



RFQ: 15-C-00017
OLD CITY HALL EXTERIOR RENOVATIONS
DESIGN-BUILD SERVICES

DESIGN CRITERIA PACKAGE



PREPARED BY:

ED RICE, AIA – PROJECT ARCHITECT
CONTRACT ADMINISTRATION DEPARTMENT

CITY OF TAMPA

December 12, 2014

DESIGN CRITERIA:

The City of Tampa has prepared the enclosed Design Criteria Package for Design-Build Services related to the Old City Hall Exterior Renovations. The scope shall include, but not be limited to the following:

- Renovation of existing Old City Hall Building
- Full design services, including preparation of record drawings for use during design phase, etc
- Development of GMP for construction
- Scheduling of related logistics

Estimated Construction Budget: \$10 million.

In addition, the following contain the project overview and description of requirements:

A. **Building History**

Significance

Old City Hall is a classical tiered "layer cake" building on the National Register of Historic Places, completed in 1915 (the cornerstone was laid in January 1915) and stands today with major building components substantially intact. This building is one of the best known works of the architect, M. Leo Elliott and is one of the richest in detail of old buildings in the heart of Downtown Tampa. A four-faced clock occupies the building's Bell Tower. The Contractor was McGucken and Hyer, Contractors, Tampa, Florida and the Structural Engineer was H.G. Perring Engineering Company, Consulting Engineers of Jacksonville, Florida. Having lost the original county courthouse, Tampa City Hall is the only extant municipal building in downtown Tampa and is integral to the architectural heritage.

Site

The location of the Tampa City Hall is in the center of the downtown central business district on the southwest corner of the intersection of Kennedy Boulevard (formerly Lafayette Street) and Florida Avenue. The primary façade of the building faces north and Kennedy Boulevard, while the secondary façade faces east and Florida Avenue. A 1978 Municipal Office Building was constructed southwest of the original City Hall. A matching three-story Police Station was built south of City Hall originally, but razed in the 1960's which now accommodates a Mayor – City Council Parking Lot. A New City Hall Plaza was completed in 1979 connecting the two buildings on the site.

Exterior

The facility is a nine story building of Palladian influence and is 158 feet high, excluding the 27 foot high flagpole. The first three floors are composed of five structural bays in a 93' square plan and reveal six limestone columns and five bays at the second and third floors but only on the two primary elevations north and east. The south and west elevations utilize brick pilasters in lieu of limestone columns. The first floor is composed of rusticated granite facing at the north and east elevations. The remaining exterior materials at the first three floors include: double hung, fixed sash aluminum windows with tinted, impact glazing, buff brick facing and brick detail work and extensive terra-cotta ornamentation at the third floor fascia, railing and pediment. The original windows were double-hung wood sash and were replaced in 2012 with aluminum windows which closely match the profiles and appearance of the original windows. A 1915 cornerstone is engraved at the northeast corner of the first floor as well as a bronze building plaque at the north façade. A seal of the City is cast in stone over the main entry doors at the north façade. A benchmark indicates that the building is 19.511 feet above sea level.

The fourth floor is a 119 foot square plan with three structural bays. The fourth floor is unique in that full arched windows are utilized at all elevations. The roof area is readily accessible. A terra-cotta ornamental band separates the fourth and fifth floor and provides a key stone at the brick arches of the fourth floor windows. Buff colored brick is the primary facing material at the fourth floor.

Floors five through seven are identical in all four elevations. Rectangular double-hung, fixed sash, aluminum windows in groups of three in three bays make-up the glass areas. The remainder is brick in-fill.

Floor eight is identical in all four elevations and acts as a cap for floors four through seven. A three window segmental arched opening fills three bays. Four ornamental terra-cotta heads terminate the four story brick piers. The ornamental heads were fashioned from a Seminole Indian maiden with braided hair. The eighth floor incorporates extensive terra-cotta ornamentation at the fascia, railing, and pediment.

The ninth floor is a 30 foot square plan and has one full arched louver at each elevation. The exterior material is gypsum block. An ornamental terra-cotta cap supports a cement plaster pediment with terra-cotta urns and flames at each of four corners.

The tenth floor is a 16 foot square plan that houses a luminous dial clock, clockworks and a bell with metal louvers. Gypsum block provides an exterior skin. Ornamental cement plaster and metal combined make-up the fascia and pediment. An ornamental copper dome constructed from a square base crowns the building. A 27 foot high flagpole with brass finial tops the dome. The tenth floor clock/bell tower, copper dome, and flagpole were recently restored and as such, are not to be included in the scope of this project.

The structural system of the building is poured in place concrete post and beam on concrete bell footings with structural clay tile infill. The floor slab is poured in place concrete. Masonry and stone are used as facing materials.

The building originally had a twin building immediately to the south which was the Police Station and matched in appearance to the first 3 levels of the extant building; however, the building was demolished in July 1962.

Interior

Tampa City Hall was designed to accommodate 35,000 square feet of City office functions, with the basic plan revealing a central core that includes a single monumental central stair, an elevator, and toilet rooms. The perimeter of each floor is reserved for office space. The building was designed with no central heating or cooling system but rather, utilized passive energy techniques such as operable windows, ceiling fans at each bay, operable transoms, high ceilings, and venetian blinds.

The first floor has a main hall which connects the main entry at the north to Kennedy Boulevard and what was an internal connection to the South at the Police Station. A secondary entry occurs to the east at Florida Avenue. It was determined that an elevator was not in the original building and was added in the building in 1927, some 12 years after the building's original construction. The last remaining hand-operated elevator in the City served the main hall until it was replaced in 2010. There is an open core monumental stair immediately opposite the elevator. The main hall and stairs have marble wainscots and marble treads at the stairs. Walls typically are painted plaster with oak wood base moulds, chair rails, picture rails and plaster cove moldings at the plaster ceilings. Original floor materials were linoleum typically throughout and ceramic tile at toilet rooms. The stairs have mosaic tiles at stair landings. The original flooring was linoleum which was later changed to vinyl.

Beyond the third floor, the exposed stairs become metal treads and stringers, metal newel posts, metal balustrades and oak handrails. Only one stair tower exists within the building. Doors are oak panel with custom brass hardware bearing the seal of the City on the mounting plates at the handles. The second and third floors of the building have record vaults with metal doors. The ninth floor is used for Elevator Equipment.

B. Building Façade

The building consists of several different enclosure systems with the predominate one being brick masonry. The brick is trimmed with terra cotta components and granite with some stucco panels.

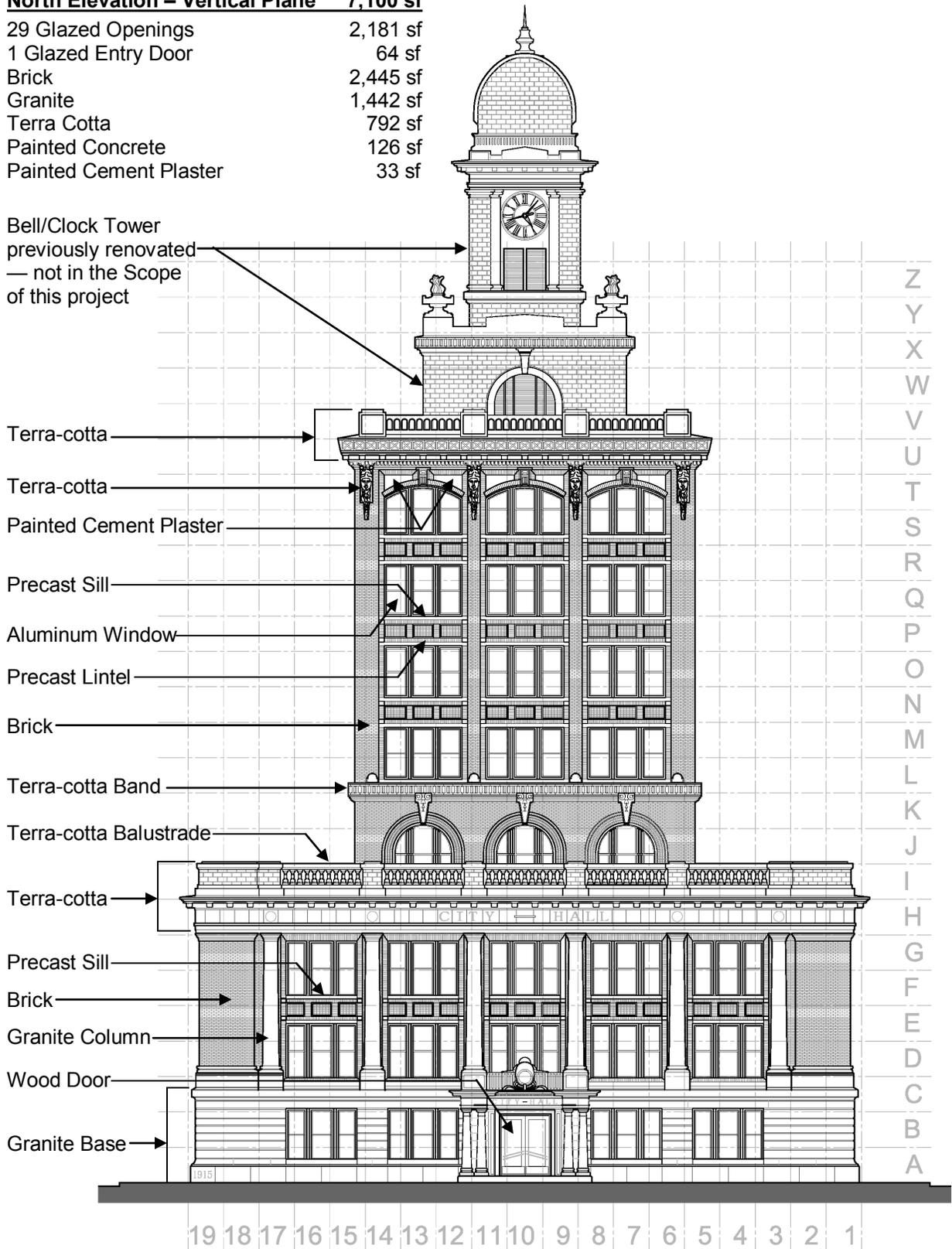
The east elevation is the elevation that is in the worst condition. This is a result of exposure. The north elevation receives no direct sunlight while the south elevation receives varying degrees of exposure throughout the year. The east and west elevations receive the direct exposure from the rising and setting sun respectively. The west facade is shaded by the City Hall Annex and other buildings immediately west.

