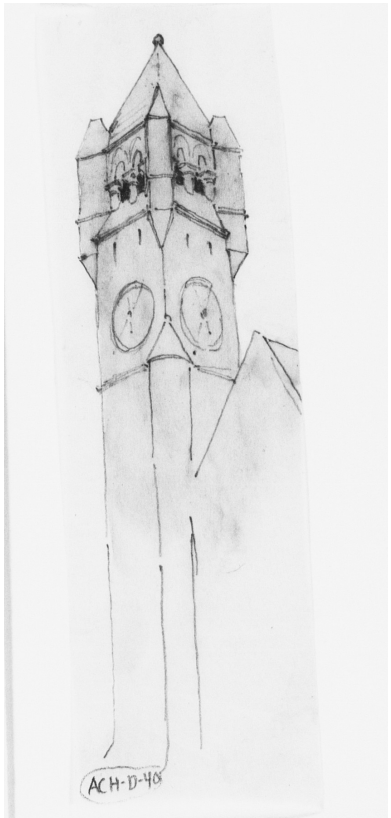
Site plan of previous City Hall building [1832-1880] designed by Philip Hooker. Unknown author, n.d. Albany County Hall of Records.



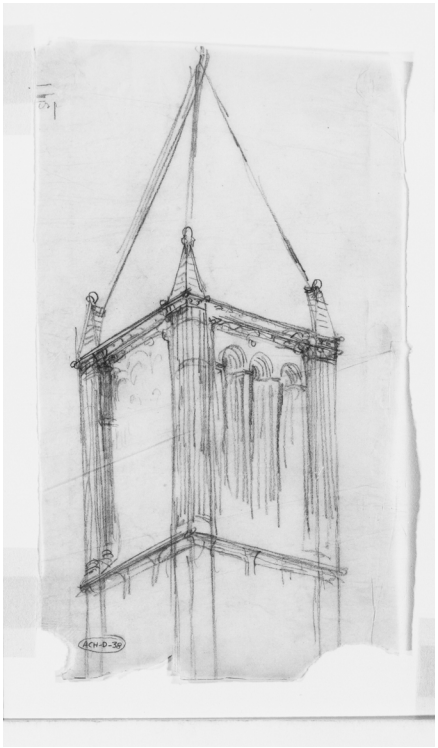
Two circa 1880 sketches for different facade designs by Henry Hobson Richardson. MS Typ 1096 (ACH F4 & F8), Houghton Library, Harvard University.

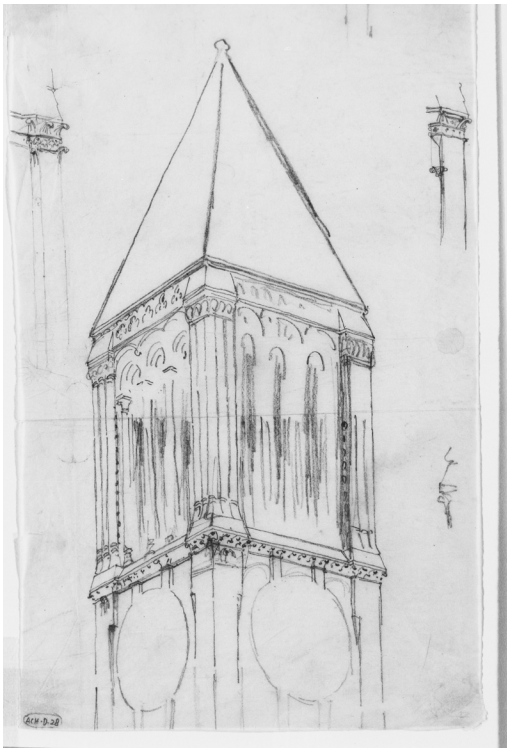




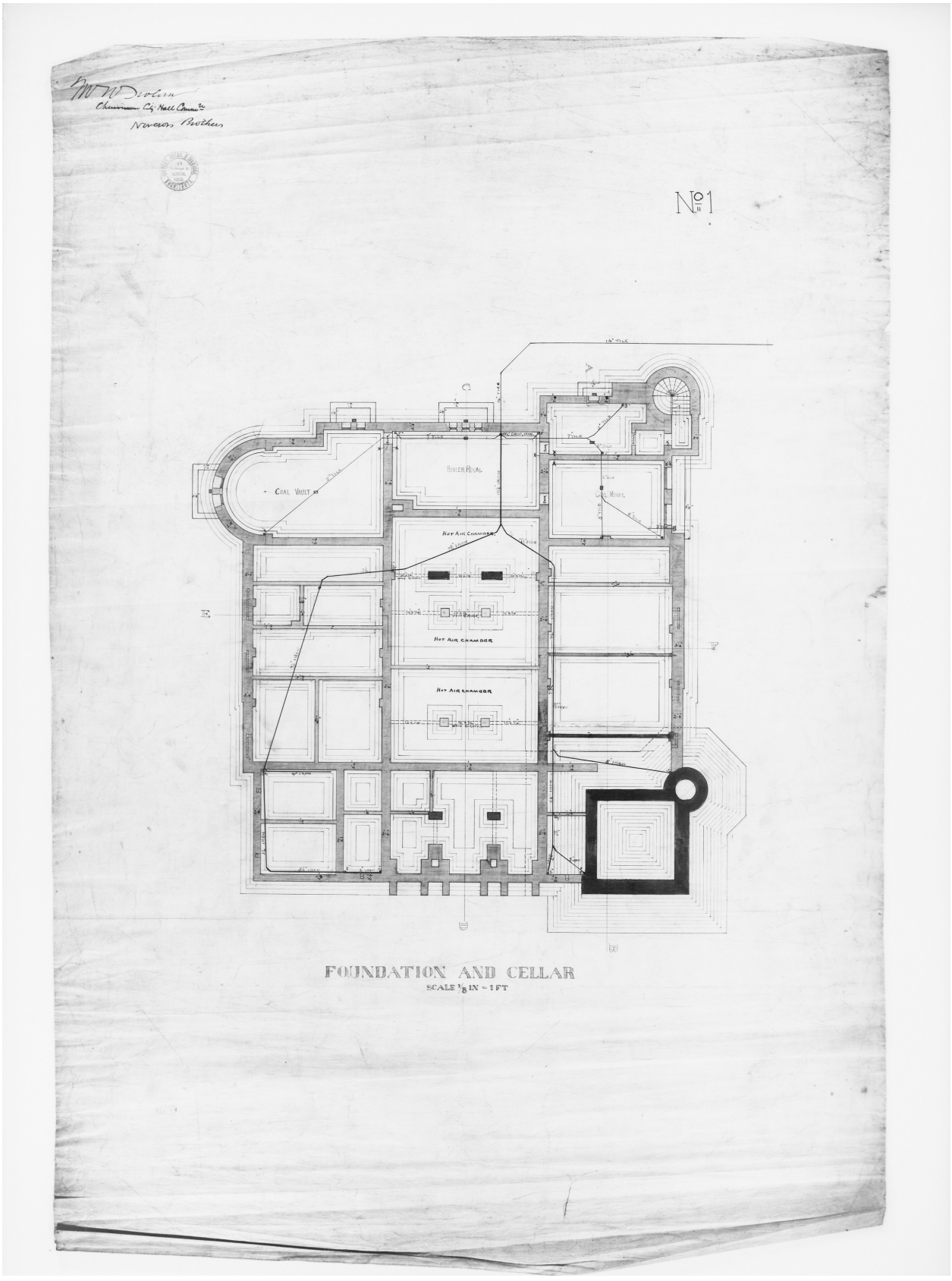


Four sketches for different tower designs, circa 1880, by H.H. Richardson. MS Typ 1096 (ACH D31, D25, D19, D40), Houghton Library, Harvard University.

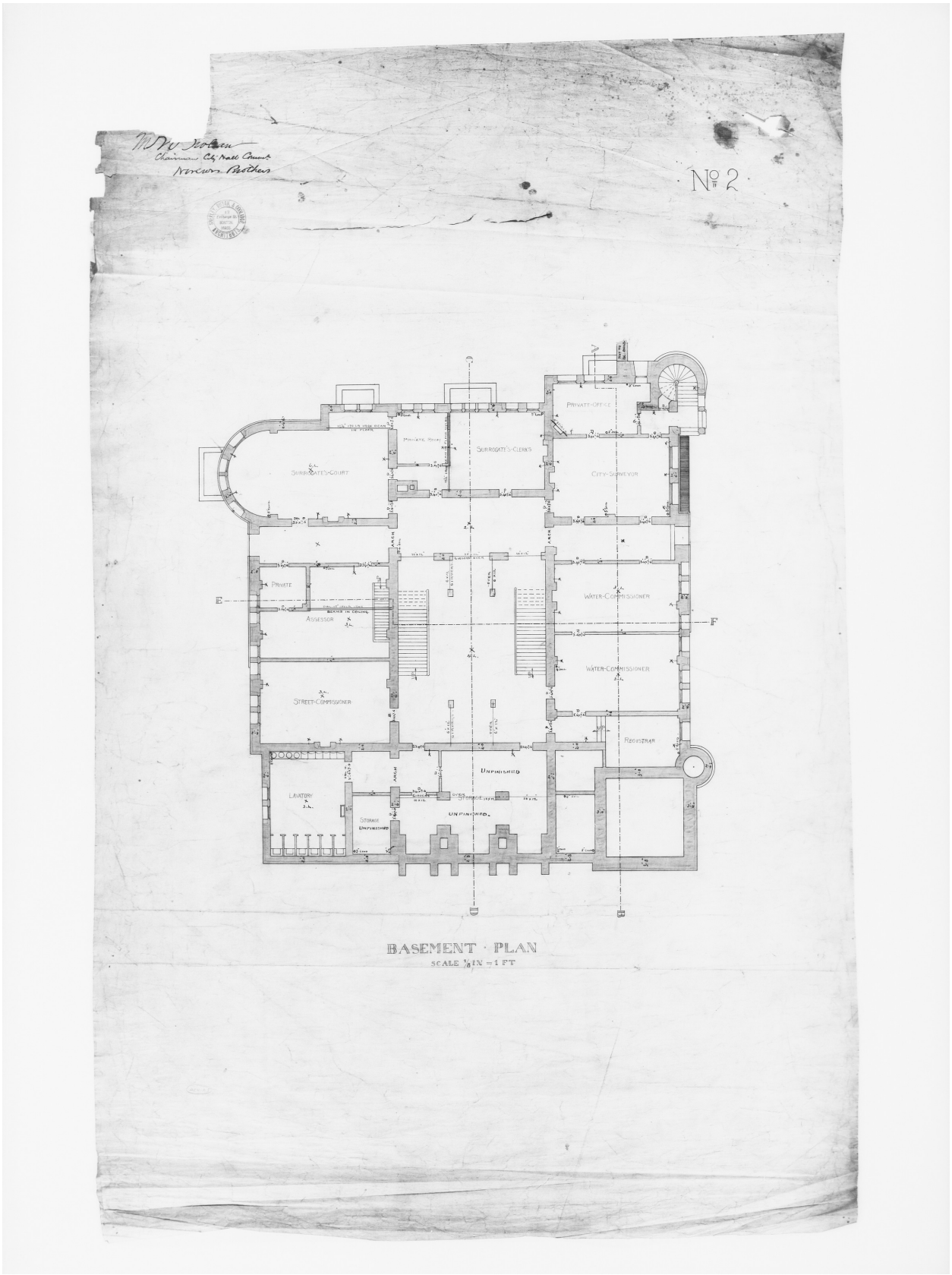




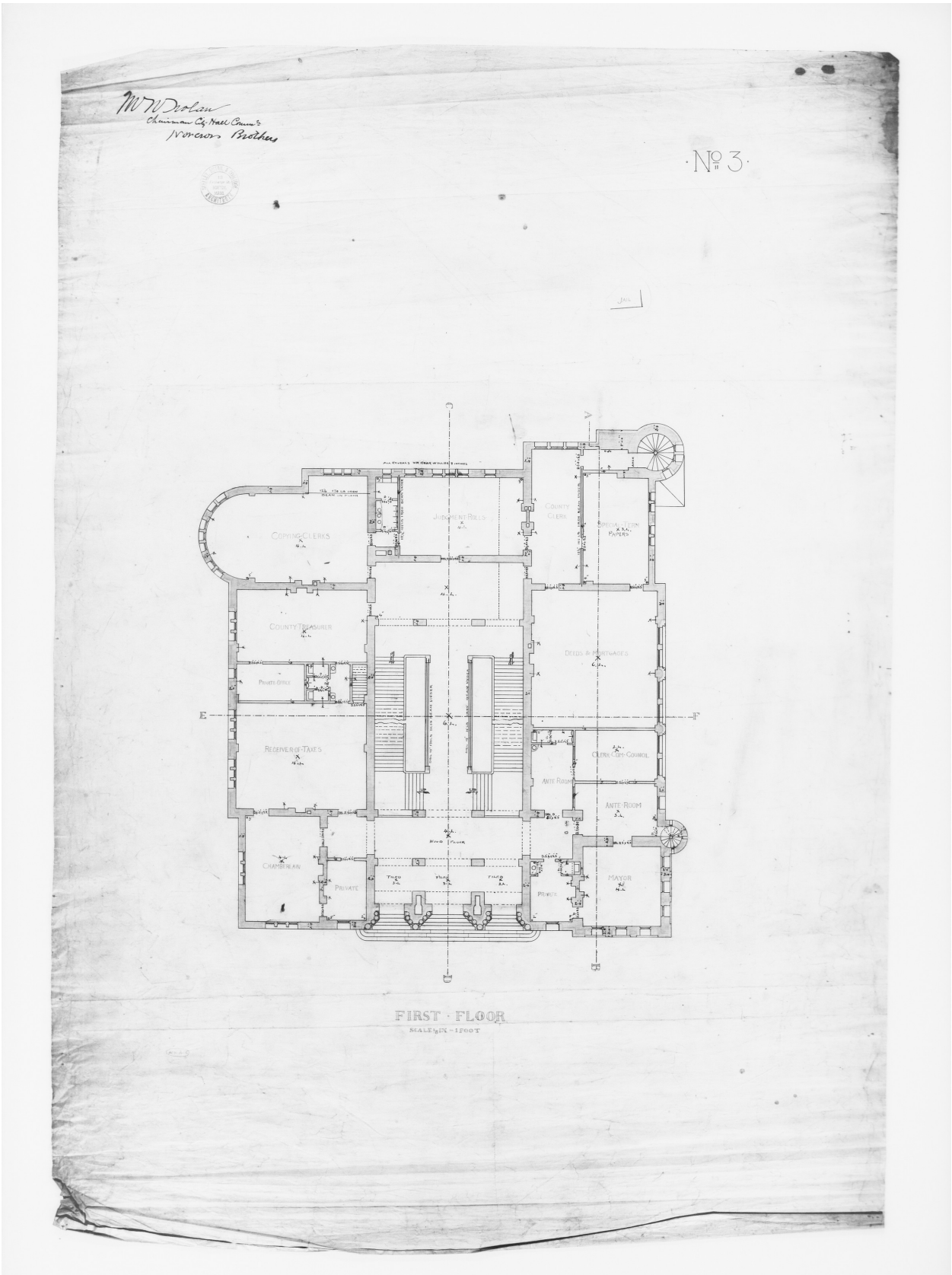
Four sketches showing final development of tower design, circa 1880, H.H. Richardson.MS Typ 1096 (ACH 27, 28, 37, 38), Houghton Library, Harvard University.



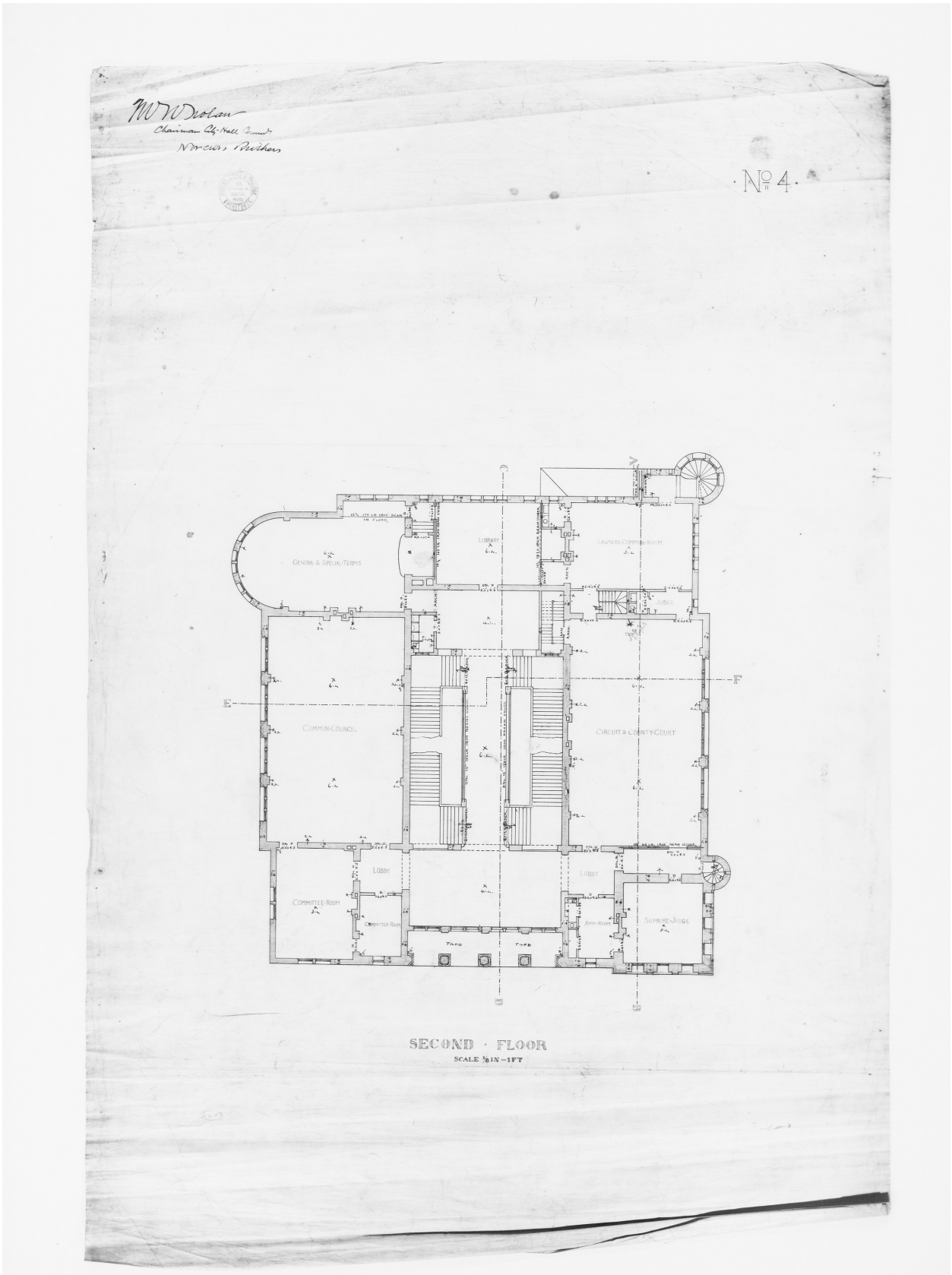
Sheet No. 1 Foundation Plan, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH A4), Houghton Library, Harvard University.



