



LEADING THROUGH
the next 100 years
CT CONSULTANTS, INC.

City of Ft. Wright – Civic Club Property Conditions Assessment

June 19, 2024

Building Approach

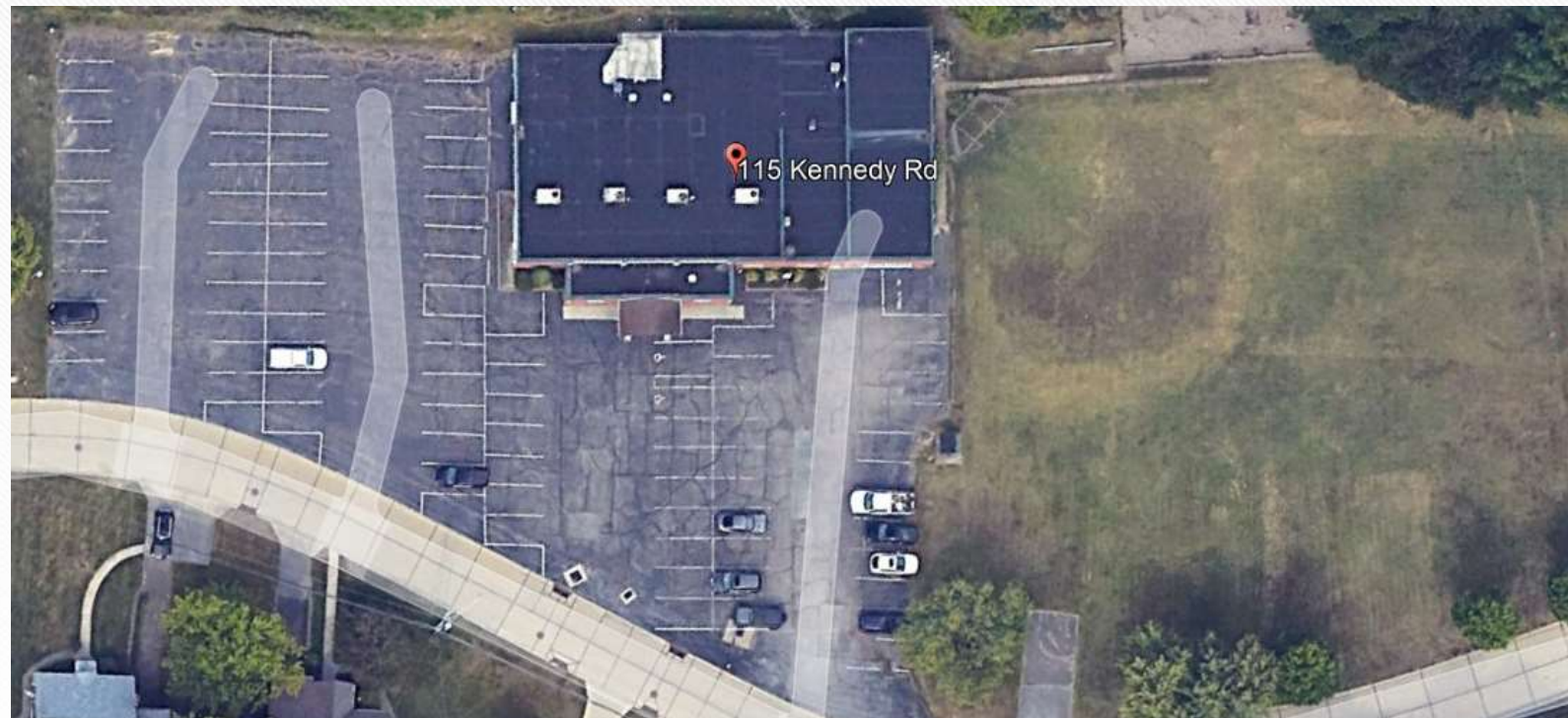
- Missing building and roadside signage and site entry designation providing direction to visitor parking, deliveries (IBC 2018 1111.1 & 1111.2).



- Asphalt pavement is in fair to poor condition and has slight to moderate cracks in 65-75% of overall surface.

Traffic Circulation

- Crossing pedestrian traffic from vehicular drive aisle and public parking does not appear to be intuitive and is potentially dangerous.
- Offstreet parking is approached from Southeast Kennedy Road entrances, Entries do not have clear directional markings or signage. Visitor parking is at a 90 degree angles and pavement stripes are worn. There are two designated handicapped parking spaces. Refer to Kenton County Polling Place Deficiency report for additional information on Federal Guidelines for ADA Parking Requirements.



Site Parking Conditions

- Asphalt parking striping is worn, no longer clearly visible.
- Stormwater splashes to pavement. Frozen, icy pavement in wintertime conditions is a pedestrian and employee hazard.
- Concrete is in average condition, flatwork and islands have spalling and chipped/broken corners.
- Major regrading and pavement replacement will be required to achieve the appropriate number of spaces and maximum slope requirements for ADA accessible parking. Required slopes will be very difficult to achieve based on existing pavement slopes. This will likely result in the reduction of the number of parking spaces
- Front entry features will need to be completely redone in order to provide proper accessibility.



Site Element

- Vacant Baseball Field occupies roughly 1/3rd of the site requiring periodic lawn maintenance. This space has good potential for a developed neighborhood amenity.



Exterior Envelope Condition

- Multiple exterior field brick are broken, tuckpointing is required in select areas. Some chips or cracks in the foundation were observed at the perimeter
- Most exterior windows and entry doors appear to be original, and do not meet current SHGC and air infiltration ratings.
- Most exit and egress doors has a non-ADA step down to asphalt pavement without a sidewalk leading to a public way. Parking Lot will need to be regraded in order to meet full doorway accessibility requirements.