The following pages depict the buildings elevations. In the Appendix are photographs of exterior conditions that are keyed to these elevations.

North Elevation – Vertical Plane 7,100 sf

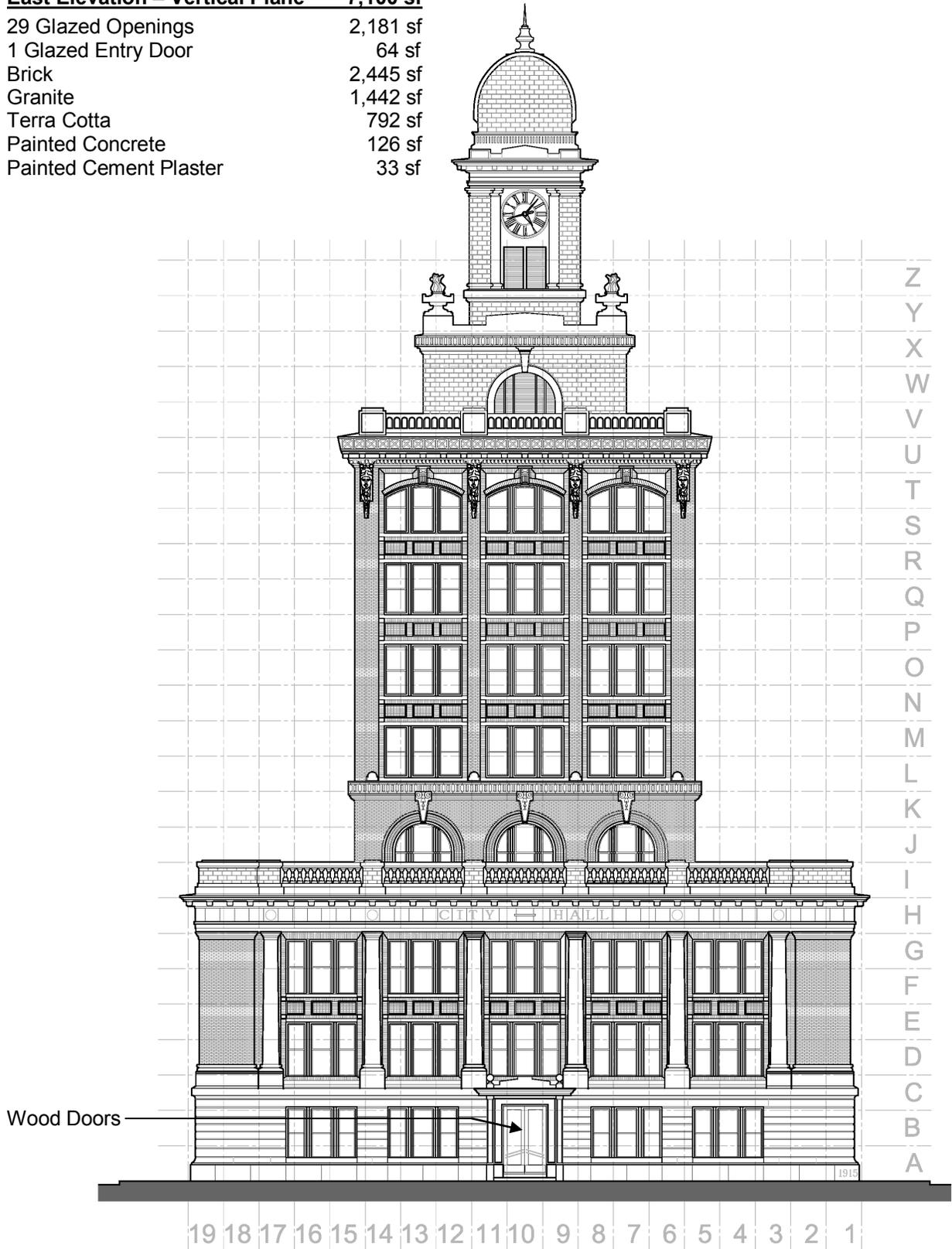
| | |
|------------------------|----------|
| 29 Glazed Openings | 2,181 sf |
| 1 Glazed Entry Door | 64 sf |
| Brick | 2,445 sf |
| Granite | 1,442 sf |
| Terra Cotta | 792 sf |
| Painted Concrete | 126 sf |
| Painted Cement Plaster | 33 sf |

Bell/Clock Tower
 previously renovated
 — not in the Scope
 of this project



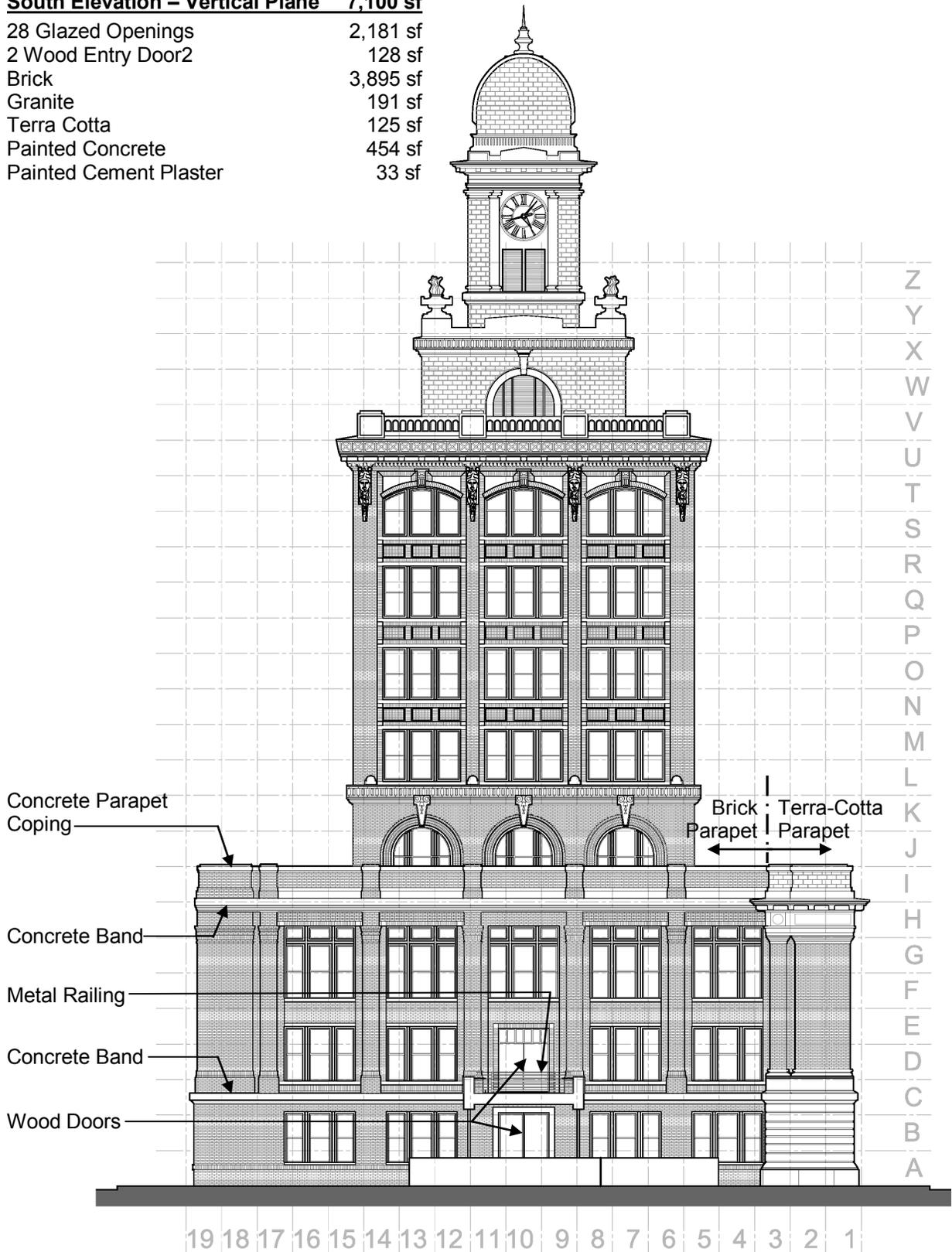
East Elevation – Vertical Plane 7,100 sf