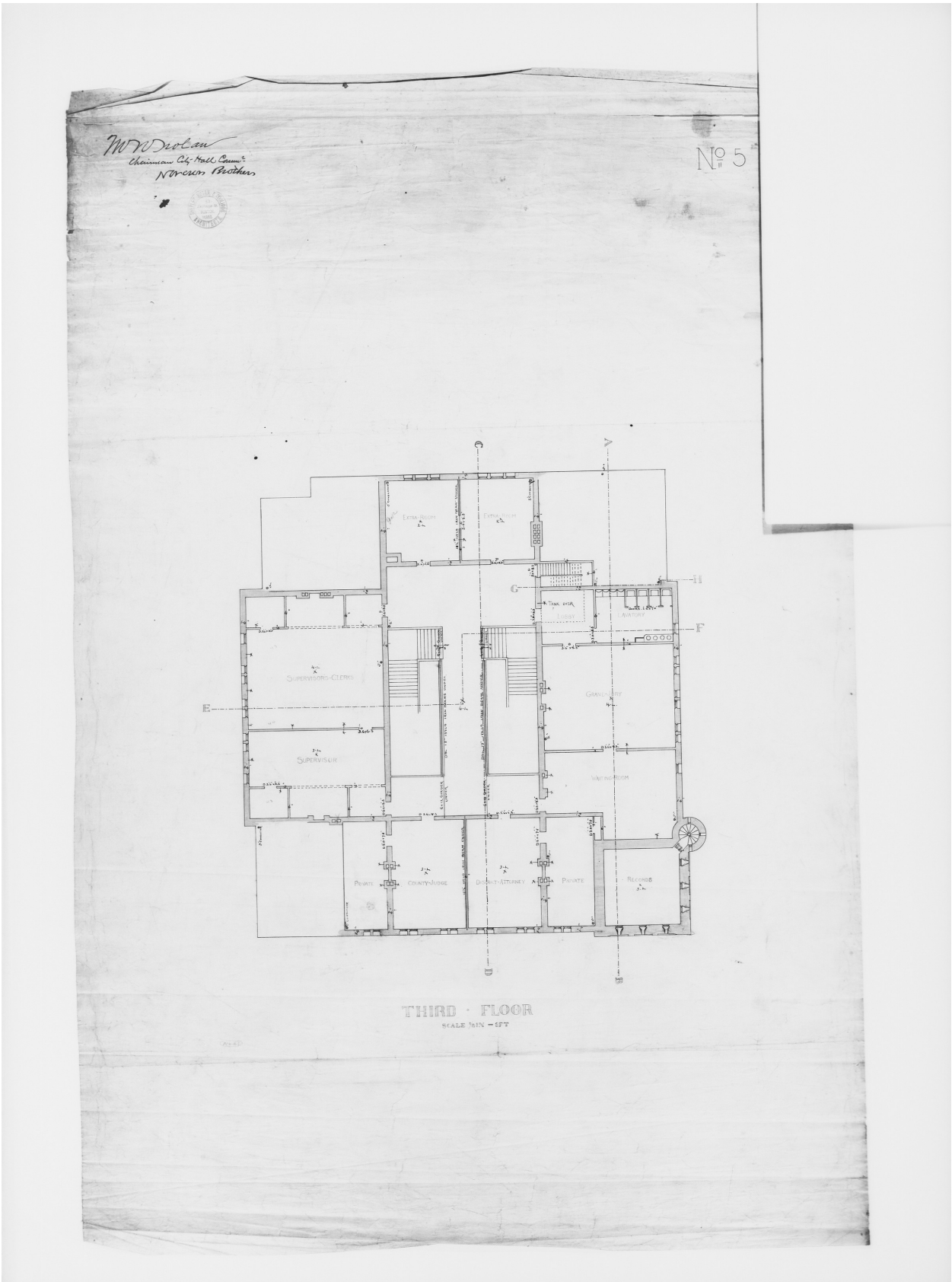
Sheet No. 2, Basement Plan, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH A5), Houghton Library, Harvard University.



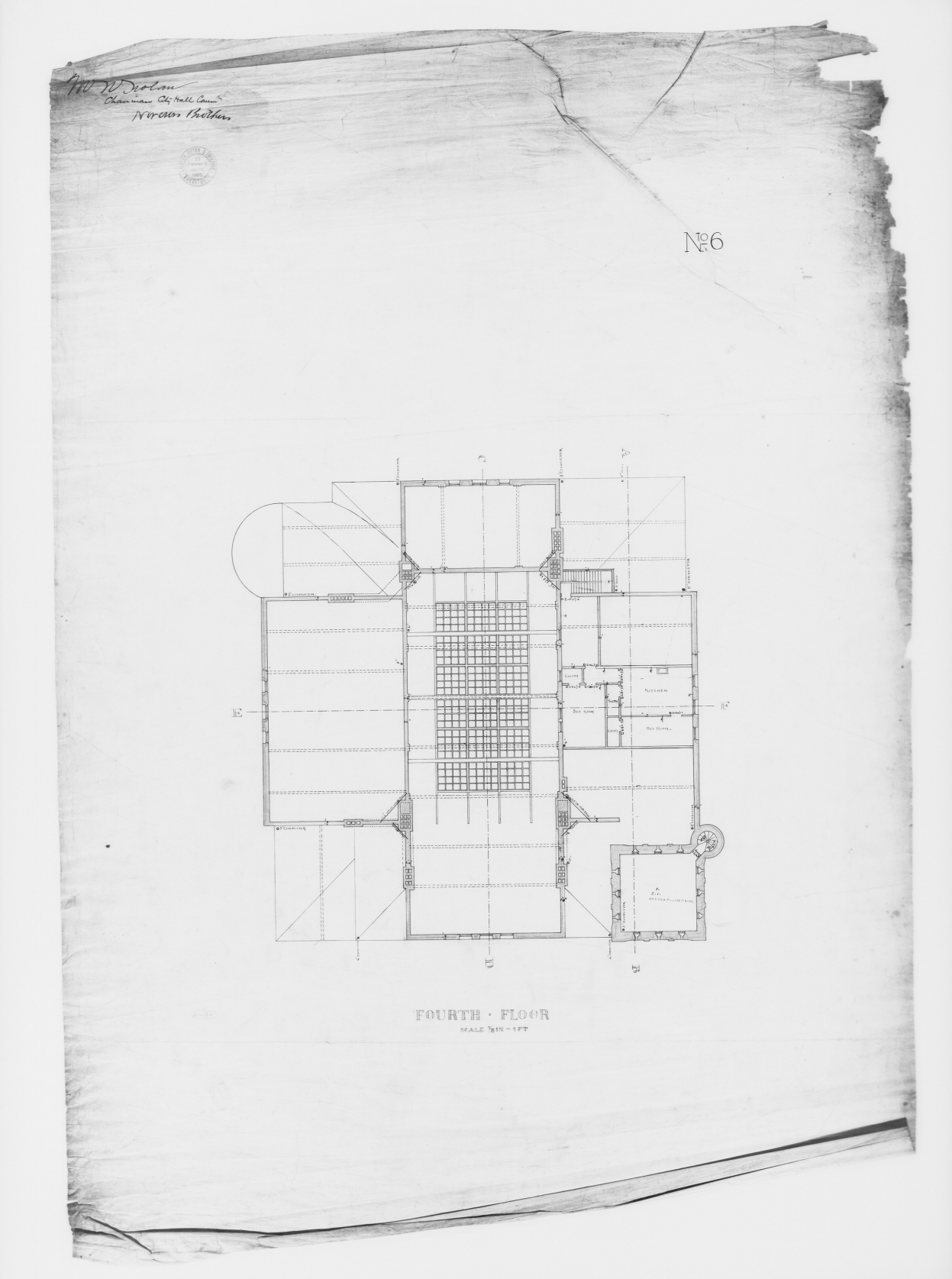
Sheet No. 3, First Floor, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH A6), Houghton Library, Harvard University.



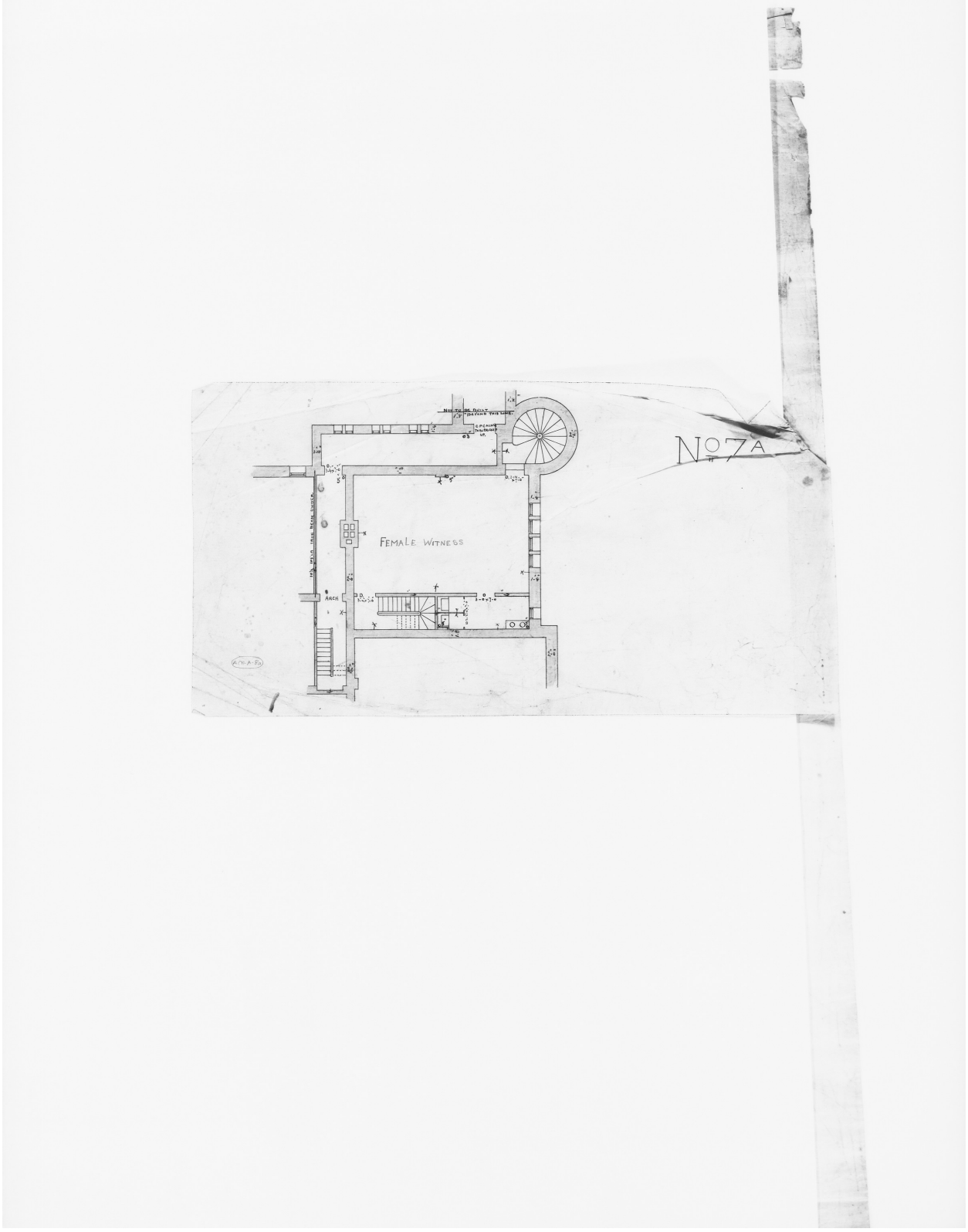
Sheet No. 4, Second Floor, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH A7), Houghton Library, Harvard University.



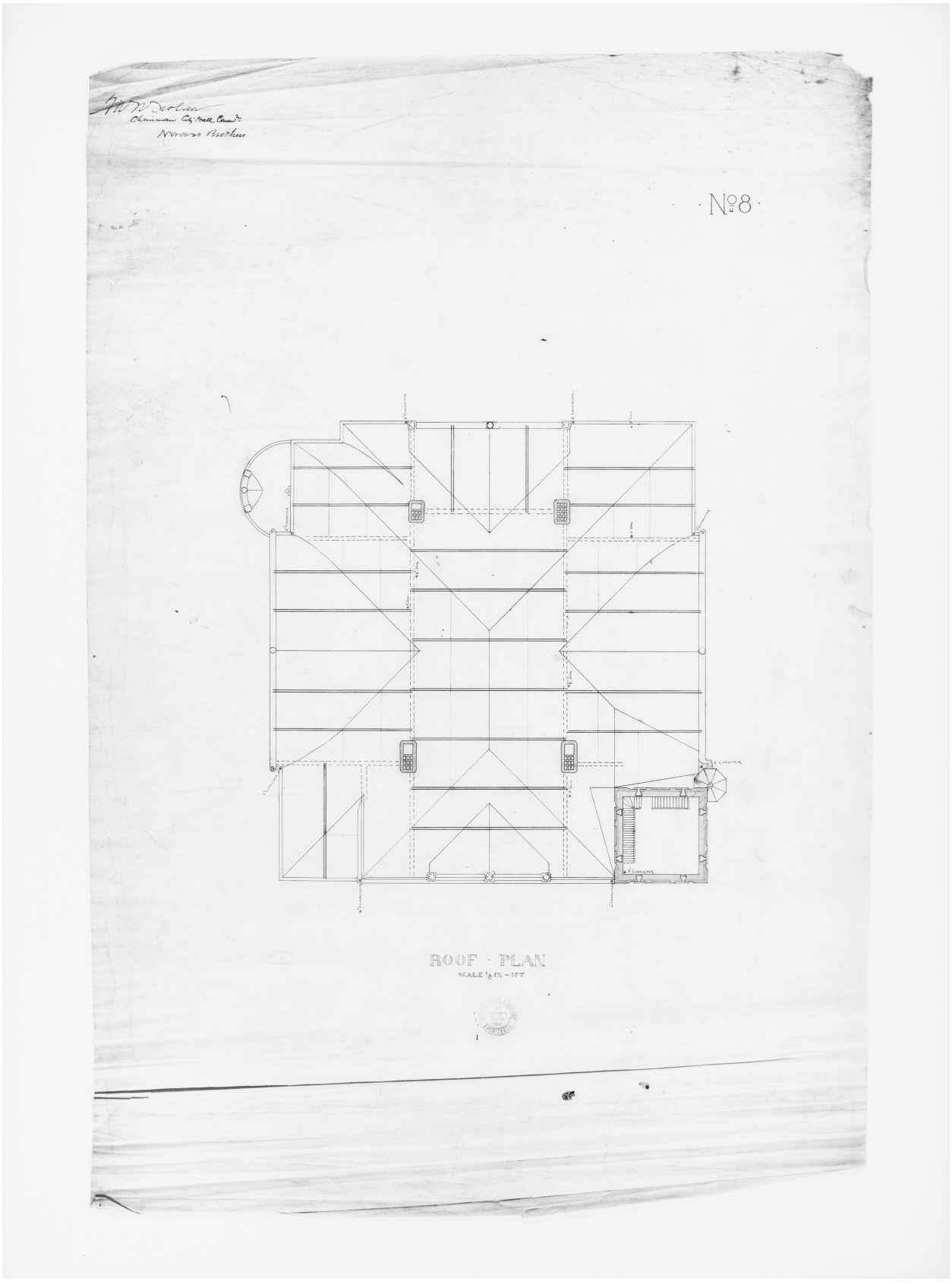
Sheet No. 5, Third Floor, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH A8), Houghton Library, Harvard University.



