



## TINTON FALLS LIBRARY INVESTIGATION SUMMARY SHEET



### INTRODUCTION

The Borough of Tinton Falls Library is located at 664 Tinton Avenue in front of the Tinton Falls Middle School. It is our understanding that the main building was built in approximately 1943 and was previously used as a residential dwelling before being converted to a library. The library has been closed in recent months as a result of water intrusion and mold being discovered in the building. T&M Associates was contracted to conduct an investigation into possible causes of the mold, as well as to evaluate other necessary improvements to the building. Our study was focused on indoor air quality; heating, ventilation, and air conditioning; structural stability; lead based paint; and radon. Other items discovered during our visual inspections are also noted.

It should be noted that a source of the water intrusion and subsequent mold was located in the trailer structure that was attached to the rear of the building. It is our understanding that the Borough and the Library have agreed that the trailer needs to be removed. As such, our study did not include any investigation of the trailer.

### SUMMARY OF FINDINGS

Detailed reports for each area of the investigation are attached to the full report document on file with the Borough. The following is a general summary of our findings.

As a result of the indoor air quality sampling, it was discovered that mold spores were identified in elevated levels in one first floor room and in the basement. In addition, a review of the tape lift samples from various surfaces revealed slight surface growth of mold on the wall below the window mounted air conditioning unit in the fiction stacks area.

Based on our investigation, we believe the cause of the mold spores both in the air and on the wall surface are the result of poor heating, ventilation, and air conditioning (HVAC). The existing HVAC system is outdated and no longer functioning properly, which results in excessive moisture throughout the building. It is our recommendation to install a new HVAC system that removes the window mounted air conditioning units, is appropriately sized, provides dehumidification, and meets current codes. We believe that this will alleviate the current moisture issues that are



contributing to the mold. Upgrades to the electric service at the building will also be necessary to support the new HVAC system.

The results of our structural evaluation show that the building is generally structurally sound. However, there are a number of floor joists that are split or notched. We recommend additional joists and support walls be installed where necessary to provide proper support for the first floor. Other minor improvements are also recommended in the full report.

The lead based paint testing revealed that there is no apparent lead paint located inside the library in any of the various rooms. However, lead paint was identified in elevated levels outside at the wood columns supporting the roof over the front porch. We recommend that these columns be removed and replaced.

Radon testing was also completed at the library, not just in the basement, but throughout the first floor as well per USEPA requirements. The results of the test show that all radon levels are within acceptable limits.

Although there were some ADA upgrades completed on the interior of the building in previous years, the exterior ADA parking spaces and accessible route to the building entrance are non-compliant and should be brought up to current ADA standards. This would involve reconstructing the parking lot on the south side of the building, constructing a low retaining wall in order to meet necessary slopes and grades, and constructing new handicap accessible ramps and sidewalks to the front building entrance.

### **COST ESTIMATE**

The following is a preliminary cost estimate to complete the repairs and upgrades that are recommended in order to be able to open the library to the public.

<u>ITEM</u>	<u>COST</u>
Remove Existing Trailer & Repair Wall	\$10,000
Remove Existing Surface Mold	\$0*
HVAC Upgrades	\$105,000**
Electric Service Upgrades	\$20,000
Structural Repairs	\$9,500
Replace Front Columns	\$2,500
Exterior ADA Upgrades	<u>\$15,000</u>
Subtotal	\$162,000
Soft Costs	<u>\$20,500</u>
<b>TOTAL</b>	<b>\$182,500</b>



\*The cost of \$0 assumes that this work will be completed by the Borough Department of Public Works. If DPW does not have the resources available, an additional \$5,000 should be budgeted.

\*\*This cost assumes that a separate HVAC zone is not provided for the basement. An additional \$12,000 would be necessary for a dedicated zone for the basement.

### ADDITIONAL ITEMS FOR CONSIDERATION

The above-mentioned items are what are necessary to open the building to the public. However, during our investigation we did a cursory visual inspection of the overall condition of the building and site. As previously stated, the building was built in 1943 and is therefore approximately 75 years old. There are a number of other items that the Borough and/or library may want to consider addressing in the future. These items are as follows:

1. Building Addition – A number of years ago, the Library Association indicated that the size of the existing library building was not adequate to serve their needs. As such, the trailer was added to the rear of the building and connected to the main structure. As previously noted, the trailer must be removed at this time. Construction or office trailers such as these are only meant to be temporary. I would therefore not recommend that another trailer be installed at this location for permanent use. Should the Borough wish to construct a similar sized addition to the building (approximately 900 square feet), the estimated cost for this would be approximately **\$180,000** assuming a cost of \$200/square foot. Please note that this cost is very approximate, and the Borough would need to consult with an architect for a more accurate estimate.
2. Flooring – A number of the floor tiles throughout the library are cracked, peeling, or missing entirely. The Borough may want to consider replacing the flooring at some point. I recommend reaching out to a local contractor for a cost estimate of any desired improvements.
3. Walls – Portions of the sheetrock walls are in poor condition and should be repaired and painted. Other portions of the walls consist of outdated wood paneling, which limits the ability to investigate the condition of the framing without removing the paneling. I recommend reaching out to a local contractor for a cost estimate of any desired improvements.
4. Fireplace Hearth – The hearth is missing the front row of stones, which has left the bare subfloor exposed. I recommend reaching out to a local contractor for a cost estimate of any desired improvements.
5. Code Compliance – Please note that the submitted cost estimates are only based on what was visible during our inspections. We did not remove any walls or conduct any destructive investigation. Due to the age of the building, additional upgrades may be necessary to bring the building up to current code requirements. However, this will not be known until such items are discovered during any proposed construction.