| | |
|------------------------|----------|
| 29 Glazed Openings | 2,181 sf |
| 1 Glazed Entry Door | 64 sf |
| Brick | 2,445 sf |
| Granite | 1,442 sf |
| Terra Cotta | 792 sf |
| Painted Concrete | 126 sf |
| Painted Cement Plaster | 33 sf |



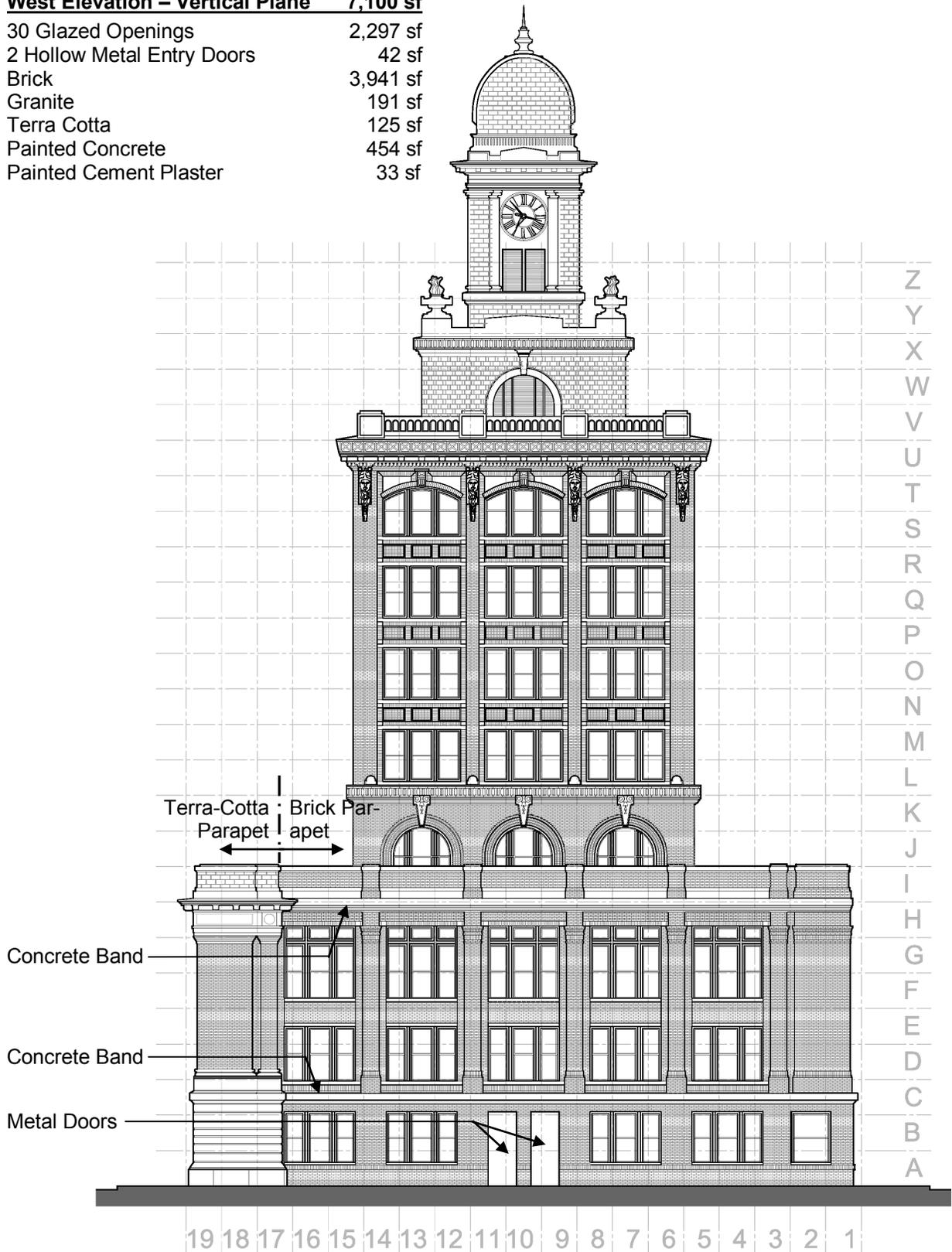
South Elevation – Vertical Plane 7,100 sf

| | |
|------------------------|----------|
| 28 Glazed Openings | 2,181 sf |
| 2 Wood Entry Door2 | 128 sf |
| Brick | 3,895 sf |
| Granite | 191 sf |
| Terra Cotta | 125 sf |
| Painted Concrete | 454 sf |
| Painted Cement Plaster | 33 sf |



West Elevation – Vertical Plane 7,100 sf

| | |
|----------------------------|----------|
| 30 Glazed Openings | 2,297 sf |
| 2 Hollow Metal Entry Doors | 42 sf |
| Brick | 3,941 sf |
| Granite | 191 sf |
| Terra Cotta | 125 sf |
| Painted Concrete | 454 sf |
| Painted Cement Plaster | 33 sf |



C. Exterior Building Conditions

Super-Structure

- The main support framework of the structure consists of a system of reinforced concrete columns, beams, and cast in place concrete floors. Water intrusion in some places has caused rusting of the steel reinforcement creating concrete damage (oxide jacking). The masonry cornices at the top of the third floor are supported and reinforced with a system of steel beams, channels, rods, hooks and hangers.
- Most of the columns and beams are covered in decorative trim work and brick on the exterior and plaster finishes on the interior, but at the 9th Floor the columns and beams are exposed on the interior as the 9th Floor houses mechanical systems. Although exposed, even at this location, the columns and beams are covered in a thin layer of cement plaster parging.
- Exposed 9th Floor columns and beams: Concrete damage exists at the columns of the 9th level, and the beams and concrete floor slab on the underside of the 10th level. Temporary shoring is currently being installed to stabilize this portion of the structure until the permanent repair (currently being designed under a separate design contract) can be constructed, which may be incorporated into this overall effort.