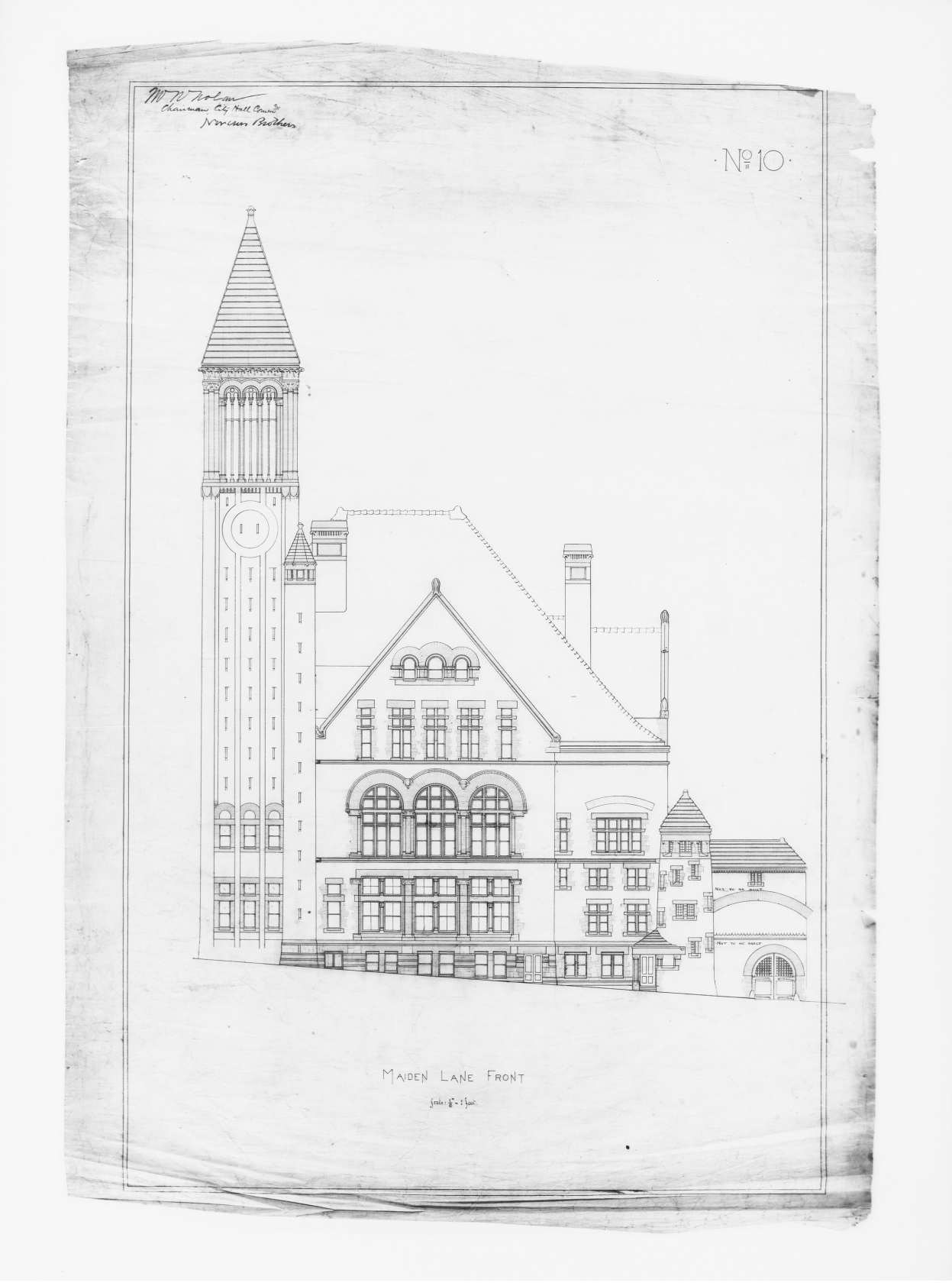
Sheet No. 6, Fourth Floor, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH A9), Houghton Library, Harvard University.



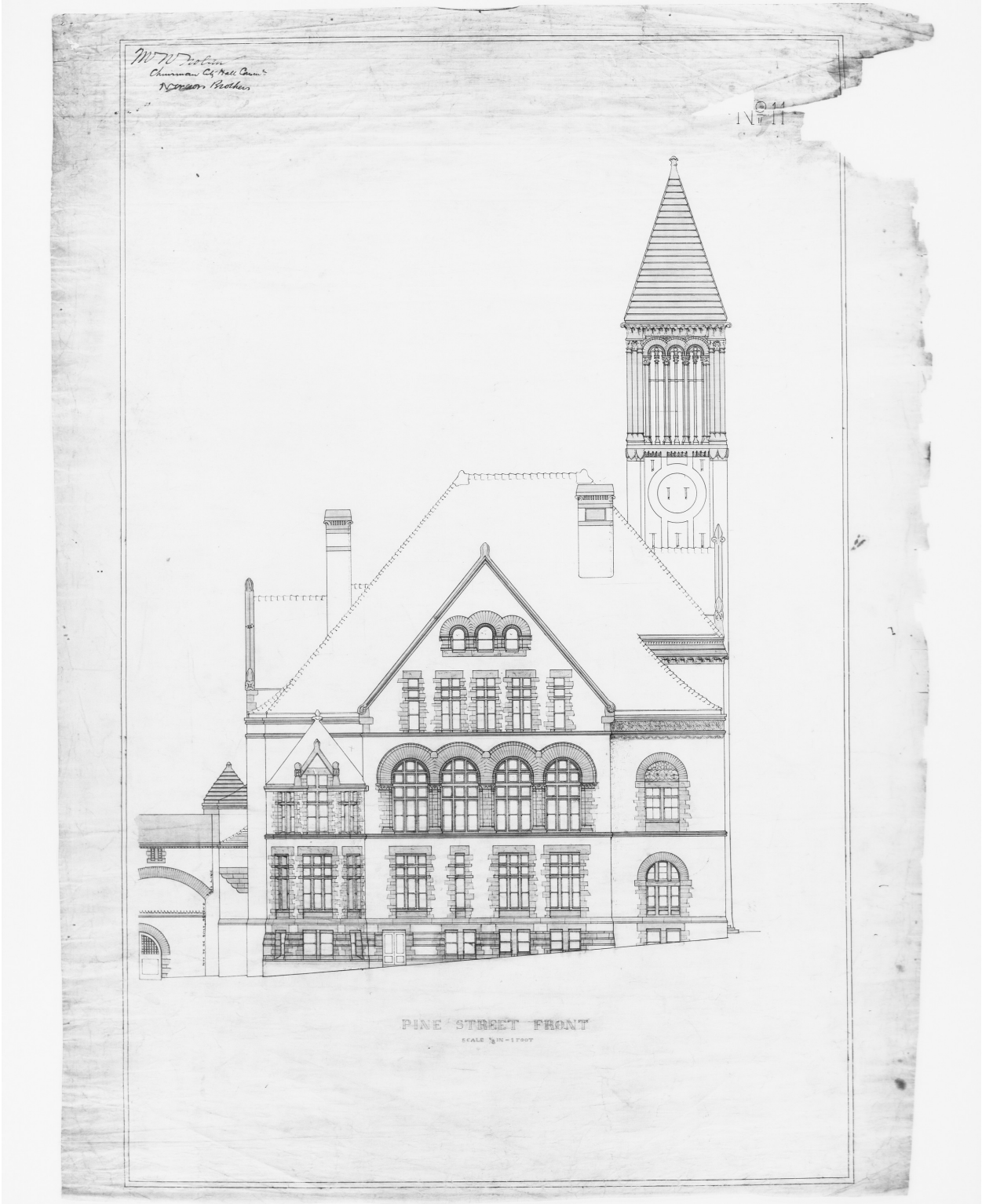
Sheet No. 7A, [Mezzanine Plan], from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH A8A), Houghton Library, Harvard University.



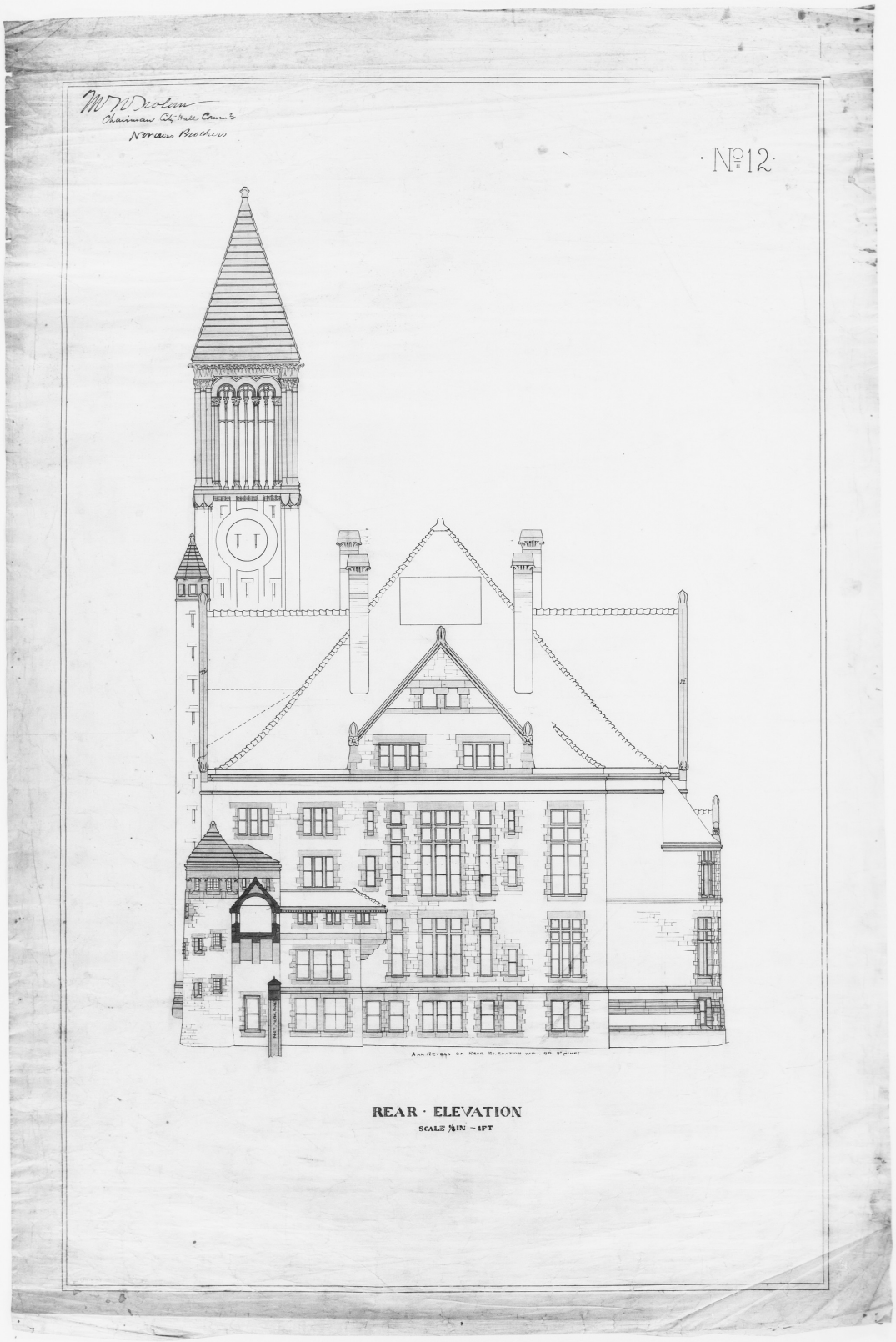
Sheet No. 8, Roof Plan, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH A10), Houghton Library, Harvard University.



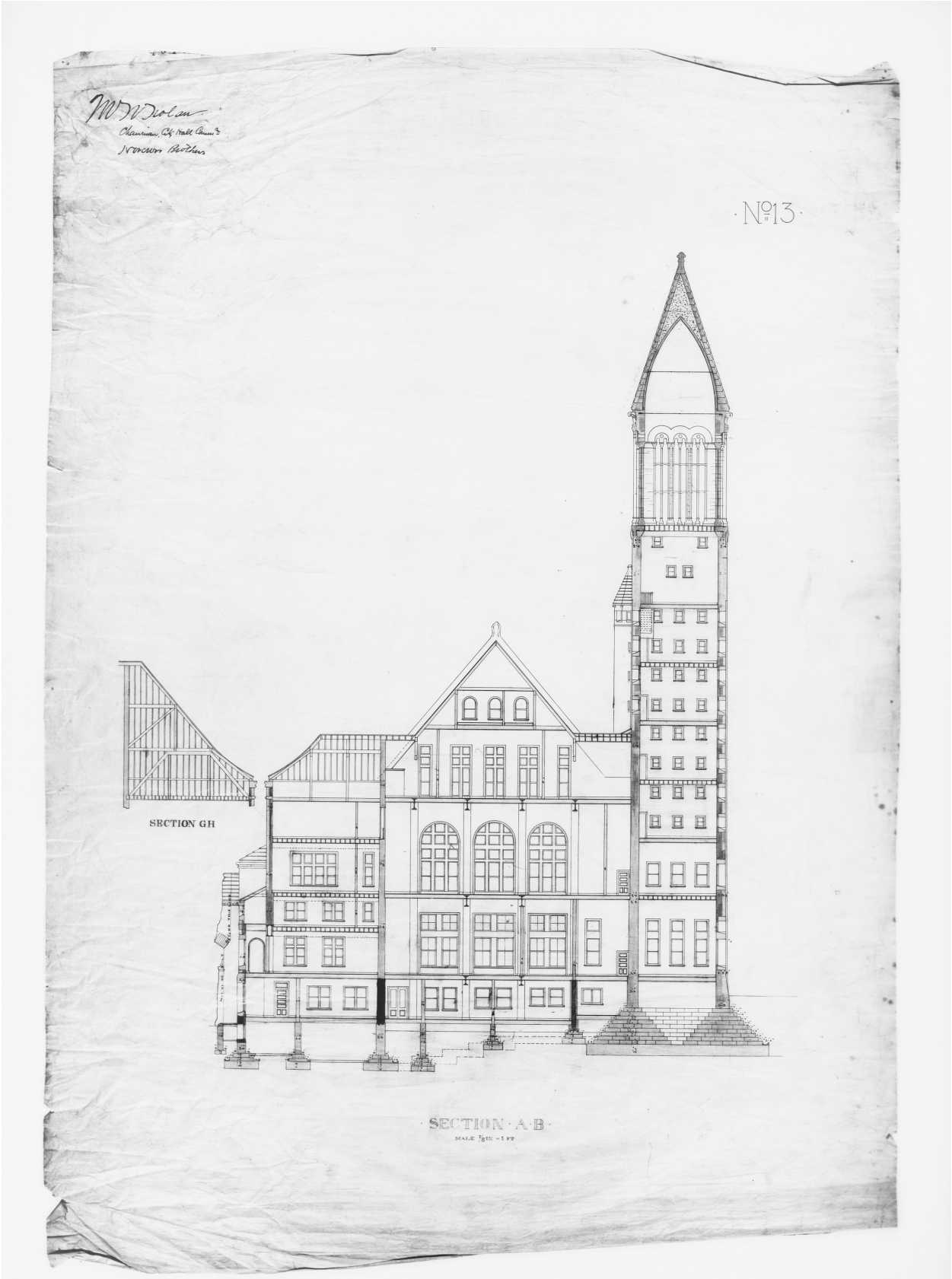
Sheet No. 10, Maiden Lane Front [South Elevation], from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH B7), Houghton Library, Harvard University.



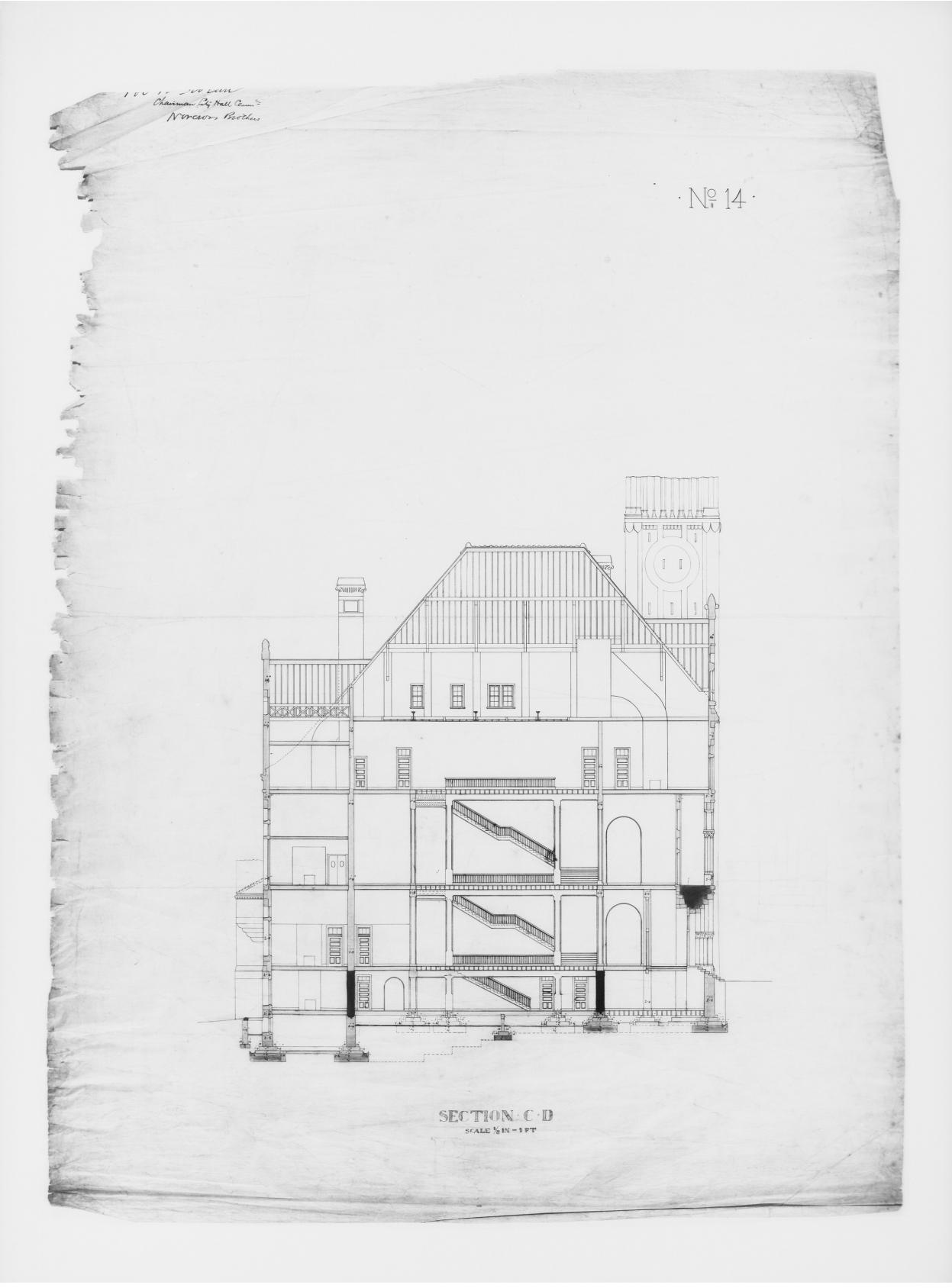
Sheet No. 11, Pine Street Front [North Elevation], from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH B5), Houghton Library, Harvard University.