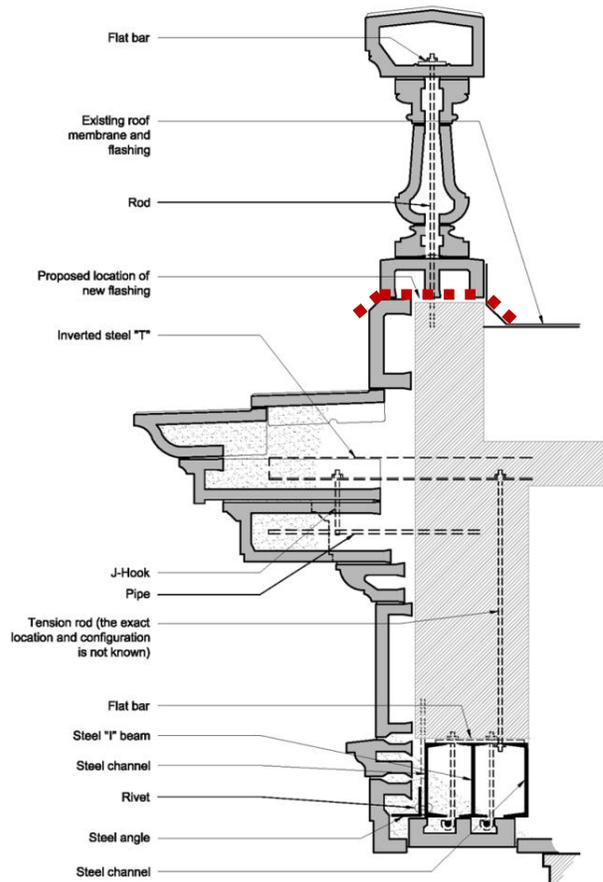
Brick Plane

- The building has a non-load bearing masonry envelope with a concrete frame. The wall is made up of clay tile and brick backup with brick veneer (tied) and terra-cotta/granite detailing.
- Backup masonry and exterior veneer is likely bearing directly on the foundation (and a wide concrete beam at the 4th Floor level).
- Walls contain no cavity or drainage system, and there is no vapor barrier. The walls were originally designed to breathe with the building allowing for moisture and air to pass through the envelope. With the introduction of air conditioning to the building, moisture is drawn into the building and not stopped by a drainage plane when the building is under negative pressure.
- Mortar: For all repair work, it is imperative to match the composition of the original mortar. This requires skilled petrographic analysis to determine original binder, size and type of sand, proportions of binder and sands, and presence of pigments or other additives.

Terra-Cotta

- There is minor crazing and glaze separations in the terra-cotta, but these are not serious problems and are the result of two conditions: Crazing and separations can occur during glaze application before firing or during the firing of the terra-cotta; also, crazing can occur post firing caused by greater moisture expansion in the bisque than in the glaze. In some areas there are some more serious spalling and chips of the glaze which should be repaired.
- At the cornice “X” pieces and band below, the face is sloped outwards from top to bottom and it is unclear if the rectilinear pieces are rectangular, laid on a slope or are pieces with sloped face. The typical detail of the period indicates that the terra-cotta is connected with steel to the structure anchoring the X blocks and the bands below.
- There are sufficiently high levels of moisture inside many of the terra-cotta sections to support growth of ferns and vegetation at several locations. The moisture has resulted in the movement of blocks being pushed up and sliding forward out of position.
- The dentil blocks and egg-and-dart border are overall in much better condition than the X pieces with the exception of a few cracked blocks. The cracked block locations may indicate failure of the steel support system or thermal expansion at the corners.
- Indian heads, brick arches, keystones, capitals on top of the 8th Floor are in overall good condition as well as the concrete/stucco recessed panels which were recoated recently. There is evidence of an inappropriate sealant application surrounding most of the Indian heads.
- Wood shims are present, but do not pose a problem and in general can be left in place without any major problems, particularly where there is a protective overhang. Other more exposed locations will require protection to be provided.
- At the 4th floor, the fluted band course and the keystones have experienced significant glaze spalling that needs further investigation.
- Six blocks that make up the banding on the South Elevation were replaced with cast resin or fiberglass replicas during the 1980 renovation when the emergency escape stair was removed, and will require further investigation.
- The keystone elements below the bands are in relatively good condition. Crazing of the glazed finish was observed on these elements, as well as other areas of terra-cotta on the building.

- North and East – The Terra-cotta Balustrade is in very poor condition on both elevations with broken elements, open mortar joints, glaze spalls, fractured balusters – replacement/repair is required.
- Cornices: North and East – The 3rd floor terra-cotta cornices are in very poor condition on both elevations, and require remedial work. The cornice is supported by structural steel members and sagging is apparent. Although there are no drawings of the existing structure, based on onsite observations and construction standards of the time, it appears that two steel C-channels and one steel I-beam are bolted together to form the main structural support. The structural beam and channels appear to bear on the large granite columns of the east and north sides. The steel I-beam and C-channels which support the cornice have experienced significant amount of deterioration due to corrosion from exposure to moisture, and will require replacement. The lower terra-cotta pieces that form the bottom of the cornice are hung from rods and pins below the structural beam and channels. The rods and pins have oxidized, and are splitting the terra-cotta.
- **Note:** The following detail represents the existing conditions at the cornice on the 4th floor east and north elevations based on site observations, and historic documentation of typical terra-cotta details of the time period.



Parapet Walls

- The parapet walls and cornice on the South and West elevations are in poor condition with the South having a greater level of deterioration than the West parapet. There are broken and spalled bricks and broken mortar joints throughout the parapet that will need to be repaired.

Granite Base and Columns

- The First Floor façade on the North and East Elevations are comprised of rusticated granite veneer. Most all of the mortar joints are experiencing some levels of deterioration. Mortar is missing in large sections, particularly at the base of the building. The original wood shims are still present in several locations. These again pose no issue - remediation/repair/protection may be required.
- The rusticated granite lintels over the first floor windows in some instances are made up of multiple pieces with a splice in the middle which indicates support is derived from behind the face of the wall, or there are lintels comprised of single length pieces - remediation/repair may be required.
- From the second floor to the underside of the fourth floor, large round granite columns decorate the east and north façade, and are integral to the structural integrity of the façade proper – remediation/repair may be required. There are signs of limited movement of the columns away from the wall on the east façade which is evidenced by a slight crack of the mortar between the brick wall and granite near the top of the columns.

Windows

- The windows are generally in good condition, and were installed in March 2012. The windows have a current warranty through March 2022. Removal and reinstallation shall be coordinated with and in compliance with the warranty. Overall air infiltration around window perimeter should be addressed with this project.

Lintels

- The steel lintels at the window heads were reviewed during window replacement in 2011. The severely corroded ones were replaced. Other less severely corroded lintels were cleaned and painted at the time.
- All lintels are to be addressed by being replaced with preferred stainless steel lintels.

Window Sills

- As with the concrete heads, there are issues with the concrete sills. Several of the sills were replaced as part of the window Project in 2012, but others remain that are experiencing deterioration – remediation/repair may be required.

Doors and Wood Elements

- Wood elements on the building are limited to entry doors and frames on the North, South and East Elevations. The South Elevation has two sets of doors, one at ground level, another immediately above at the location of the original bridge. All the existing wood doors and frames should be refinished and all hardware replaced to match the period.
- An alternative would be to replace the wooden doors with aluminum doors and frames that appropriately match the existing components in size, configuration and profile; however, this would need to be vetted through the City’s review process to confirm it has merit and is substantiated.

Roof

- The lower portion of the roof (3rd Floor roof @ 4th Floor level) was replaced in 2012. All work requires coordination with and compliance with roof warranties currently in place.
- Associated light fixtures that serve as up-lighting for the tower are located along the inside face of the parapet. Removals/reinstallations as required shall be coordinated with and in compliance with roof warranty requirements.
- The upper roof (8th Floor roof @ 9th Floor level), was replaced in 2012 and is of the same system as the lower roof. All work requires coordination with and compliance with roof warranties currently in place.
- Above the 1st Floor North and East entry doors there are small areas that were re-roofed along with the remainder of the building. Like the primary roof areas, the membrane is a modified asphalt membrane with the foil-faced flashing sheets. Each of these areas has one primary drain. There are no secondary overflow drains or scuppers. The North entry roof is of concern because water can flow in through the window if the roof drain becomes obstructed, since the window sill is lower than the surrounding granite walls. If the drain becomes obstructed, water will flow in through the window since the window sill is lower than the surrounding granite walls. This is not the case with the East entry roof. The adjacent window sill is higher than the granite so if the drain becomes obstructed, water is able to run over the face of the granite. The drainage issue at the North entry roof mentioned above should be investigated, resolution proposed for City review, and the acceptable solution constructed as part of this project.

Bell/Clock Tower

- Work was performed to the Bell/Clock Tower and domed roof during a project completed in 2012 – no exterior work is planned for this area.

Mechanical (HVAC) System

- The building’s original airside air-conditioning system consisted of three chilled water air handlers, fan powered and VAV boxes. A DX fan coil unit has been added to serve a Conference Room on the fourth floor. The original chilled water piping system included a single chilled water pump. No work is planned for this portion.

D. Restoration Approach

It is recommended that the approach to the exterior restoration of Old City Hall is to "do it right" so that the root cause of problems are addressed and expensive repairs are not necessary for a long time in the future. No construction drawings are available of the specific elements to be repaired; therefore, a requirement of the design phase will be to document the exterior of the building and prepare complete “as-built” documents.

The desired restoration contractor and/or sub-contractors should have experience in the restoration of similar buildings following the Secretary of the Interior Standards. The contractor should also have evidence of employing craftsmen specializing in traditional trades covering the scope of the work required on the exterior envelope. The Contractor or Subcontractor performing the masonry scope of work should have the following qualifications:

- Has been in business and performing historical masonry scopes of work for the past 10 years.
- Has performed multiple projects demonstrating a full understanding of the use and application of historical mortars when carrying out a full repointing project.
- Has a track record of previous projects following the U.S. Department of the Interior Standards (Preservation Brief 1 & 2).
- On site Foreman should have a minimum of 5 years experience on masonry projects.
- Licensed in the State of Florida.

E. Schedule / Phasing Strategy

The building is a functioning municipal building that is fully occupied and will not be vacated. Constructing the renovation in four phases has been contemplated for the selected team to consider.

The building must remain operational during the construction. It is imperative that a phasing strategy be implemented to minimize disruption of ongoing operations within the facility. Scheduling / Phasing of the Project should be coordinated carefully (including construction staging / parking, which will require prior discussion with City Parking and agreement on fee if the location suggested on the following is proposed), and the Construction Schedule must take into account regularly scheduled building functions, as well as any special events in and around the City Hall complex that would be affected by construction efforts.

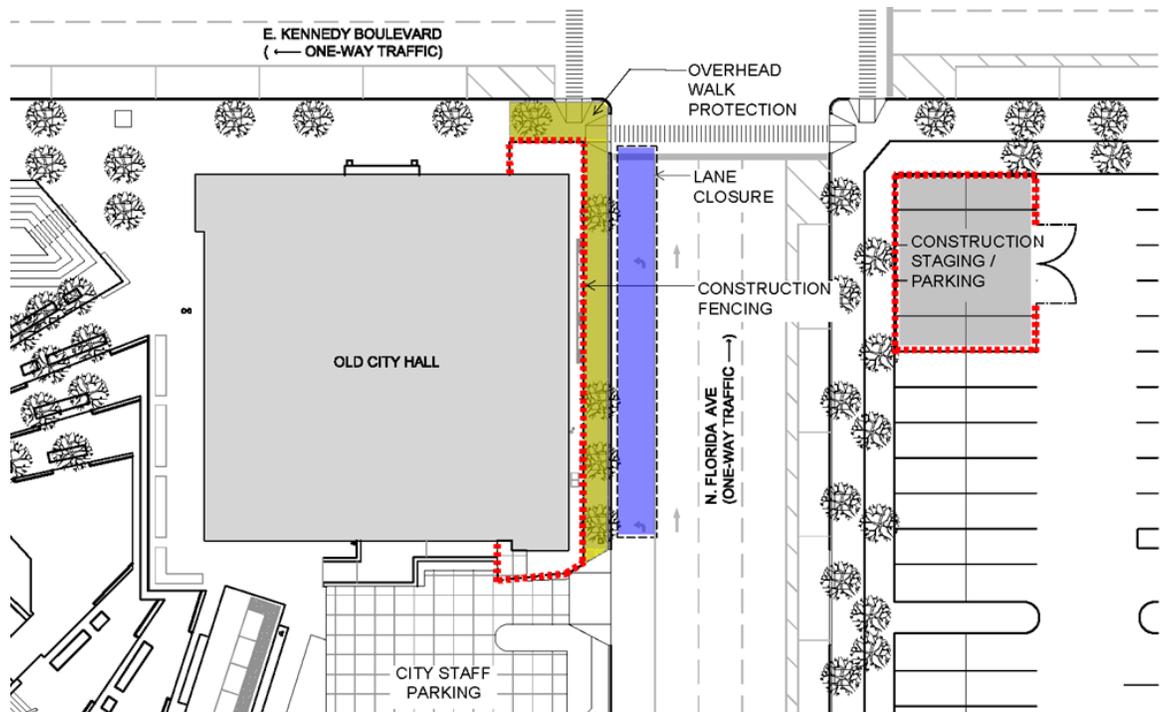
The following are suggested Phasing steps for this project.

Phase 1

The Project could begin on the East Elevation. This side of the building is the most constrictive with approximately 11 feet between the face of the building and curb. The sidewalk will be required to remain passable, with overhead protection provided (the City is contemplating protection prior to actual start of work). The left, northbound turning lane will need to be closed due to adjacency to the building. Right-of Way Permits will be required in order to achieve this suggested phasing.

Phase 1 (East Elevation) work could be performed in this general order:

- 9th floor cornice scope (terra-cotta repair/replacement)
- Floors 4-8 (Tower) scope (window lintels and sills, brick repairs / replacement, terra-cotta repair / replacement, interior scope)
- Tower brick cleaning / repointing
- Third Floor cornice, balustrade and parapet scope.
- Floors 1-3 scope (window lintels and sills, brick repairs / replacement, terra-cotta repair / replacement, granite scope, interior scope)
- Floors 1-3 brick cleaning / repointing
- Structural repair to 9th Floor penthouse framing



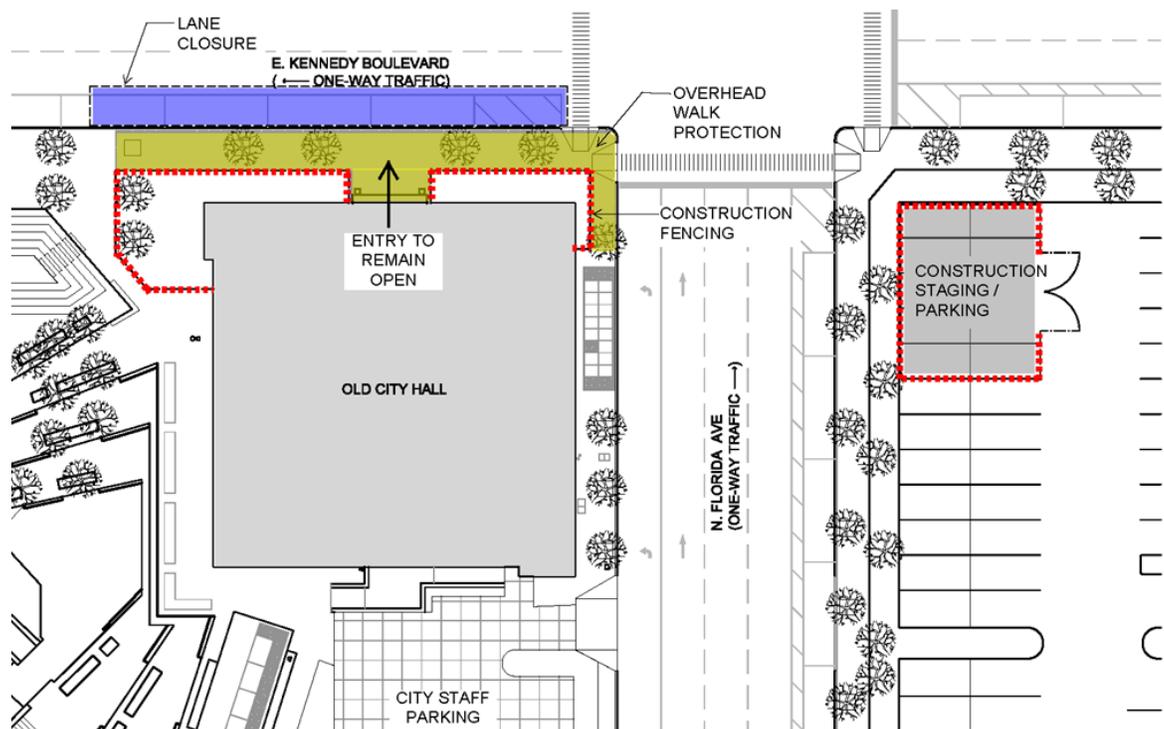
Phase 2

Work to the North Elevation could be the Second Phase of construction. There is a slightly greater clearance on this side of the building, with approximately 19 feet between the face of the building and the curb on Kennedy. This sidewalk will also be required to remain passable, with overhead protection provided. The parking spaces just to the north of the building on Kennedy Boulevard will need to be closed, requiring appropriate allowances to do so.

Since the building is to remain occupied during construction, the north entry must remain open and protected.