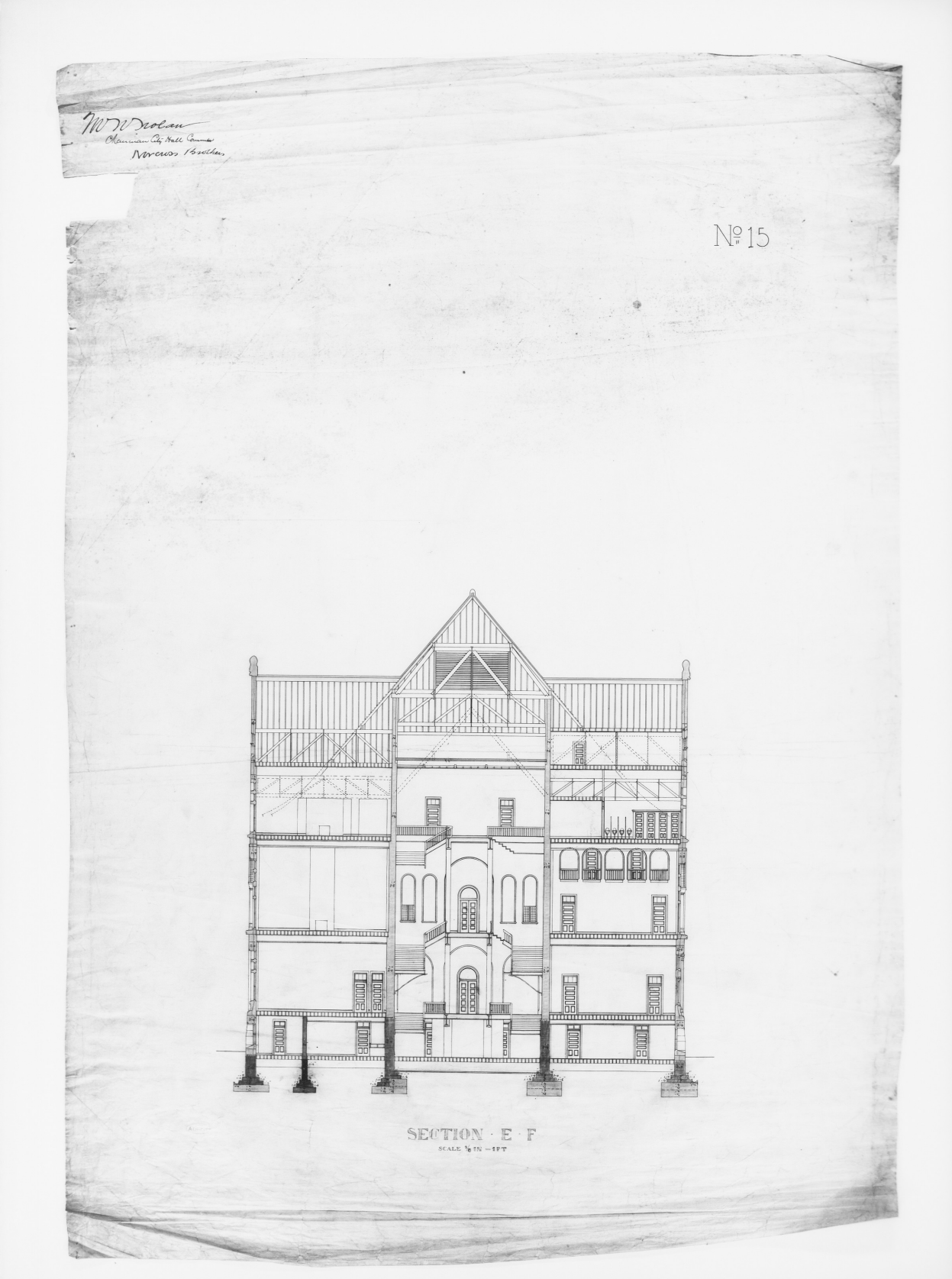
Sheet No. 12, Rear [East] Elevation, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH B6), Houghton Library, Harvard University.



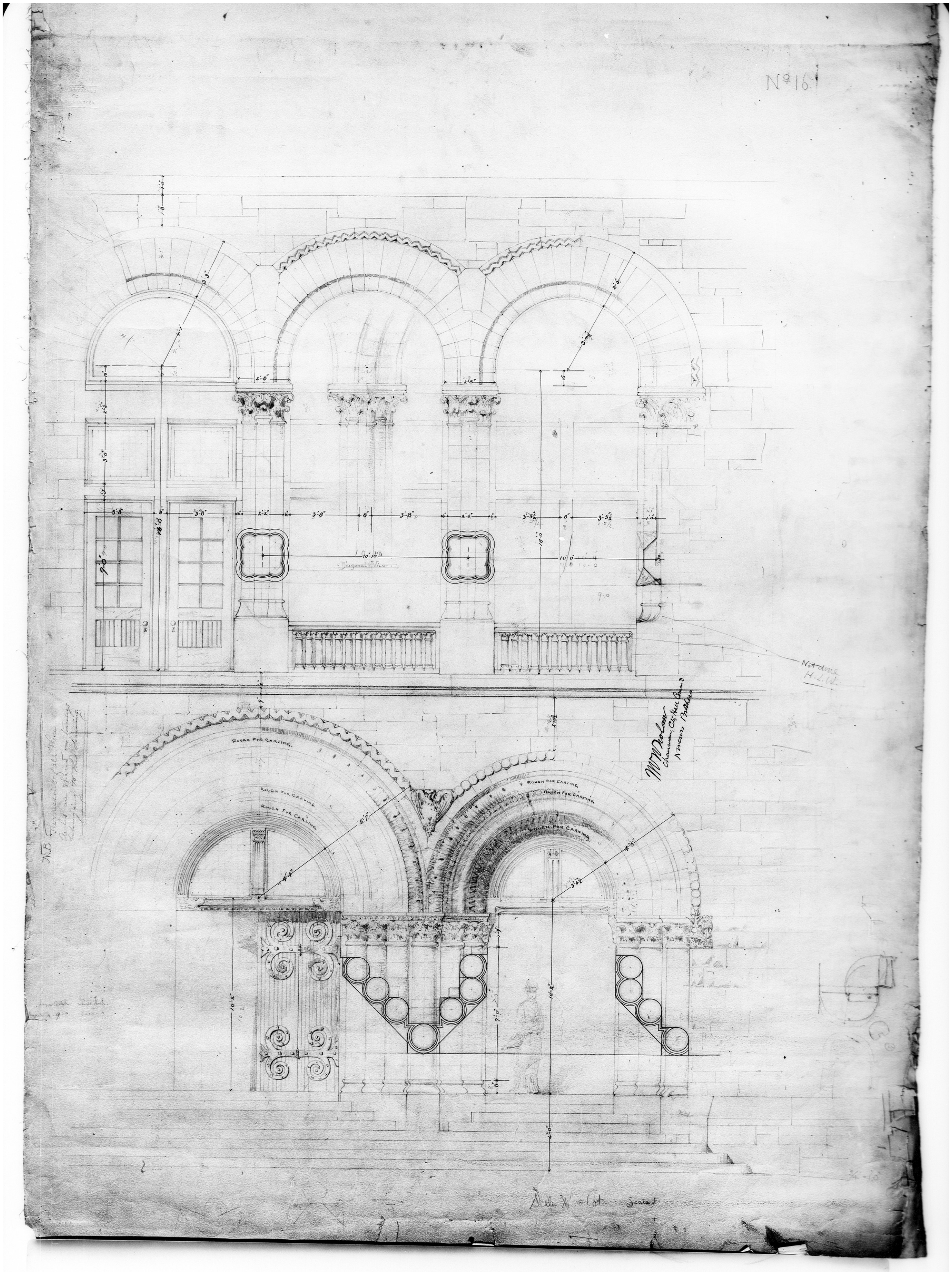
Sheet No. 13, Section A-B and Section G-H, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH C3), Houghton Library, Harvard University.



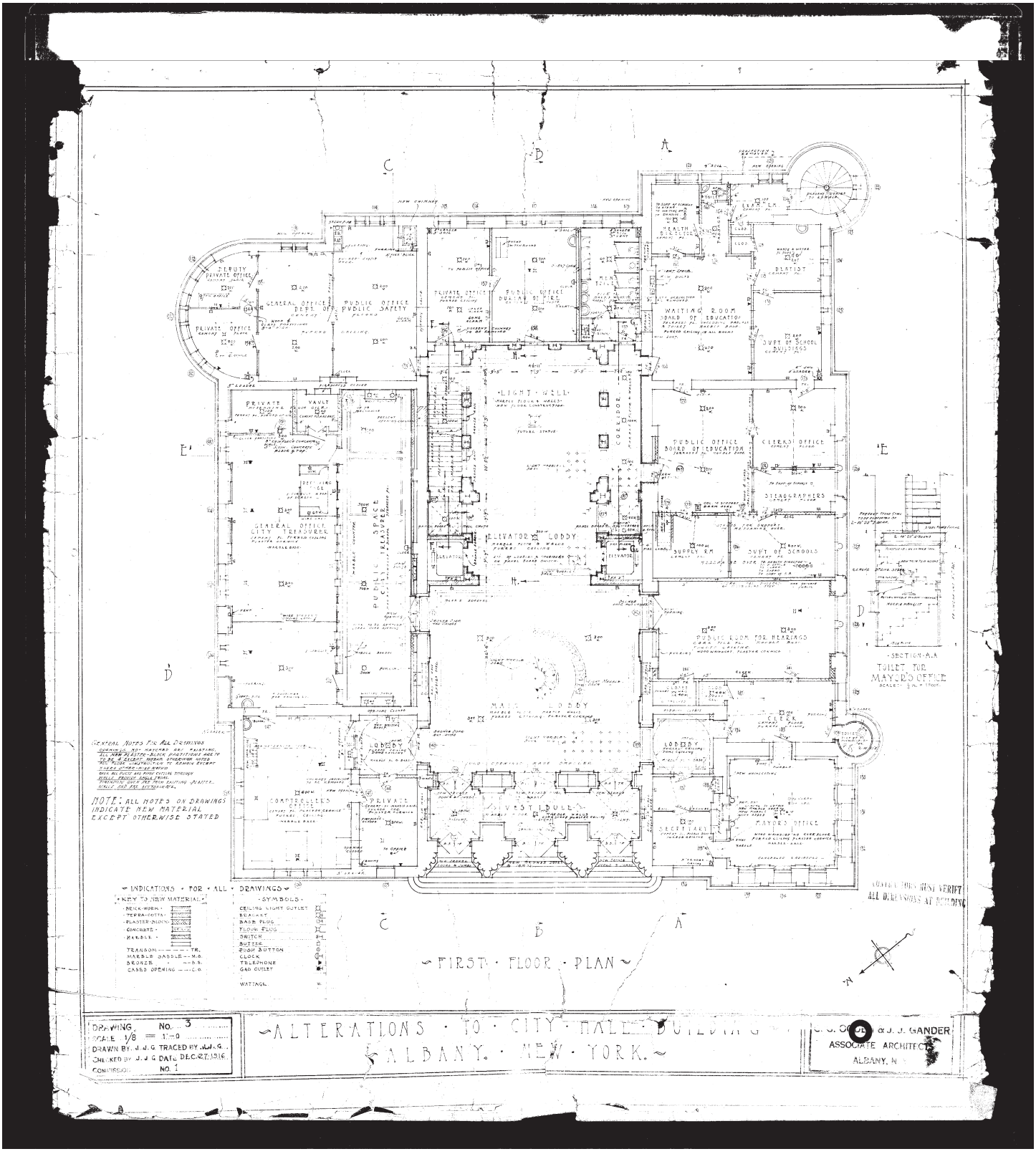
Sheet No. 14, Section C-D, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH C4), Houghton Library, Harvard University.



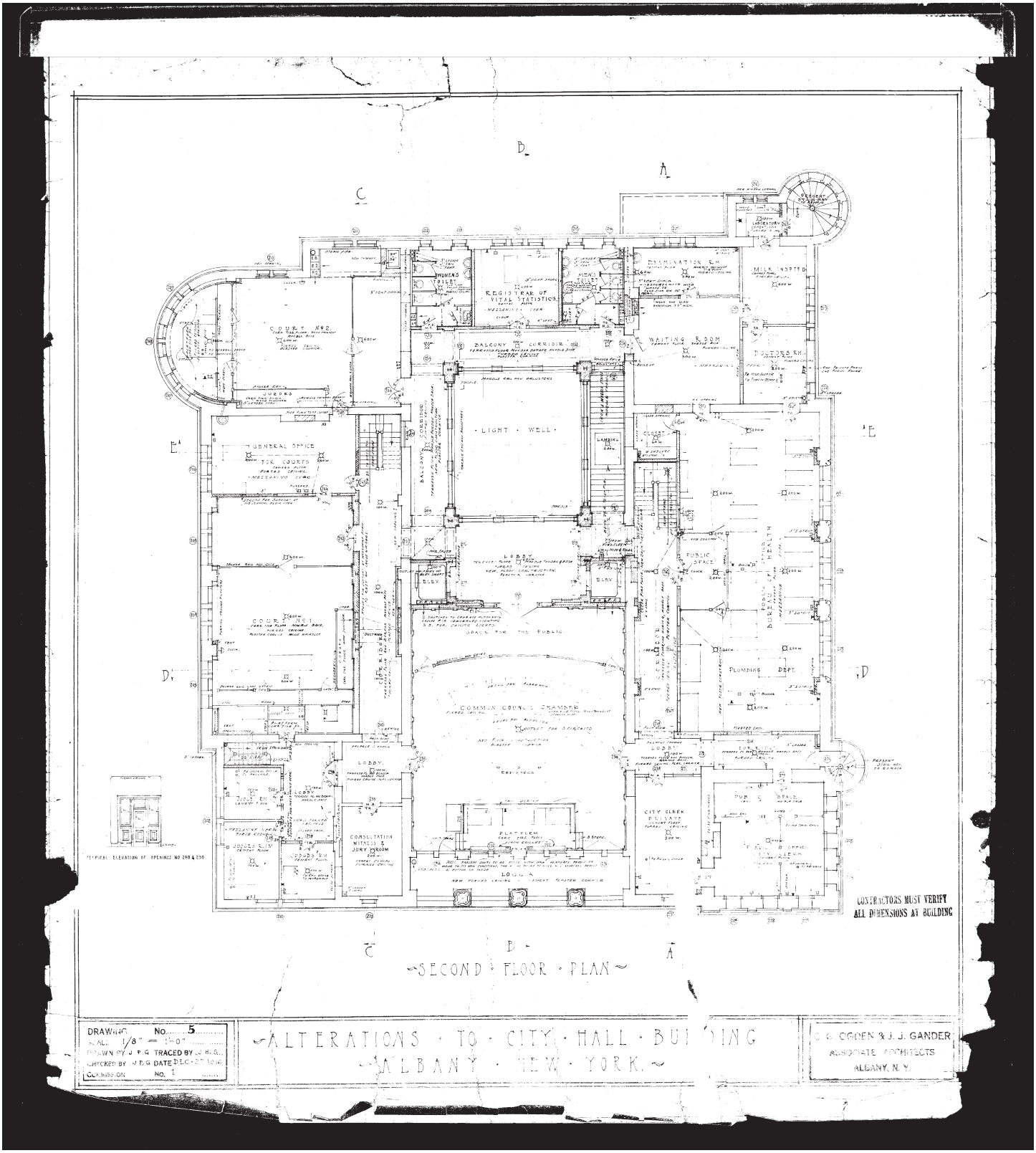
Sheet No. 15, Section E-F, from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH C5), Houghton Library, Harvard University.



Sheet No. 16, [Detail of Entry], from the circa 1880 construction documents by H.H. Richardson. MS Typ 1096 (ACH D11), Houghton Library, Harvard University.