Phase 2 (North Elevation) work could be performed in this general order:

- 9th floor cornice scope (terra-cotta repair / replacement)
- Floors 4-8 (Tower) scope (window lintels and sills, brick repairs, terra-cotta repair/replacement, interior scope)
- Tower brick cleaning / repointing
- Third Floor cornice, balustrade and parapet scope.
- Floors 1-3 scope (window lintels and sills, brick repairs / replacement, terra-cotta repair, granite scope, interior scope)
- Floors 1-3 brick cleaning / repointing

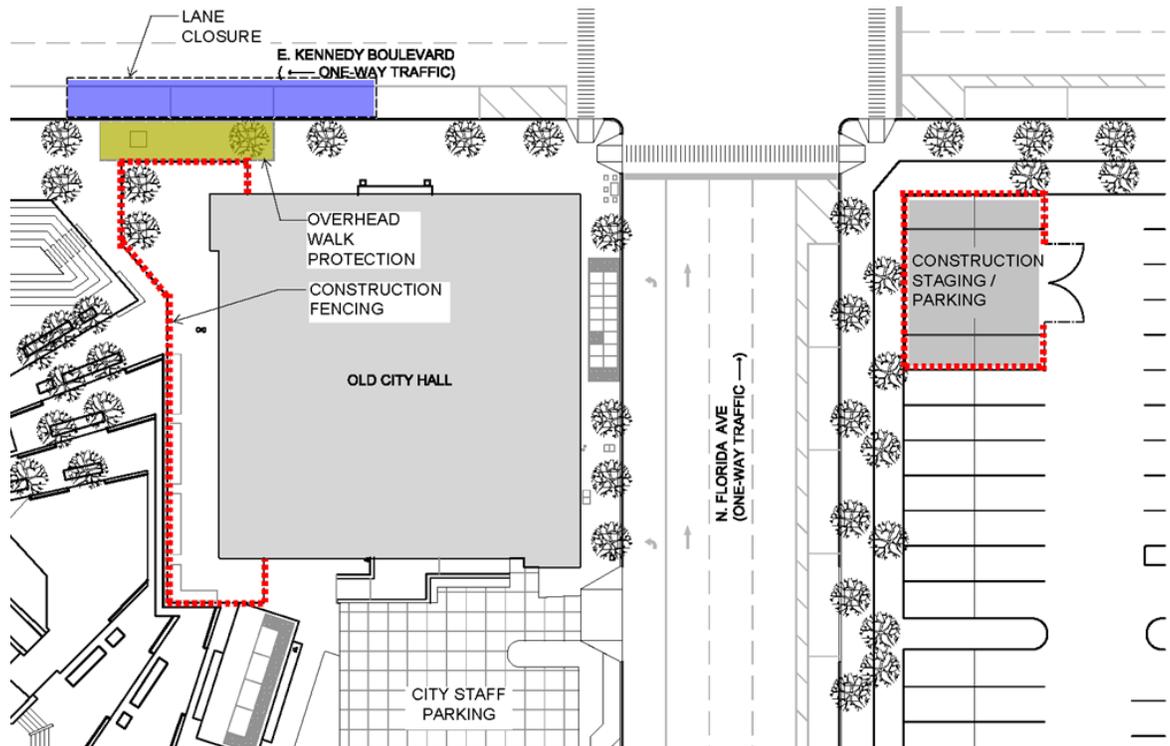


Phase 3

Work to the West Elevation could be the Third Phase of construction. This side of the building is adjacent to the Municipal Building courtyard so measures will need to be taken to protect the existing brick pavers, plantings, retaining walls, utilities, etc. A section of the sidewalk on Kennedy will still need to be kept clear and protected from above. Additionally, the parking spaces to the north may still need to be closed.

Phase 3 (West Elevation) work could be performed in this general order:

- 9th floor cornice scope (terra-cotta repair / replacement)
- Floors 4-8 (Tower) scope (window lintels and sills, brick repairs / replacement, terra-cotta repair / replacement, interior scope)
- Tower brick cleaning / repointing
- Third Floor parapet scope
- Floors 1-3 scope (window lintels and sills, brick repairs / replacement, terra-cotta repair / replacement, granite scope, interior scope)
- Floors 1-3 brick cleaning / repointing

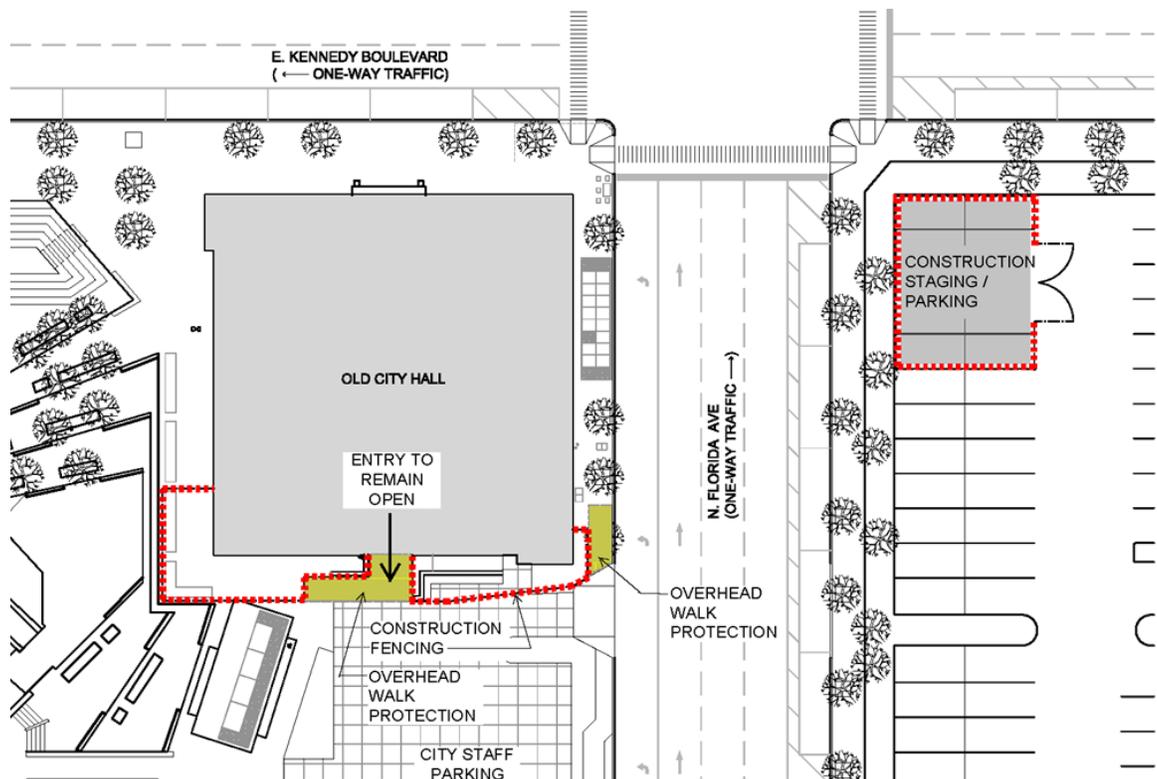


Phase 4

Work to the South Elevation could be the Final Phase of construction. This side of the building is adjacent to the Municipal Building parking so measures will need to be taken to protect the existing brick pavers, vegetation and utilities. This parking area will not be able to be used for staging or parking related to Construction. Temporary use of this area would have to be coordinated for off-hour utilization. Since the building is to remain occupied during construction, the south entry must be kept open and the egress route protected. Due to the adjacency of the southeast corner of the building to Florida, a section of the sidewalk will most likely need to be protected.

Phase 4 (South Elevation) work could be performed in this general order:

- 9th floor cornice scope (terra-cotta repair/replacement)
- Floors 4-8 (Tower) scope (window lintels and sills, brick repairs, terra-cotta repair/replacement, interior scope)
- Tower brick cleaning / repointing
- Third Floor parapet scope.
- Floors 1-3 scope (window lintels and sills, brick repairs, terra-cotta repair/replacement, granite scope, interior scope)
- Floors 1-3 brick cleaning / repointing