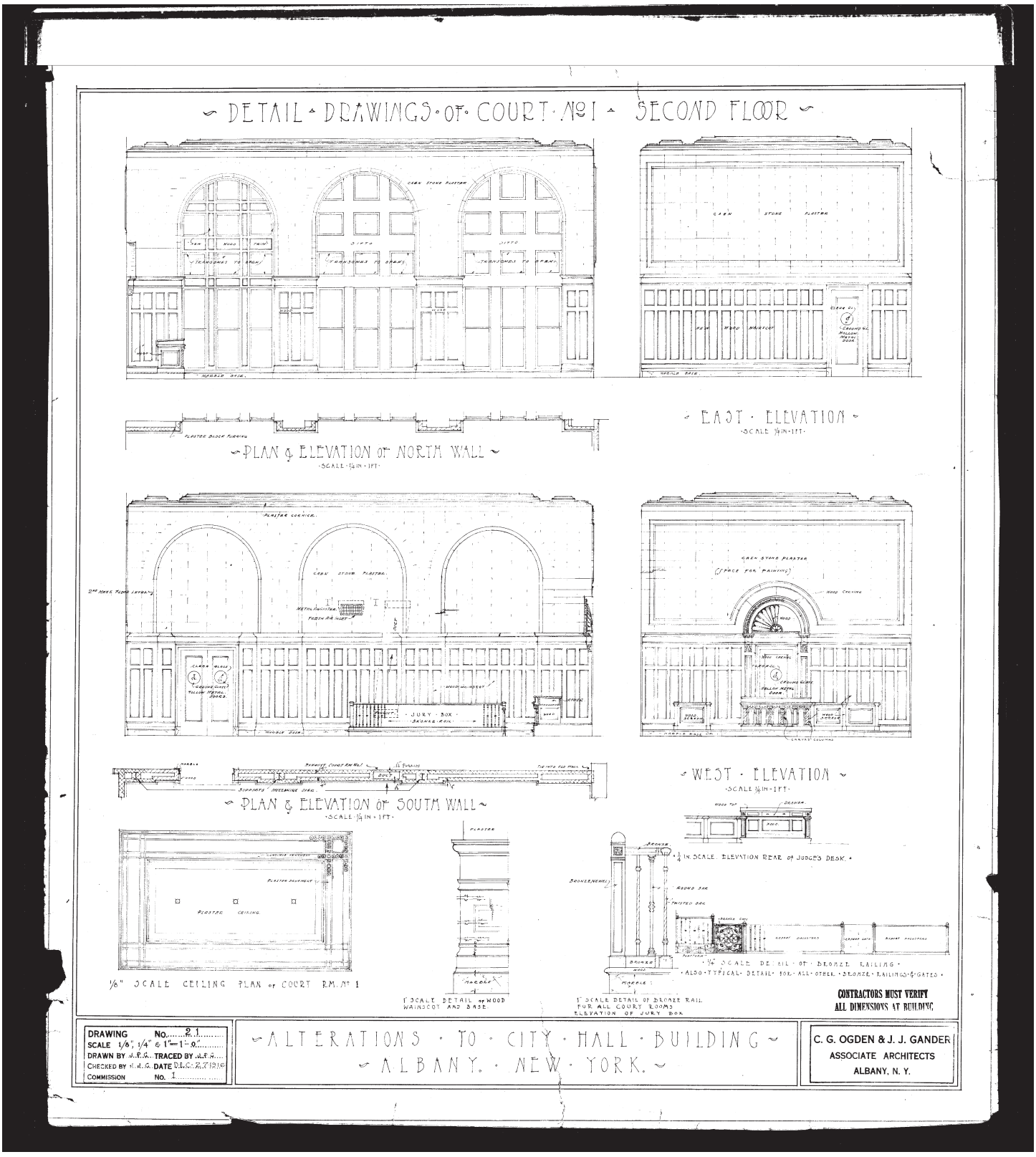


Drawing No. 3, First Floor Plan, Alterations to City Hall Building, Ogden & Gander, December 27, 1916. Albany County Hall of Records.



Drawing No. 5, Second Floor Plan, Alterations to City Hall Building, Ogden & Gander, December 27, 1916. Albany County Hall of Records.

Drawing No. 9, Section B-B, Alterations to City Hall Building, Ogden & Gander, [December 27], 1916. Albany County Hall of Records.



Drawing No. 21, Detail Drawings of Court No. 1 - Second Floor, Alterations to City Hall Building, Ogden & Gander, December 27, 1916. Albany County Hall of Records.

APPENDIX B

ALBANY CITY HALL STRUCTURAL CONDITIONS

Old Structures Engineering PC

July 15, 2020

The following report by Old Structures Engineering, a firm specializing in evaluating and understanding historical building construction and technology, focuses on areas of potential structural concern relating to the existing condition of the building. Problem areas relating to the structure of City Hall are not widespread, but some remedial actions are needed and are addressed in the recommendations section of this report.

OLD STRUCTURES

90 Broad Street, 15th Floor | New York, NY 10004 | T: 212-244-4546 | information@oldstructures.com | www.oldstructures.com

July 15, 2020

William Brandow
John G. Waite Associates, Architects
384 Broadway
Albany, New York 12207

Re: Albany City Hall

Dear Mr. Brandow:
The following is a summary of my investigation of structural conditions at Albany City Hall, including observations made during a site visit on December 17, 2019, review of various documents regarding the building's history, and review of JGWA site photographs. The investigation was intended to review overall conditions at the building, and additional investigation may be required for any specific repair or alteration project.

General Description

City Hall is a public building constructed 1881-1883 and extensively renovated in 1917. In plan, it is an irregular rectangle roughly 125 by 120 feet with several projecting bays. The body of the building is four stories tall above a basement, with the fourth story located within the peaked roof; the main roof form consists of intersecting gable and hip roofs. There are three towers: the 200-foot-high square-plan bell tower at the southwest corner of the building, a three-quarter-circle stair tower linked to the bell tower at its southeast corner, and a short three-quarter-circle tower at the southeast corner of the building. The bell tower has a square hip roof and the two circular towers have conical roofs.

The building is isolated on its site and apparently always has been, with the exception of a bridge on the east side that connected the building to a (now-demolished) jail. The site slopes from the northwest corner down to the southeast, with most of the slope occurring west to east. The slope is sufficient that the basement story, below grade on the west (front) facade is above grade on the east side.

The exterior walls are have thick granite and brownstone veneer with brick back-up. The interior walls are brick. The main walls – the exterior walls, and the four crossing interior walls that divide the plan into nine main areas – are all bearing, as are the exterior walls of the towers. The bell tower's north and east walls continue uninterrupted through the building interior down to the foundations. The original interior floors are brick vaults supported on wrought-iron or steel I-beams; the beams span wall-to-wall in areas with short spans between the bearing walls, and in areas with longer spans, there appear to be built-up iron or steel girders spanning wall to wall and supporting the I-beams. (Note that both wrought iron and steel were in reasonably common use at the time of original construction.) Alterations to the floors and interior, primarily the major

1917 renovation, have included steel beams, steel columns to replace a few masonry piers, and concrete slab floors. These alterations did not change the basic structural system or layout of the building.

The main roof is covered in clay tile, and the three tower roofs are masonry similar to the tower walls, with stone veneer over brick. The main roof is a 1917 replacement of the original, and is supported on steel purlins, rafters and trusses that rest on the bearing walls. The clay tile exterior is fastened to terra-cotta book-tile supported on the steel.

Conditions Noted

There are two conditions with structural implications generally observed throughout the building: the exterior masonry is leaking, and there is little movement indicative of structural damage. Specific known items of damage are:

1. The tower roofs are not waterproofed in any way. They are pyramidal masses of masonry that depend on their thickness to prevent water entry. It is likely that some voids have developed in the mortar joints, and the upward facing joints generally provide entry points for water. There is some damage visible to the masonry units, but it is mostly minor.
    - 1.1. The interior of the bell tower roof has water staining, rusting (see item 1.2), and ice in your winter photos all indicate that the roof is not watertight.
    - 1.2. There is visible rusting on iron tie rods at the base of the bell tower roof, but it in unclear whether the tie rods are a necessary part of the structure or were aids for construction.
    - 1.3. Your photos of the bell tower roof from above show displacement of the stones that is not matched by movement of the interior brick. This indicates differential movement between the stone veneer and the brick below, most likely caused by ice lensing. There is similar movement in the stone veneer of the southeast stair tower roof.
    - 1.4. There is visible rusting to the three strap-ties at the top of the stair tower (just below its roof), including one of the ties broken through, but no sign of movement of the masonry.
    - 1.5. There is visible rusting of the interior flange of cramps that anchor the stone veneer to the brick at the stair tower. Some of the finish damage appears to be related to water and thermal movement in this unconditioned space, some is rust-jacking from the cramps.
    - 1.6. There are cracks in the small stones that make up the window surrounds, mullions, and sills. There are less common cracks through stones in other areas. These cracks run both longitudinally, along the stones' length, and transverse, though the stones' thickness. There is no general

pattern to these cracks and they are not typically aligned with visible movement, suggesting that they are the result of local flaws in the stones or of rust-jacking from embedded anchors.

2. There are numerous locations with leaks through the exterior walls at the basement level. While there is extensive damage to architectural finishes, there is no evidence of structural damage other than the leaks themselves.
3. There is extensive leaking in the crawlspace below a portion of the basement floor. This is some combination of water leaking through the exterior walls, seeping up through the sub-grade, or leaking from the pipes in the space. There is limited to access to the crawlspace and pipe-chases, but the following conditions were observed:
    3.1. In areas with the original brick-vault floor, the bricks and mortar are weathered from exposure to water.
    3.2. In the basement men's room, where there is access to see below the basement floor, it is clear that alterations were performed to install the plumbing without properly addressing the brick vault floor: areas of brick are missing, so that at least two urinals (currently unused) are supported only by their drain pipes. There may be similar hidden damage in other areas where there have been plumbing, mechanical, or electrical penetrations since construction.
    3.3. In areas with replacement concrete slabs, where the beams are fully exposed, there is significant rust on some of the beams and rusted rebar in some of the slab area. In the area observed, one beam and the adjacent slab were damaged badly enough to require repair or replacement; there may be similar damage in other areas that were not accessed.

Conclusions and Recommendations

In broad terms, the building is structurally sound, with no evidence of damage from overload inside or out. With the exception of a poorly-built alteration long ago (item 3.2), all of the damage noted was related to water infiltration and would be slowed or entirely stopped if the exterior walls are waterproofed. Waterproofing above grade consists primarily of making sure that the mortar joints are solid, through a combination of pointing and grouting. Any damaged veneer stones obviously would also need repair, but based on observations from the street, there is not widespread damage of this type.

Waterproofing below grade is more difficult, as masonry foundation walls cannot be waterproofed on their inside face. Pointing the inside face and grouting would be partially effective by restoring damaged mortar, but the only way to get near to zero water infiltration would be to waterproof the outside face of the walls, requiring excavation of the adjacent sidewalks and yards.

While analysis of the three tower roofs is necessary to prove that the ties are not necessary, the masonry geometry and lack of visible movement both strongly suggest that is so. Damage at the towers, or anywhere else, to veneer cramps will need to be addressed with new masonry ties, but again the lack of significant movement suggests that this is not a widespread problem.

The most serious potential problem is the basement floor. The crawlspace below shows signs of being wet often, and the extent of structural damage similar to that observed at a few limited locations is not known there. The rear of the building has a full-height sub-basement below, and there appears to be relatively little damage. The condition of the basement floor structure needs to be observed at more locations to assess how common the damage is. The worst case scenario would be that the basement floor structure has to be entirely replaced. If this were true, the work can be performed in phases, as the floor in each of the nine main areas defined by the interior bearing walls is independent of the floor in the other areas.

If you have any questions or I can be of further assistance, please call.

Sincerely,

Donald Friedman, PE

APPENDIX C

ALBANY CITY HALL
HVAC SYSTEM CONCEPT REPORT

Plus Group Engineering Consulting PLLC

July 11, 2020

The following report was undertaken by Plus Group Engineering. This firm has a successful history in carefully inserting modern mechanical systems into historic spaces without undermining the architectural character of the building. The two systems outlined here are only preliminary concepts. These schemes will require additional analysis of the space and considerable care to execute in a way that allows the new system to function efficiently while not altering significant spaces within City Hall.

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ALBANY CITY HALL
HVAC SYSTEM CONCEPT
Albany, NY

Concept Report
Dated: July 11th 2020

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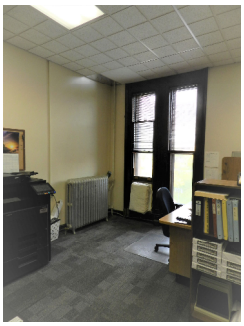
1. INTRODUCTION

Albany's City Hall is the seat of local government of city of Albany. It houses the office of the mayor, the Common Council chamber, the city and traffic courts, as well as other city services. The building was designed by famed architect Henry Hobson Richardson, the construction of City Hall was completed in 1883. Albany City Hall is considered a fine example of Richardson's unique Romanesque style. The building is a rectangular, three-and-a-half-story building with a 202-foot (62 m) tall tower at its southwest corner. The tower contains one of the only municipal carillons in the country. The building was added to the National Register of Historic Places in 1972.

The scope of this report is to provide brief overview of existing building systems and to develop a conceptual proposal for an efficient heating and cooling system drawing upon renewable energy resources.

2. EXISTING BUILDING SYSTEMS OVERVIEW

2.1 Heating, Ventilation and Air Conditioning



The current heating system consists of steam perimeter radiation. The heating plant steam boilers were replaced in year 2016.

There is no central cooling system. Most of spaces are cooled by window air conditioners and some spaces are provided with split systems. Offices on the fourth floor are provided with a self – contained AC unit.

The original fresh air ventilation has been dismantled. The occupants currently rely on infiltration and operable windows for fresh air ventilation. Many interior areas haven no access to natural ventilation. The original toilet exhaust system has been abandoned. Local exhaust fans are currently installed in some locations. A more detailed overview of HVAC system is provided in Section 3.

2.2 Plumbing

The domestic water, sanitary and storm piping observed in the basement level appear to be fair condition.

2.3 Sprinklers

The building is not sprinklered.

2.4 Electrical Service:

The existing electric service is located on the south corner of the building. Based on observation the service was upgraded. The main disconnect rating was not apparent. There is 3P-600 AMP main breaker on the distribution panel. The actual service capacity and upgrade requirements will need to be verified to accommodate the HVAC upgrade.

2.5 Lighting

Current lighting appears to be of mixed type. Fixtures equipped with fluorescent lamps most likely do not meet current energy efficiency requirements. New high efficiency LED lamping and fixtures should be considered.

2.6 Fire Alarm

The building has a fire alarm system equipped with smoke detectors in spaces such as the boiler room, elevator machine room, etc. Manual pull stations, horns and strobes are provided.

3. EXISTING HVAC SYSTEMS OVERVIEW

3.1 Heating and Ventilation System

3.1.1 Heating System

The building is current heating system consists of steam heating with perimeter radiation. The boiler plant is in the sub-basement. Most cast iron radiators, pipe coils, steam and steam condensate piping throughout the building appear to be from the original installation. Steam is distributed to radiators and pipe coils throughout the building. Steam condensate from radiators and pipe coils is gravity returned to a condensate receiver in the basement.

The boiler plant equipment was replaced in 2016. It consists of two gas fired, low pressure steam boilers, each rated at 2400 lbs/hr of steam output, a triplex condensate receiver and chemical treatment system. Piping and valves in the boiler plant were also replaced as part of boiler replacement project. Sections of steam and condensate return piping that suffered scaling and corrosion have been replaced, particularly in the basement level.

Steam systems are difficult to control often resulting in uneven and /or overheating. Old steam systems also require constant maintenance, replacement of vents and traps and repair of piping past its useful life. Modern hot water heating system provide better control, efficiency and reliability.

3.1.2 Ventilation System

Review of drawings dated 1914 shows forced air ventilation and toilet exhaust system incorporated in the building. The ventilation systems included fresh air ventilation, general ventilation and toilet exhaust system. The fresh air ventilation system was configured to draw air from an areaway in the south corner of basement. The fresh air was drawn into a plenum across steam heating coils mounted on piers and conveyed via masonry ducts in the basement to duct risers. The air was conveyed to the rooms via duct risers and grilles located close to the floors. The plenum, fan, tempering coil and associated piping have been removed and system abandoned. The fan room space currently houses electric service and switchgear equipment.

The drawings also show ventilation grilles in the rooms located close to the ceiling connected to ventilation risers. The multiple risers were tied with sheet metal ductwork to the fan located in the fan room on the fourth floor. The general ventilation fan is no longer functional.

Like general ventilation, there was a toilet exhaust system with toilet exhaust risers tied to sheet metal ductwork to the toilet exhaust fan, also located in the fan room on fourth floor. The toilet exhaust fan is no longer functional.

3.1.3 Cooling System

There was no comfort cooling system as part of the original design. The building features a central atrium and would serve to induce cross ventilation during moderate and warm weather.

The current comfort cooling system consists mostly of window air conditioners, a few split systems and a self-contained air conditioning and ventilation (SCAV) unit with localized ductwork serving the fourth floor. The condenser air for the SCAV unit is ducted to louvers in the window. In some spaces with window air conditioners ceiling fans have been installed in attempt to extend cooling to the interior zone.

The window air conditioners are fitted with covers during winter to avoid cold air infiltration.
The elevator machines are located on a platform in the attic. The area is ventilated with floor mounted circulator fans to avoid overheating of the elevator drive equipment.

4. HVAC SYSTEM CONCEPT CONSIDERATIONS

Based on our observations the existing building systems are not effective and efficient. Steam heating systems are difficult to control and maintain uniform temperature throughout the building. Steam vents, steam traps and aging steam piping require vigilant maintenance and replacement.

The spaces are served by window air conditioners are typically effective for limited room depth, not well suited for high ceiling spaces and are generally noisy.

The building currently relies on infiltration and operable windows for ventilation. Currently there is no positive means of adequate ventilation.

The focus of the HVAC upgrade is to provide an efficient and effective comfort heating, cooling and ventilation system, and incorporate capacity for process cooling for the elevator machine room, and server rooms, etc.

The following should inform the concept HVAC system in context of integration with the architectural renovation, impact on the existing structure, and allow for the phased upgrade and use of renewable energy resources.

4.1 Performance of Masonry Structure and Perimeter Heating

The building is a load-bearing masonry design with a pyramidal roof. The exterior walls are rusticated granite. The building envelope is uninsulated. An uninsulated masonry wall would have an average R value of roughly R-5, which is far below current energy code. It should also be noted that masonry structure allows both migration of moisture and holds moisture. Freeze thaw cycles can result in deterioration of the envelope. Perimeter heating helps keep the temperatures moderate across the masonry wall and reduces the freeze thaw cycles.

Maintaining durability of historic buildings is a commonly shared goal of historic preservation and sustainability. Thermal imaging and analysis of the heat flow profile through the building envelope can help optimize required levels of perimeter heat, controlled based on outdoor conditions, and help reduce energy consumption.

4.2 Concept HVAC Infrastructure Principles

The key principles for the new infrastructure for cooling, heating and ventilation should be informed by following principles:

- Allow phased upgrade throughout the building.
- Incorporate adequate outdoor air ventilation for improved indoor air quality and flexibility for filtration and disinfection systems.
- Minimize invasive installation by investigating use of existing duct and pipe chases and routes, use of wireless system controls with wiring limited to wired backbone, and to reduce level of cabling.

Incorporate load reduction measures to reduce heating and cooling loads to include:

- High performance glazing units.
- Skylight shading louvers and temperature-controlled venting of attic space.
- High efficacy LED lighting and lighting controls.
- Plug load controls.
- Measures to reduce infiltration.

Incorporate energy efficiency and control measures, harvest and utilize renewable energy to reduce building carbon footprint to include:

- Incorporate occupancy-controlled cooling and heating setpoints in private offices, conference and meeting rooms.
- Utilize high efficiency equipment to include fan and hydronic pumping systems as appropriate.
- Utilize high efficiency air-source or geothermal heat pump system as a renewable resource.
- Point of use electric water heaters for restrooms.
- Consider incorporating photovoltaic skylights that can harvest energy but also provide natural light, as well as UV and IR filters.

5. CONCEPT HVAC SYSTEM

5.1 Cooling and Heating Loads

For the purpose of concept development, the building heating and cooling loads are preliminary estimates based on gross square footage, occupancy type and regular occupancy levels, and assumed performance of envelope and fenestration.

5.1.1 Design Conditions

Outdoor Conditions

Summer: 86.1°F DB, 71.4°F WB (1% annual percentile)
Winter: 2.9 °F (99% annual percentile)

Occupancy and Ventilation:
Based on Table 403.3.1.1 “Minimum Ventilation Rates” 2020 Mechanical Code of NYS the overall regular occupancy is estimated at 374 persons and ventilation air 5,800 cfm.

5.1.2 Cooling Load

The occupiable program area is about 64,400 gross square feet. The overall regular occupancy in the building is estimated at 374 persons. The summer design outdoor temperature at 1% annual percentile is 86 deg F and 75 deg F indoor temperature. Considering building has high mass envelope the preliminary cooling load based on 500 sq.ft per ton is about 120 tons with 28 tons attributed to air-conditioning of ventilation air.

5.1.3 Heating Load

The heating load is estimated based on opaque envelope area of 60,000 sq.ft including roof at average insulating value of R6, about 25,000 sq.ft of fenestration and skylight at thermal performance of R=1.25. The net infiltration rate is assumed at 1/2 air changes per hour including offset from ventilation air and estimated at 12,000 cfm. The winter design outdoor condition at 99% annual percentile is 2.9 deg F outdoors with 70 deg F as indoor temperature. The total estimated heating load is 2,900 Mbh of which about 900 Mbh i.e. 31% can be attributed to infiltration.

It is recommended that thermal imaging carried out to identify major heat leak locations and stack effect analysis to more accurately determine heat loss due to stack effect. It is also recommended that measures be incorporated to reduce heat leakage and infiltration.

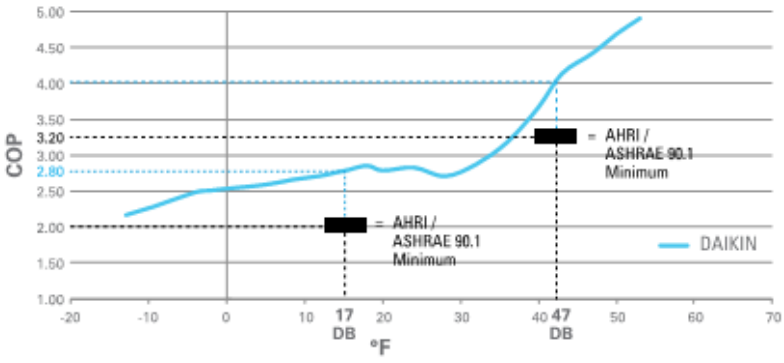
It is assumed heat leakage and infiltration reduction measures will be incorporated and the design is assumed at 2,450 Mbh, i.e about 200 tons.

5.1.4 Ventilation

Many of interior areas of the building do not comply with natural ventilation requirements. A forced air ventilation system would be required to comply. Ventilation air can be used to pressurize the building and along with measures such as door and window seals to reduce infiltration and heating demand.

5.2 Overview of Heat Pumps

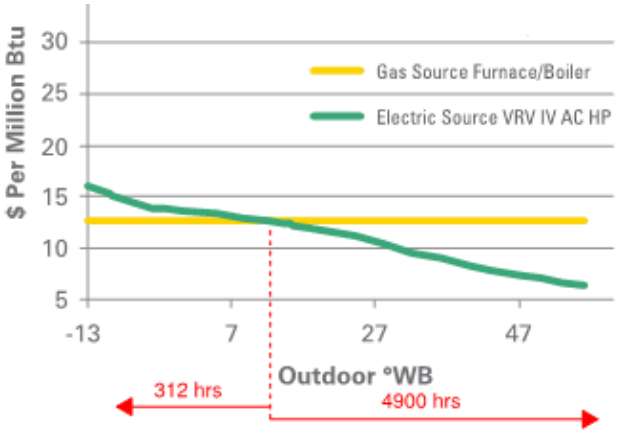
Heat pump is an energy saving technology that transfers thermal energy without the need to generate it. Heat pump transfers heat energy from a source of heat to what is called a thermal reservoir. A thermal reservoir can be renewable resources such as ambient air, a large body of water, ground, etc. that practically serves as pool of thermal energy at a given, constant temperature. The temperature of the reservoir does not change when a reasonable amount of heat is added or extracted. Thus, heating is performed by the transfer of heat from ambient air serving as thermal reservoir to inside the room and only a fraction of electricity is necessary compared to generating heat. The cycle is reversed in cooling operation.



Heat pump technology has made significant advances. Variable refrigerant volume (VRV) heat pumps are capable of operation down to -23° F and still use less energy than direct resistance heat. The heating efficiency of heat pumps is measured by coefficient of performance (COP=heating capacity / power input) and varies based on source temperature. The graph above illustrates the COP of VRV heat pumps. It should be

noted that at 0 deg F, COP=2.5 the heat pump transfers 2.5 times the amount of useful heat for 1 unit of energy input than direct electric resistance heating. The VRV heat pumps are equipped with inverter driven compressors. The compressor speed is modulated to match the load, has soft start, and very few start/stop cycles, increasing compressor life and increased reliability. The VRV compressors are typically warranted for 10 years.

The graph below illustrates relative costs of energy utilizing natural gas with steam boiler. Steam boilers boiler is 80% efficient. The cost of electric to run heat pump is $0.13 / kWhr. The operating cost of heat pump is higher at outdoor temperature below 14 deg F. Note that of the total 5212 annual heating hours in Albany, about 312 hours (6%) are below 14 deg F.



Modern heat pumps technology offers a viable means of harvesting renewable energy resource for heating and cooling VRV heat pumps are available in various configurations based on the source the energy is extracted from and the medium of energy transfer to the load. For the concept proposal two different heat pump types, air-to air (ATA) and air-to-water (ATW), are investigated.

5.3 Proposed HVAC Concept

The estimated total cooling load is 120 tons and the heating load is 200 tons (2400 Mbh). Due to derating at low temperatures heat pump capacity of 250 tons is required to generate heat output of 200 tons. It should be noted that installed heat pump capacity required for heating is twice that of cooling capacity.

It is proposed to install 120 tons of heat pumps to meet comfort cooling requirements and part of the heating load. The deficit in heating capacity over that generated by of heat pump is proposed to be met by high efficiency gas fired hot water condensing boiler, sized at 1400 Mbh to serving the perimeter radiation.

The two Options outlined below consist of a dedicated outdoor air system (DOAS) to provide conditioned outdoor fresh air coupled in parallel with variable refrigerant volume (VRV) heat pump system to meet the room loads. The concept is illustrated below:

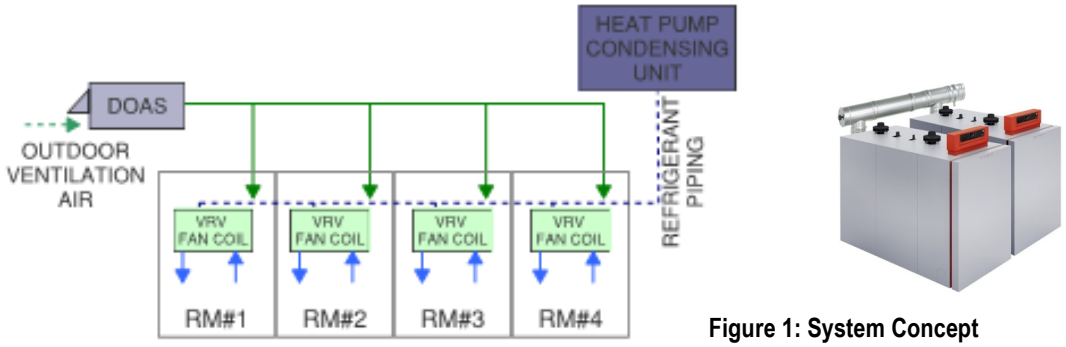


Figure 1: System Concept

Ventilation air is typically about 15% of the total air circulation in the space required for comfort air conditioning. Separating ventilation air results in smaller duct sizes to deliver ventilation air.

The total ventilation air requirement for the proposed program spaces is estimated at 5,800 cubic feet per minute (cfm) and would require a total of 10 square feet of free area opening (16 sq.ft. of louver @60% free area).

5.3.1 Option-1: VRV AIR-TO-AIR MULTI-SPLIT HEAT PUMP

The variable refrigerant volume (VRV) multi-split system heat pumps are high efficiency pumps and serve to transfer energy directly to/from ambient air. The key features are outlined in the system illustration below.

The VRV heat pump outdoor units can be remotely located outdoors

- On the site in a pit appx. 25 ft x 11 ft x 7 ft depth with grating above, or
- Placed in attic in attic. The locations in the attic can allow for air exchange via new dormered louvers at roof. A total of 240 sq.ft. of louver at 60% free area is required.

Two dedicated outdoor air system (DOAS) are proposed, one located in the attic and one in the sub-basement. This arrangement allows better utilization of existing duct shafts by splitting the ventilation air distribution with upper level served by the unit in the attic and lower levels by the unit in the basement.

As outlined in the concept description above, perimeter heating is provided by high efficiency gas fired condensing boiler, sized at 1400 Mbh to primarily serve the perimeter radiation. This requires heating hot water risers to connect to perimeter radiation. This may be implemented with steam to hot water heat exchanger at the outset utilizing existing steam boiler and later switched over to high efficiency hot water boilers.

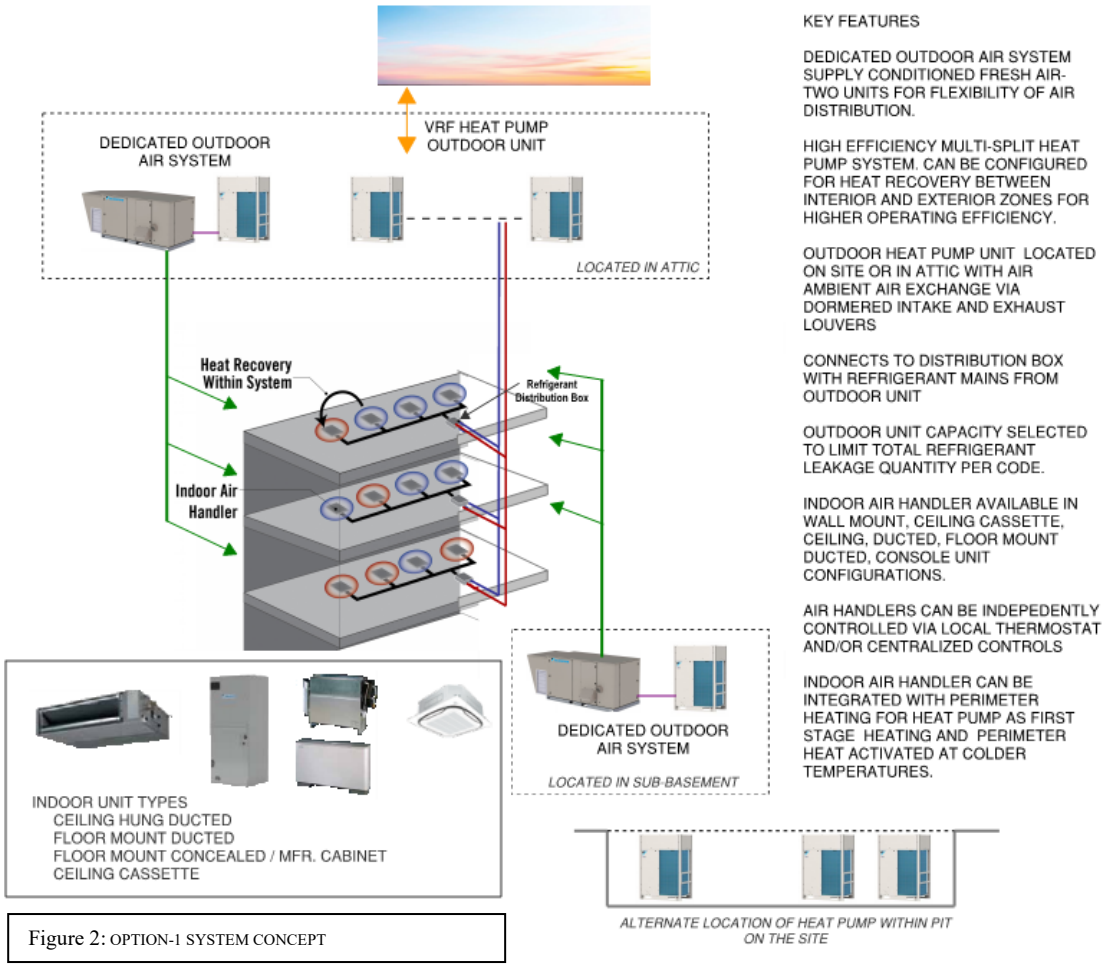


Figure 2: OPTION-1 SYSTEM CONCEPT

Figure-2 illustrates conceptual layout for Option-1. Figure-3 indicates potential location of heat pump units on site and Figure-4 indicates heat pump and ventilation unit arrangement in the attic. Figure 4 shows the ventilation unit and associated condenser in the basement.