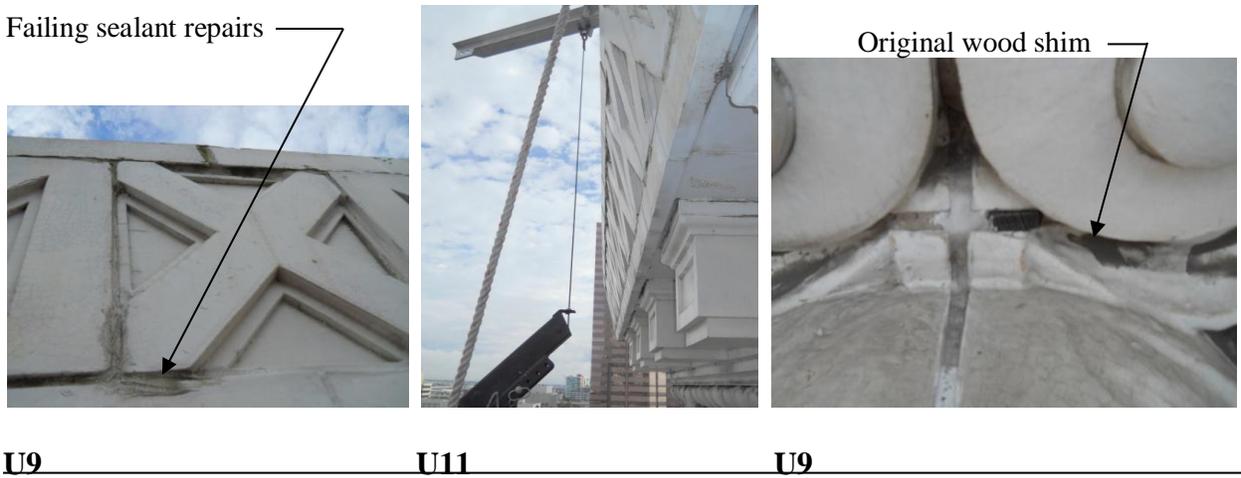
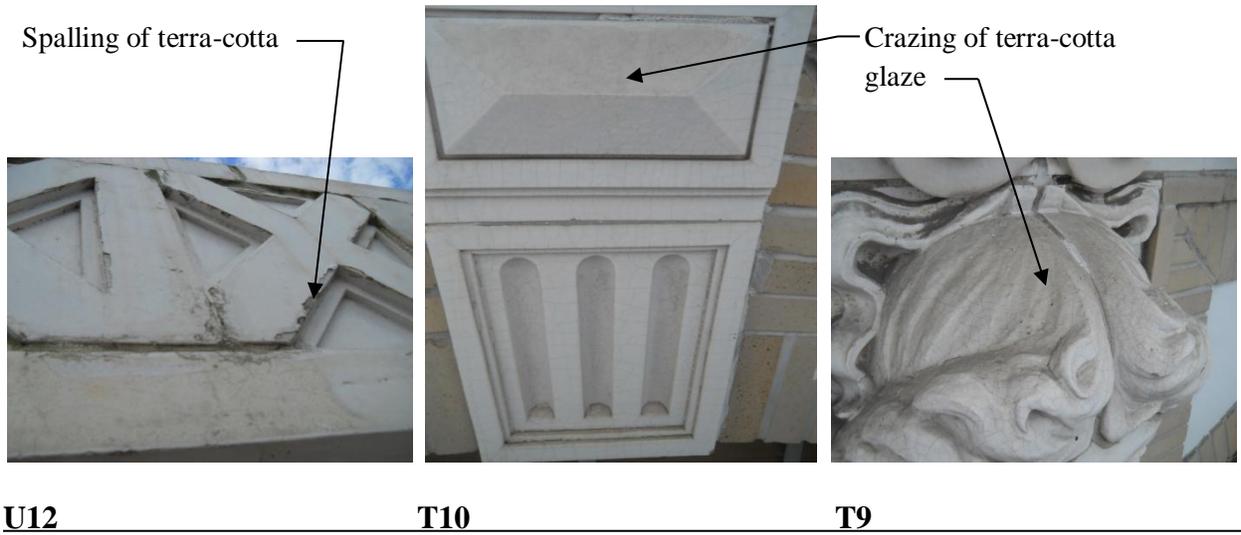
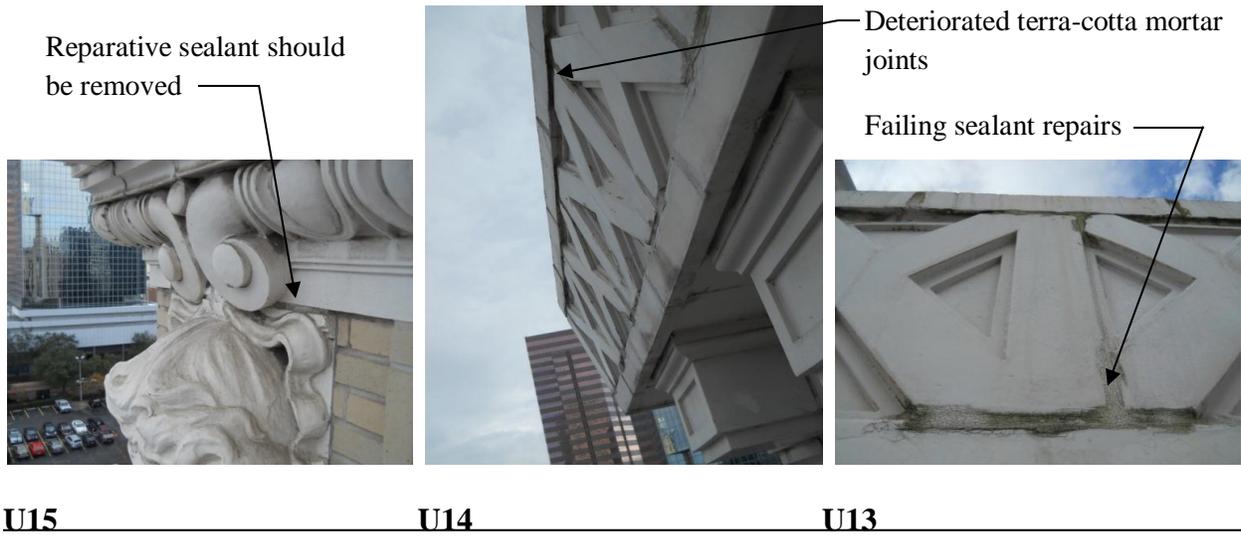


F. Existing Condition Photographs

Refer to **Section B – Building Façade** for Elevation Photo Key/Coordinates in established grid:

- North Façade
- East Façade
- South Façade
- West Façade

North Façade - Existing Conditions Photographs (See Page 6 for North Elevation Coordinates)



Chalking / flaking paint finish
on terra-cotta face and mortar
joints



U15



U14

Original wood shim. No
mortar in joint



U5



T9



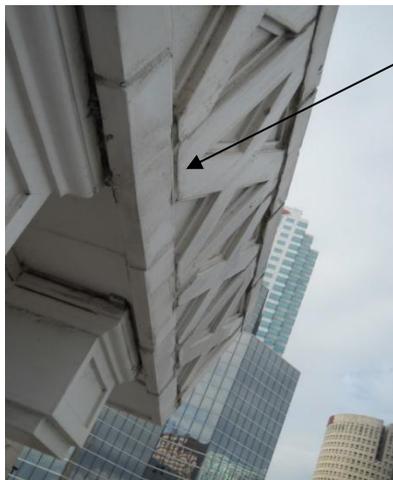
Failing sealant repairs

T9

Failing glaze



U8



Terra-cotta tile protruding from
face of cornice

Spalling of terra-cotta
glaze

U5



U7



Vertical crack along brick band



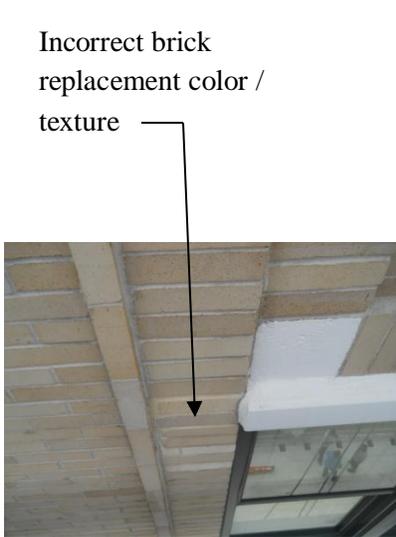
Sealant joint deteriorated



R8

R8

R8



Incorrect brick replacement color / texture



Sealant joint deteriorated

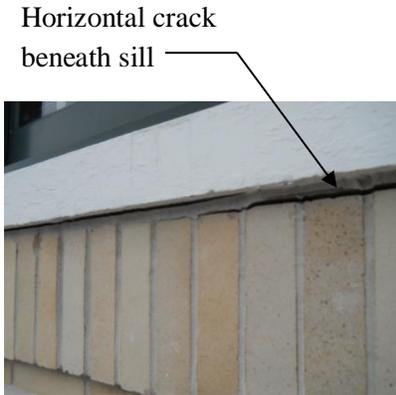
Incorrect brick replacement color / texture



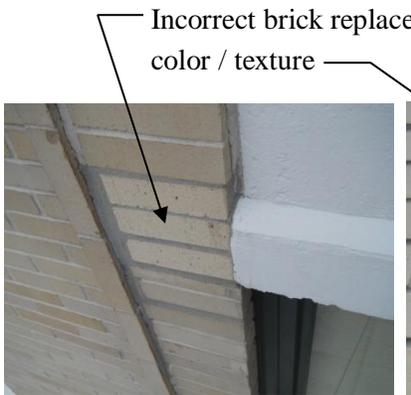
R8

R8

R8



Horizontal crack beneath sill



Incorrect brick replacement color / texture



S7

P11

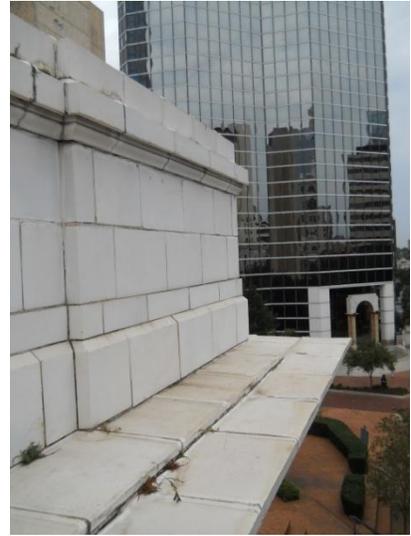
P8



I5



I4



I3



I6 - I17



I4



I3

Vegetation growth indicating failing joints.