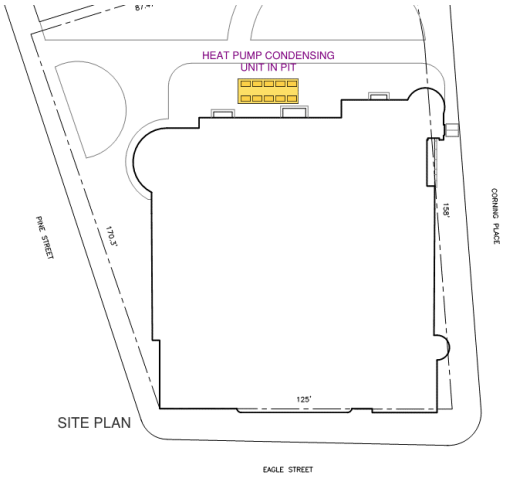


Figure 3: POTENTIAL LOCATION OF HEAT PUMP ON SITE

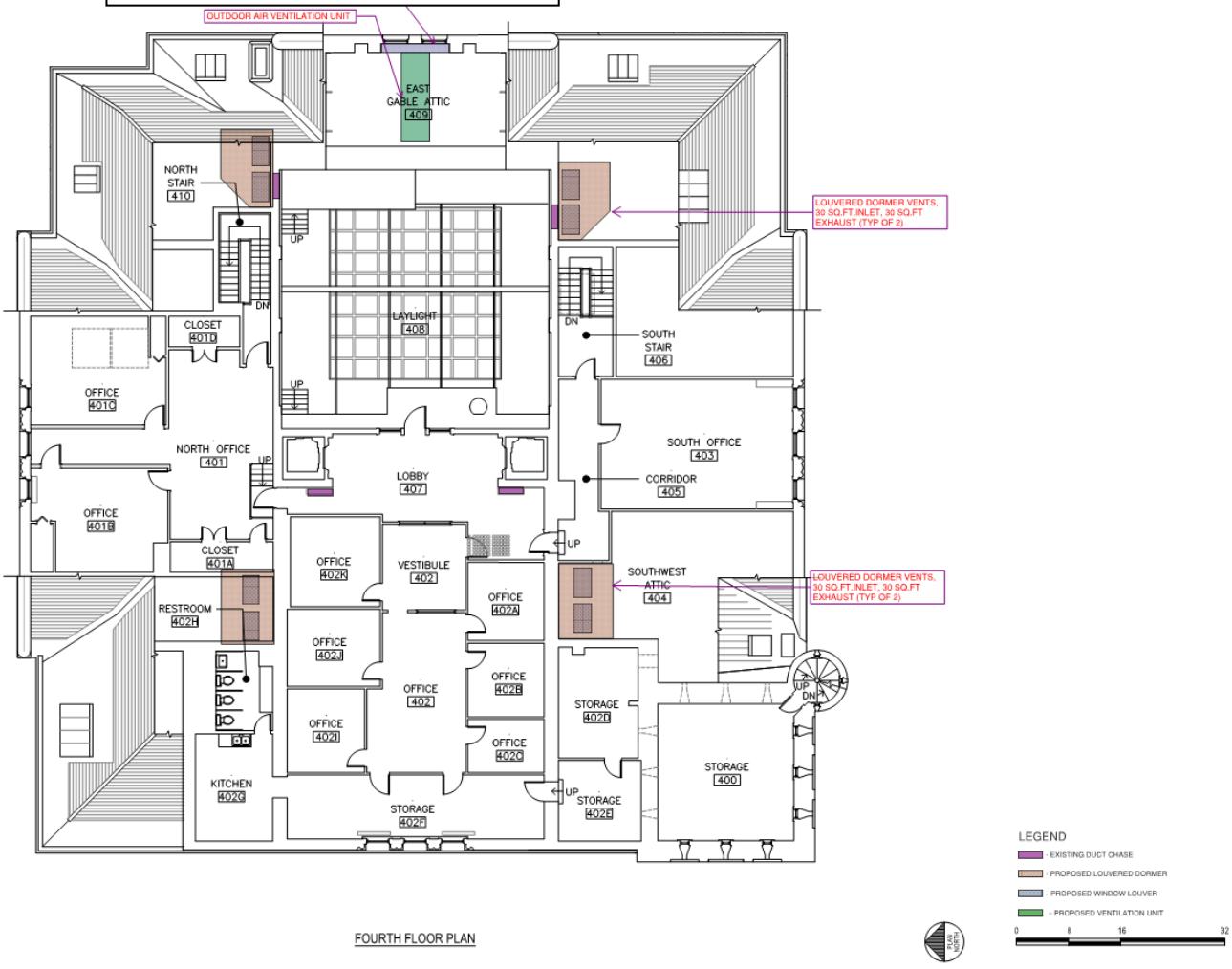


Figure 4: POTENTIAL ARRANGEMENT OF HEAT PUMP CONDENSING UNIT & VENTILATION UNIT AT ATTIC LEVEL

5.3.2 Option-2: VRV AIR-TO-WATER (ATW) MULTI-SPLIT HEAT PUMP

The VRV Air-to-Water heat pumps are configured as a central plant incorporating building wide fluid circulation loop that serves as carrier of heating and cooling energy throughout the building. The heat pumps maintain the energy level in the circulation loop by monitoring the fluid temperature and inject or reject heat in the loop on demand for heating or cooling respectively.

The fluid loop configuration allows for tie-in with other supplemental heat sources such as high efficiency condensing boilers or renewable sources such as solar collectors. This tie-in with other heating energy sources is the principal difference from Option-1. It allows system configuration without the need for a new set of heating risers for perimeter heating. The tie-in with the boiler can be gradually phased in as the steam system is eventually phased out.

As in case of Option-1 the heat pump outdoor units can be located outdoor on site or in the attic and basement for ambient air exchange via new dormered louvers at roof. A total of 240 sq.ft. of louver at 60% free area is required when placed in the attic. The arrangement is same as in Option-1.

The ventilation air arrangement is the same as in Option-1 consisting of two dedicated outdoor air systems (DOAS), one located in the attic and one in the sub-basement. The air handling section is located indoors and paired with the remote heat pump units. The equipment layout arrangement is like Option-1.

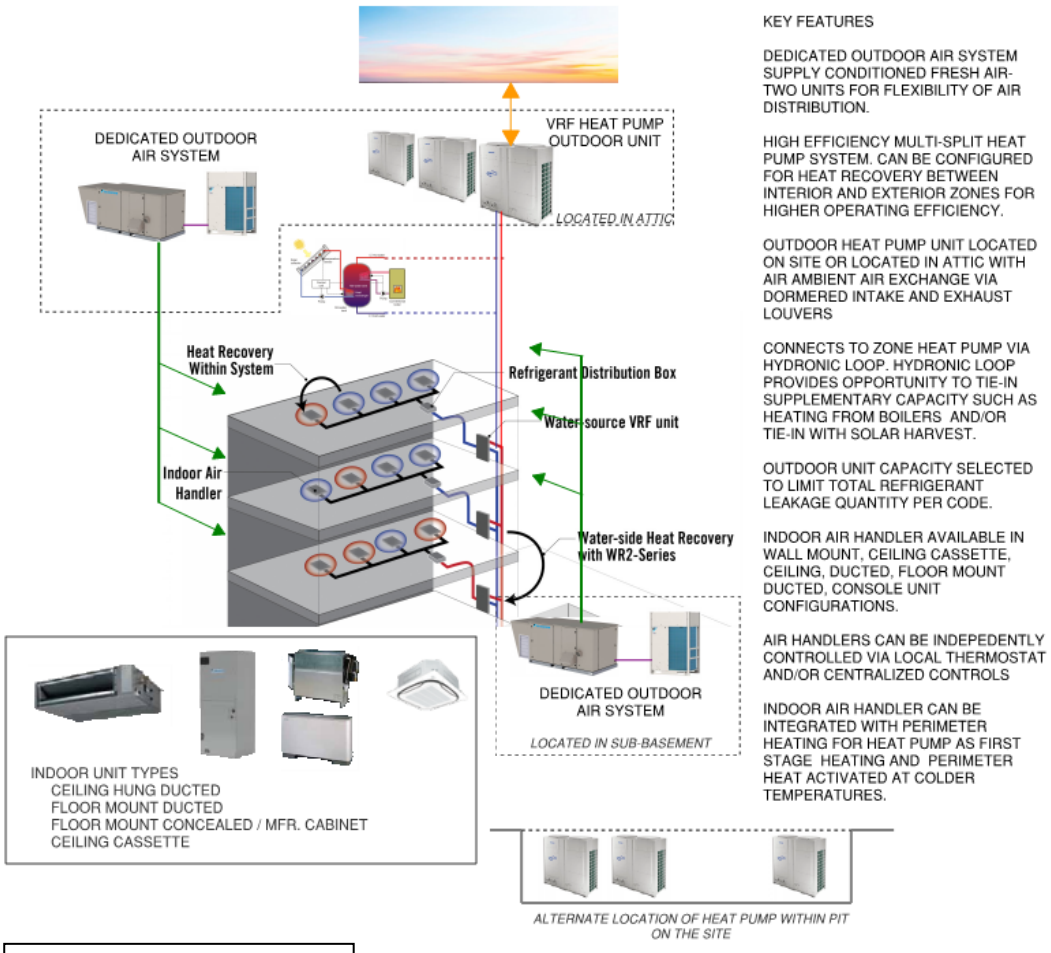


Figure 5: OPTION-2 SYSTEM CONCEPT

5.3.3 Geothermal Heat Pump (GHP)

Geothermal option was also considered wherein the heat pump harvest energy from the ground in a closed loop system or with ground water in an open loop system. The closed loop system is preferred due to water quality and maintenance concerns with open loop systems.

Closed loop system requires large geothermal bore-field for ground heat exchange instead of heat exchange with ambient air. The 120 tons capacity would require 22,400 sq.ft of bore-field area. The available ground space around building in estimated at 14,000 sq.ft. Drilling costs can be high based on underground terrain conditions. Thus, geothermal was not considered as viable option.

5.3.4 Other Ventilation and Cooling Systems

Toilet Rooms: Timeclock and occupancy-controlled bathroom exhaust systems should be provided.

Café / Break Room: Timeclock and occupancy-controlled bathroom exhaust systems should be provided.

Elevator Equipment Area: The area should be enclosed and provided with active air conditioning to ensure longevity of elevator drives and equipment.

5.3.5 Automatic Temperature Control and Building Management System

The existing automatic temperature control system is pneumatic controls. There are leaks in the pneumatic system tubing. Pneumatic controls are obsolete. There is no existing building automation and energy management system.

The equipment associated with the proposed concept all have microprocessor based direct digital controls. The equipment can be networked into building management system (BMS) with remote web-based access for centralized monitoring, trending, scheduling, setpoint adjustments, alarms, preventive maintenance notifications, etc. The proposed web-based BMS can be configured with for secure authenticated remote access via standard web browsers.

END OF REPORT

APPENDIX D

BUDGET

The order-of-magnitude budget presented in this section includes all work needed to fully restore the entire building—from top to bottom, both inside and out. These costs projections were produced without the benefit of a final design. As such, value engineering can be applied to all aspects of the project as a design evolves, but care should be taken to budget for a project or projects that are comprehensive in nature and will be long lasting, so as to break the ongoing cycle of expedient but short-lived repairs and poorly coordinated "improvements."

CONSTRUCTION COST ESTIMATE

The construction cost estimate was developed to provide order-of-magnitude costs for a complete renovation of City Hall. The work items listed are based on recommendations contained in this report. The work items are broken down into multiple phases that roughly correspond to the phases outlined in the recommendations:

PHASE I Roof & Tower Restoration

PHASE II Exterior Restoration & Site Work

PHASE III Tower, Fourth & Third Floor Interior Renovation

PHASE IV Second Floor and Mezzanines Interior Renovation

PHASE V First Floor & Basement Interior Renovation

The estimate was developed using published construction cost reports, as well as comparison to recent major renovation projects completed by John G. Waite Associates of comparable scale and scope of work. The estimate assumes that the major public and historic spaces of the building would be restored to a relatively higher level than the general office spaces, which would receive a more basic treatment.

It should be expected that actual construction costs may vary considerably from this estimate. No detailed programming work, physical probes investigations, or design work has been completed. A Design Contingency of 10% has been included in an attempt to account for these factors. This additional percentage will theoretically be reduced during the development of the scope of work and design, and eliminated at the point of completion of the construction documents. The Cost Estimate should be refined following each phase of design work: schematic design, design development, and construction documents.

The estimate does not include design fees, permits, furniture, IT/Data equipment, moving costs, temporary facilities, etc. The estimate also does not include an Owner's Contingency, which typically should be in the range of 10%-20% of the Total Estimated Net Cost. The Owner's Contingency is intended to account for the inevitable unforeseen conditions that arise during the construction process.

Typically, a construction manager will also include a Contractor's Construction Contingency. The Contractor Construction Contingency is in addition to the Design Contingency and the Owner's Contingency and generally covers construction costs overlooked by the Construction Manager. This contingency varies and may 5% to 10% of the cost of construction.

It should also be noted that a multi-phased project will be more expensive than the same scope of work completed in a single phase. Demobilization/remobilization as well annual escalation contribute to the increase.

Order of Magnitude Estimate — JGWA
Albany City Hall Renovation — 7/31/2020

Item No.	Description		Total	Phase I	Phase II	Phase III	Phase IV	Phase V
				Roof	Exterior-Site	T-4-3	M-2-M	1-B-SB
1.00	**GENERAL REQUIREMENTS**		$2,647,534	$1,055,985	$1,496,625	$29,080	$28,443	$37,401
2.00	**EXISTING CONDITIONS**		$1,816,606	$296,600	$20,000	$463,627	$428,413	$607,967
3.00	**CONCRETE**		$310,100	$35,100	$40,000	$72,500	$45,000	$117,500
4.00	**MASONRY**		$1,308,000	$0	$1,248,000	$20,000	$10,000	$30,000
5.00	**METALS**		$273,660	$0	$21,300	$77,518	$56,750	$118,092
6.00	**WOODS & PLASTICS**		$754,536	$60,480	$10,000	$209,976	$213,832	$252,160
7.00	**THERMAL MOISTURE AND PROTECTION**		$980,180	$707,680	$272,500	$0	$0	$0
8.00	**OPENINGS**		$1,227,500	$393,500	$330,000	$138,000	$158,000	$208,000
9.00	**FINISHES**		$2,322,814	$0	$0	$630,047	$904,030	$788,737
10.00	**SPECIALTIES**		$113,511	$0	$0	$32,149	$36,964	$44,398
11.00	**EQUIPMENT**		$35,000	$0	$0	$10,000	$15,000	$10,000
12.00	**FURNISHINGS**		$13,440	$0	$0	$3,840	$5,760	$3,840
14.00	**CONVEYING EQUIPMENT**		$500,000	$0	$0	$400,000	$100,000	$0
21.00	**FIRE SUPRESSION**		$564,401	$0	$0	$207,588	$154,134	$202,678
22.00	**PLUMBING**		$1,218,700	$0	$0	$367,855	$384,540	$466,305
23.00	**MECHANICAL**		$4,511,400	$0	$0	$1,451,448	$1,321,824	$1,738,128
26.00	**ELECTRICAL**		$4,087,525	$20,000	$0	$1,280,783	$1,203,804	$1,582,938
28.00	**COMMUNICATION**		$493,875	$0	$0	$220,665	$118,020	$155,190
28.00	**ELECTRONIC SAFETY AND SECURITY**		$207,550	$0	$0	$98,266	$47,208	$62,076
32.00	**SITEWORK**		$164,360	$0	$164,360	$0	$0	$0
	Subtotal Direct Construction Costs		**$23,550,692**	**$2,569,345**	**$3,602,785**	**$5,713,343**	**$5,231,721**	**$6,425,410**
	Design Contingency	10.0%	$2,355,069	$256,935	$360,279	$571,334	$523,172	$642,541
	Total Direct Construction Costs		**$25,905,761**	**$2,826,280**	**$3,963,064**	**$6,284,677**	**$5,754,894**	**$7,067,951**
	Standard General Conditions	10.0%	$2,590,576	$282,628	$396,306	$628,468	$575,489	$706,795
	Subtotal NET Construction Cost		**$28,496,337**	**$3,108,907**	**$4,359,370**	**$6,913,144**	**$6,330,383**	**$7,774,746**
	Overhead	10.0%	$2,849,634	$310,891	$435,937	$691,314	$633,038	$777,475
	Profit	5.0%	$1,424,817	$14,131	$19,815	$31,423	$28,774	$35,340
	Construction Manager Fee	5.0%	$1,424,817	$155,445	$217,968	$345,657	$316,519	$388,737
	Estimated NET Construction Cost		**$34,195,605**	**$3,589,375**	**$5,033,091**	**$7,981,539**	**$7,308,715**	**$8,976,298**
	Escalation	0.0%	$0	$35,894	$100,662	$239,446	$292,349	$448,815
Total Estimated NET Cost of Construction			$34,195,605	$3,625,269	$5,133,752	$8,220,986	$7,601,063	$9,425,113
	Escalation per phase			1.0%	2.0%	3.0%	4.0%	5.0%
	Cost per Square Foot	78,775	$434					

APPENDIX E

FUNDING SOURCES

John G. Waite Associates, Architects PLLC

The following potential sources of funding identify granting or funding agencies, but are not an overall strategy for funding the restoration of Albany City Hall. Municipalities throughout the country have successfully implemented creative strategies to reach funding goals that will allow for the long-term preservation of a publicly owned facility. Many of these often-complex schemes may not be appropriate for Albany, but may help in crafting an approach that does work for City Hall.

Funding strategies that have worked for other communities working to preserve an important building include:

- Selling a building to a developer in exchange for a long-term lease back to original owner, where the building reverts to public ownership at the end of the lease.
- Sales tax levies with allocated funds dedicated to a single project, that have been approved by voter referendum.
- Setting up not-for-profit friends of groups to work on grants, or take over ownership of the building with a leaseback arrangement.
- The creation of a publicly held for-profit entry to take advantage of state and federal tax credit programs.
- Establishing a special committee to raise funds, guild planning and implement fundraising strategies.

POTENTIAL FUNDING SOURCES

The renovation and restoration of Albany City Hall is expected to be a competitive project, eligible for grant funding from several sources. Below is a list of potential grants programs that may be pursued, divided into categories based on types of work funded, including construction grants ("brick and mortar" grants) and planning grants. JGWA recommends working with an attorney in evaluating which programs may be the most appropriate. Although not strictly required for all grants included below, elevating Albany City Hall to National Historic Landmark status would be advantageous to the review process for many of them. Additionally, a Historic Structure Report would likely benefit fundraising efforts.

[NR] Indicates grant requires building to be listed on National Register of Historic Places. Albany City Hall was listed on the National Register of Historic Places in 1972.

DIRECT FUNDING

NEW YORK STATE DIRECT APPROPRIATION THROUGH THE LEGISLATIVE PROCESS

- The City approaches the governor or state legislature to include money in the appropriations for the project.

FEDERAL DIRECT APPROPRIATION THROUGH THE LEGISLATIVE PROCESS

- The City approaches New York's state senator to include money in federal appropriations for the project.

MUNICIPAL BOND ISSUE

- The City issues a municipal bond to finance capital improvement projects, borrowing money from investors with the promise of paying it back over time with interest.

CONSTRUCTION FUNDING PROGRAMS AND GRANTS

Owners of income producing properties listed on the National Register of Historic Places may be eligible for income tax credits for the substantial rehabilitation of historic properties. Albany City Hall is not directly eligible, but other municipally-owned projects have been funded through this process.

[NR] FEDERAL INVESTMENT TAX CREDIT PROGRAM FOR INCOME PRODUCING PROPERTIES

SOURCE: National Park Service (NPS) / Internal Revenue Service (IRS) / State Historic Preservation Office (SHPO)

WEBSITE: https://www.nps.gov/tps/tax-incentives.htm

AMOUNT: 20% Federal income tax credit

[NR] NEW YORK STATE TAX CREDIT PROGRAM FOR INCOME PRODUCING PROPERTIES

This tax credit must be used with the Federal Investment Tax Credit Program for Income Producing Properties. Owners of income producing properties that have been approved to receive the 20% federal rehabilitation tax credit automatically qualify for the additional state tax credit if located in an eligible census tract and Part 2 and Part 3 state fees have been paid.

SOURCE: New York State Office of Parks, Recreation, and Historic Preservation

WEBSITE: https://parks.ny.gov/shpo/tax-credit-programs/

THE DORMITORY AUTHORITY OF THE STATE OF NEW YORK BONDS AND SERVICES

DASNY provides bonds to finance the construction, renovation, and equipping of various court system-related projects throughout the State of New York. Bonds currently outstanding are secured by annual appropriations of semi-annual payments from the municipality or county in which the court facilities are located.

SOURCE REGARDING BOND OPTIONS: https://www.dasny.org/services/financial

DASNY offers a range of services to oversee the project.

SOURCE REGARDING PROJECT SERVICES: https://www.dasny.org/services

[NR] SAVE AMERICA'S TREASURES GRANT

Save America's Treasures grant funds the preservation, rehabilitation, and conservation of nationally significant properties and collections. This grant requires properties are either currently individual listed as a National historic Landmark or individually listed in the National Register of Historic Places for national significance. Properties listed for state or local significance are not eligible.

SOURCE: National Park Service in cooperation with its partners, Institute of Museum and Library Sciences, National Endowment for the Arts, and National Endowment for the Humanities

WEBSITE: https://www.nps.gov/preservation-grants/sat/

AMOUNT: $125,000 - $500,000

MATCHING REQUIREMENTS: Grants must be matched dollar-for-dollar (1:1) with non-federal cash and/or in-kind contribution.

NEH INFRASTRUCTURE AND CAPACITY BUILDING CHALLENGE GRANT FOR CAPITAL PROJECTS

The purpose of the Challenge Grants program is to strengthen the institutional base of the humanities by enabling infrastructure development and capacity building. Capital Projects supports the design, purchase, construction, restoration, or renovation of facilities for humanities activities. This includes the purchase and installation for critical building systems, such as electrical, heating ventilation and air condition, security, life safety, lighting, utilities, telecommunications, and energy management.

SOURCE: National Endowment for the Humanities

WEBSITE: https://www.neh.gov/grants/preservation/infrastructure-and-capacity-building-challenge-grants

AMOUNT: Up to $750,000

MATCHING REQUIREMENTS: Requests for grants $500,000 or less must be matched at $3 in non-federal gifts for every $1 in federal funds (3:1). Requests for grants exceeding $500,000 and up to $750,000 must be matched at $4 in non-federal gifts for every $1 in federal funds (4:1).

[NR] ENVIRONMENTAL PROTECTION FUND GRANT PROGRAM FOR PARKS, PRESERVATION AND HERITAGE (EPF) – HISTORIC PRESERVATION PROGRAM

The Historic Preservation program is a matching grant program to improve, protect, preserve, rehabilitate, restore, or acquire properties listed on the State or National Registers of Historic Places.

SOURCE: New York State Office of Parks, Recreation, and Historic Preservation

WEBSITE: https://parks.ny.gov/grants/consolidated-funding-app.aspx

AMOUNT: Grant can fund up to 50% of the total eligible project cost; up to 75% if the project is located in a high-poverty area as defined by granting agency. Grant awards are capped at $600,000. If the total project cost is greater than $4 million up to $1 million may be requested.

MATCHING REQUIREMENTS: This grant program is administered on a reimbursement basis. Applicants are expected to raise their share within one year of the award.

PLANNING GRANTS

STRATEGIC PLANNING AND FEASIBILITY STUDIES GRANT

ESD's Urban and Community Development Program promotes economic development in the State of New York by encouraging economic and employment opportunities and stimulating development of communities and urban areas. Program funding supports feasibility studies for facilities assessment and planning.

SOURCE: New York State Capital Region Regional Economic Development Council

WEBSITE: http://regionalcouncils.ny.gov/sites/default/files/2019-04/2019ResourcesAvailableGuide_0.pdf

AMOUNT: Up to $100,000.

MATCHING REQUIREMENTS: Requires a minimum of 50% of total project costs in matching funds, which should include at least 10% of total project costs in the form of cash equity contributed by the Applicant organization.

NATIONAL TRUST PRESERVATION FUNDS GRANT

Funds are intended to encourage preservation at the local level by supporting on-going preservation work and by providing seed money for preservation projects. Grant covers planning

and education components only, including but not limited to, hiring a preservation architect or landscape architect to produce a historic structure report or historic landscape master plan.

SOURCE: National Trust for Historic Preservation

WEBSITE: https://forum.savingplaces.org/build/funding/grant-seekers/preservation-funds

AMOUNT: $2,500 to $5,000.

MATCHING REQUIREMENTS: Grants must be matched dollar-for-dollar (1:1) with cash and in-kind donations.

PRESERVE NEW YORK GRANT

Grant funds historic structure reports, building condition reports, cultural landscape reports and cultural resource surveys in an effort to support identifying, documenting, and preserving New York's cultural and historic buildings, structures, and landscapes.

SOURCE: Preservation League of New York State and the New York State Council on the Arts (NYSCA)

WEBSITE: https://www.preservenys.org/preserve-new-york

AMOUNT: Program provides support up to 80% of the project cost. Grants are likely to range between $3,000 and $10,000.

MATCHING REQUIREMENTS: 20% of the total project cost as a cash match

THE BENDER FAMILY FOUNDATION GRANT

Grant funds arts, culture, history, and environmental projects primarily in the City and County of Albany. Requirements include grantee to qualify under Section 501(c)(3) of the Internal Revenue Code as a non-profit organization or operate under the fiscal sponsorship of an organization that does.

WEBSITE: https://www.cfgcr.org/benderff/application.html

AMOUNT: $5,000 - $10,000

OTHER POTENTIAL GRANTS

THE CYNTHIA WOODS MITCHELL FUND FOR HISTORIC INTERIORS

Grants are awarded for planning activities and education efforts focused on the preservation of historic interiors. Activities include hiring a preservation architect to create an interior restoration plan and restoration, rehabilitation, stabilization, and preservation of designated historic interiors, including bricks-and-mortar interior construction.

SOURCE: National Trust of Historic Places

WEBSITE: https://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/cynthia-woods-mitchell-fund

AMOUNT: $2,500 to $15,000

MATCHING REQUIREMENTS: Grant amount must be matched dollar-for-dollar (1:1) from private or public sources or income earned during fundraising activities.

THE GREEN INNOVATION GRANT PROGRAM (GIGP)

The Green Innovation Grant Program (GIGP) provides grants on a competitive basis to projects that improve water quality and implement green stormwater infrastructure in New York State. Eligible project scope includes bioretention, stormwater harvesting and reuse, permeable pavement, and stormwater street trees/urban forestry programs.

SOURCE: New York State Environmental Facilities Corporation

WEBSITE: https://www.efc.ny.gov/GIGP

AMOUNT: Grants will be available to cover a minimum of 40% up to a maximum of 90% of the eligible project costs as estimated in the application.

MATCHING REQUIREMENTS: A match from state or local sources for the balance is required.

CLEAN ENERGY COMMUNITIES PROGRAM

The Clean Energy Communities Program provides grants, direct technical support to communities, and recognition to local governments that demonstrate leadership in the area of clean energy. NYSERDA has identified ten high-impact actions that local governments can take to save money, foster a vibrant economy, and improve the environment. By completing four of the ten high-impact actions, the applying jurisdiction shall earn the Clean Energy Community designation as well as a grant, up to $250,000 per municipality with no local cost share, to support additional clean energy projects.

SOURCE: New York State Energy Research and Development Authority

WEBSITE: https://www.nyserda.ny.gov/All-Programs/Programs/Clean-Energy-Communities

INFRASTRUCTURE GRANTS:

The front plaza entrance portion of the project may be eligible for grants funding municipal road construction, open space development, green infrastructure, and ADA compliance projects.

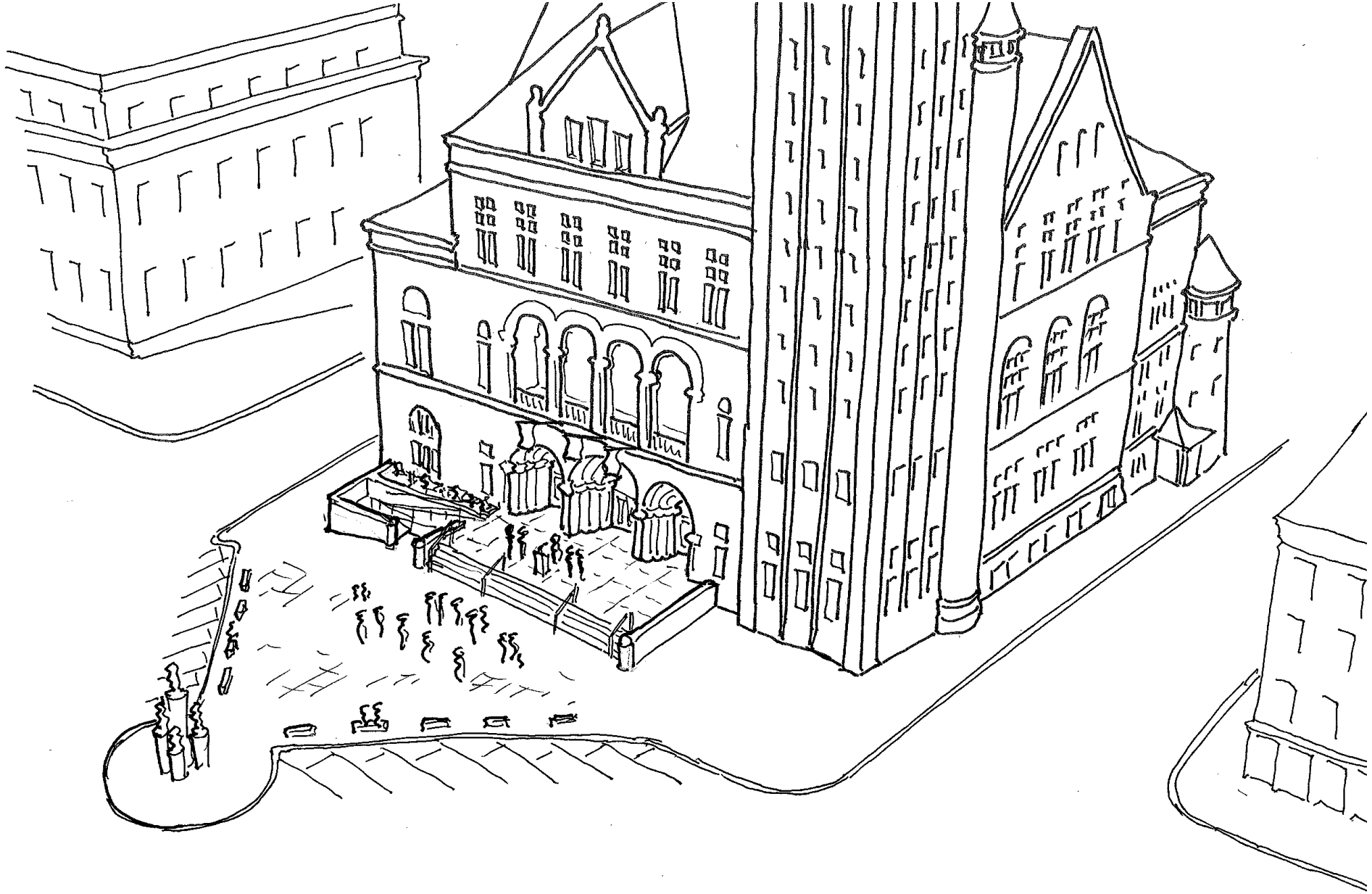
APPENDIX F

SCHEMATIC REDESIGN FOR SITE WEST OF CITY HALL

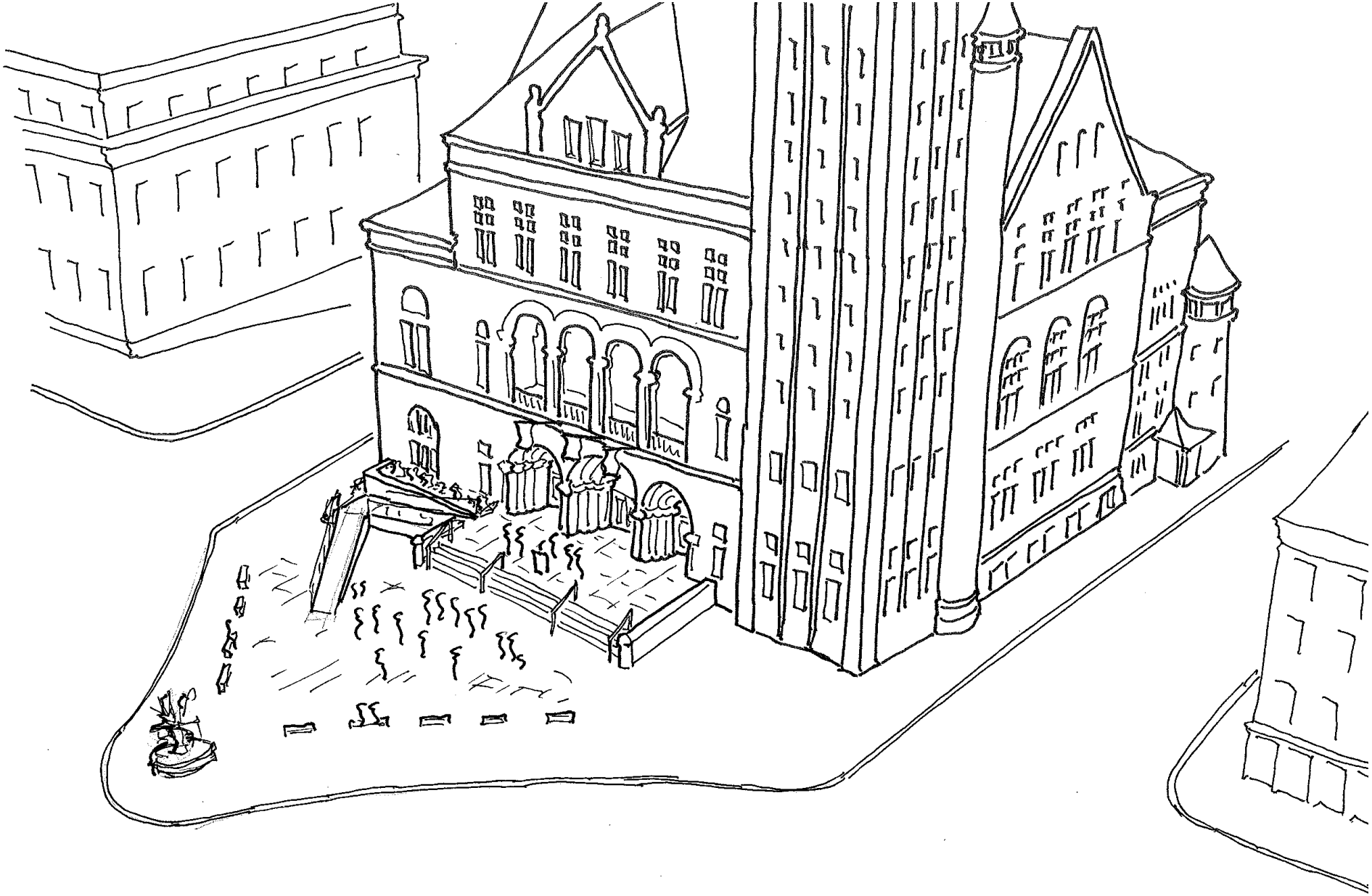
John G. Waite Associates, Architects PLLC

The following sketches show two rough schematic plans to addressing pedestrian and visitor access to the front of City Hall. These images should not be considered developed concept sketches. Both schemes are intended to allow the space to the west of the building to host special events by closing off the existing roadway and relocating parking to the perimeter of the space.

Because a site survey was not part of this project, a thorough analysis of the existing grades was not undertaken, but it is likely that by altering the heights of the ground in the area shown, the ramp leading to the new front stair platform could be minimized, and incorporated into the site for at least part of its run. Any final design will require careful planning, close attention to details, and careful selection of materials in order to minimize the visual impact of the new layout, while accentuating the character defining features of Richardson's design.



JOHN G. WAITE ASSOCIATES, ARCHITECTS PLLC
SCHEMATIC REDESIGN FOR SITE WEST OF CITY HALL
100% DRAFT AUGUST 2020



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