Exposed joint reinforcing.



H4



H3



H1 - H2



I3



I4



I5



I5



I8

Ballusters in varying degrees of deterioration.



I8



I8



I10





H19

Deteriorated steel lintel.



H16



H13



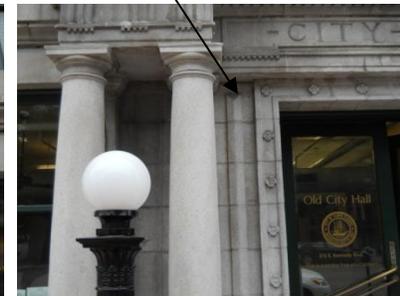
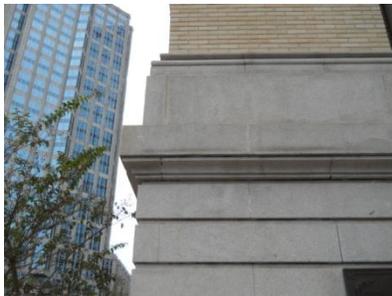
D19

Severely deflected granite head.

D16

D12

Granite joints deteriorated, typical.



C19

C14

C11



A19

A14

A11

East Façade - Existing Conditions Photographs (See Page 7 for East Elevation Coordinates)



U6



U7



U8



U8



U6



T6



Deteriorated terra-cotta mortar joints

U8



U8



U7



T11



T10



T9



Vertical crack along brick band

Incorrect brick replacement color / texture



Q8

P8

P7



P12

P11

P7



L5

L6

L8

Deteriorated terra-cotta finish



H16



H16



H16



G11



G10



H10



H10



H10



H10



H10



H12



H12

Severely cracked soffit panel (this has subsequently been removed)

Failed terra-cotta dentil molding



G10



G9



G11



G16



H16



H16



H16



H16



Granite column moving away from the building face



G9

H9

H8



Deteriorated granite joint
Deteriorated steel lintel.



E9

E9

G10



E9

F10



C10



C16



B9



B6



B14

Spalled granite



C7



C4

Deflecting granite head



South Façade - Existing Conditions Photographs (See Page 8 for South Elevation Coordinates)



U15

U14

U13



U15

U14

U13



U15

U14

U13



U15



U14



U13



U15



U14



U13



U15



U14



U13

Deteriorated steel
lintel.

Inappropriately painted
brick

Incorrect brick replacement
color / texture



L8



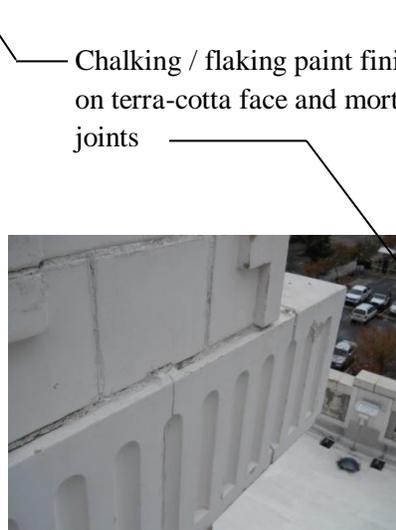
L8



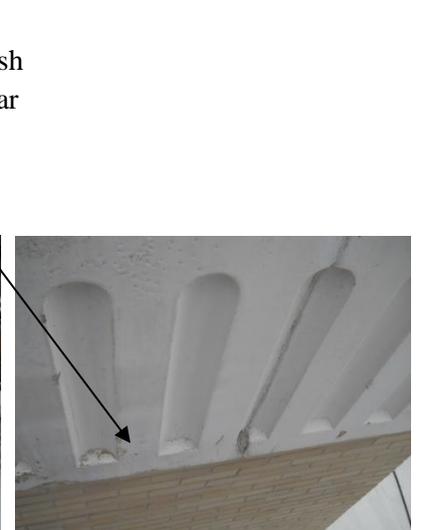
K8



L6



L5



K5

Chalking / flaking paint finish
on terra-cotta face and mortar
joints



K6



K7



K7



K7



K9



K10



K10



K10



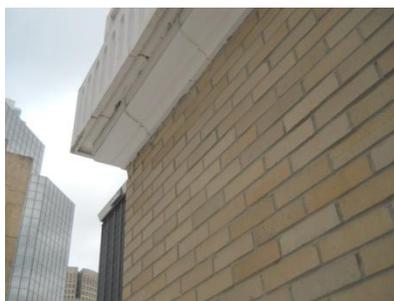
K11

Terra-cotta banding replaced with resinous casting

Inappropriate use of a gypsum filler material



K14



K15



J13



H11



H9



H8



H4



H3



I3



I2



I3



I3

Vegetation growth indicating failing joints.



Vegetation growth indicating failing joints.

Failing terra-cotta finish

Thermal cracking of parapet



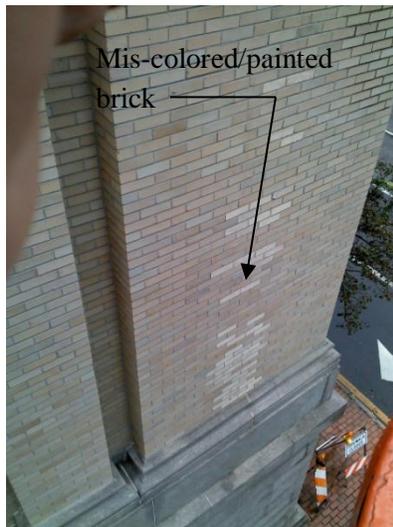
I2

I2

I4



H2



E2



H6



F4



E4



E4

West Façade - Existing Conditions Photographs (See Page 9 for West Elevation Coordinates)



U14



U14



U13



U13



U12



U12



U11



XU8



U8

Mortar joints failing

Incorrect brick replacement
color / texture



M14



M12



M10



L14



L14



L14



L13



L12



L12



L6



L6



K6



K7



K7



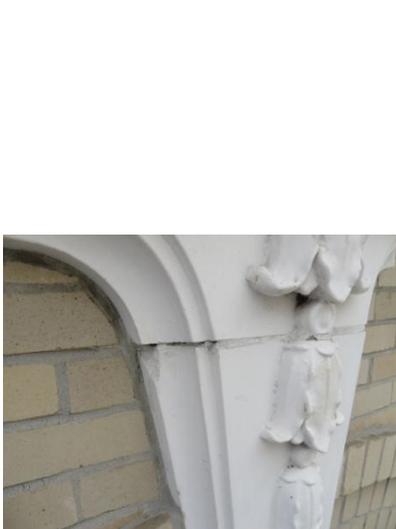
K8



K8



K8



K10

Deteriorated terra-cotta mortar joints



K9



K10



K10



K12



K12



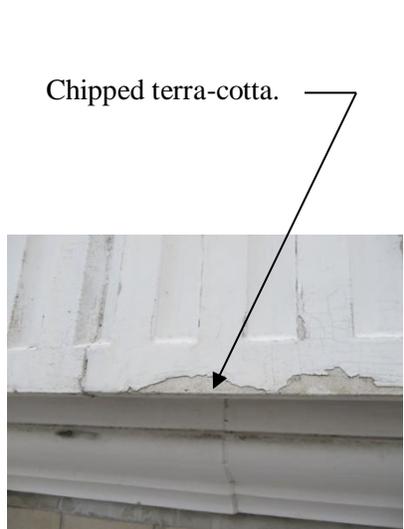
K12



K12



K13



K13



H18



G17



I15

Evidence of water intrusion from
inside of parapet
Cracked concrete banding



G14



H13



I14



I13



I2



I9



I2



H2



H2



H5



H3



G11



G12



G12

Deteriorated steel
lintel.



H12



C14



C13