Exterior Envelope Condition

- Brick veneer appears to be pulling away from the CMU block in some areas. Water infiltration from forming gaps with freeze-thaw will accelerate deterioration of the brick ties.
- Exposed CMU block has stair-step cracking forming and the metal coping needs new sealant.



Exterior Envelope Condition

- EPDM roofing is outside of its warranty period, nearing the end of its useful life, roof water leakage was observed in the inside and roofing needs to be patched or replaced.



Entry ADA + Code Requirements

Civic Club

- Entry Doors do not have required Panic Hardware and have a thumbturn lock without signage indicating it to remain unlocked.
- Entry Door has non-compliant ADA threshold with lip exceeding 1/2" in height.



Interior ADA + Code Requirements

Civic Club

- Toilet Rooms do not have required Push/Pull 12"/18" door latch clearances and 66" clear wheelchair turning radiuses.
- Wall mounted fixtures have exposed piping and are not mounted at the correct height.
- Many toilets are not in service and in disrepair.



Interior ADA + Code Requirements

Civic Club

- Interior doors are residential grade raised panel and knob pulls. Knob pulls are not acceptable for ADA egress and do not comply with ANSI A117.1 accessible door handles.
- Some are have cosmetic damage and are not sufficiently wide to meet 32" w. clear distance accessibility requirements.



Interior ADA + Code Requirements

Civic Club

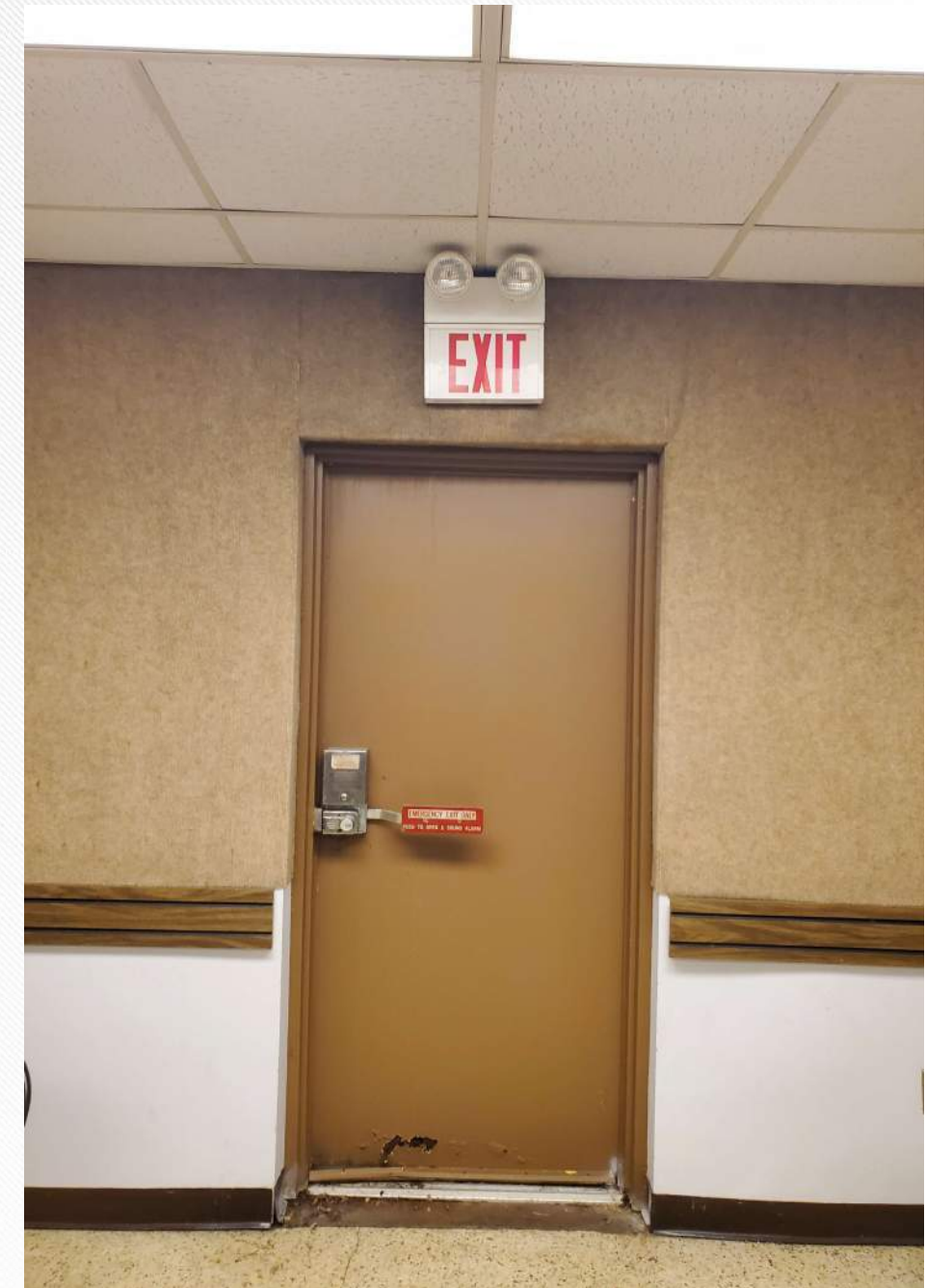
- Means of egress path of travel uses intervening rooms for exiting. This condition is not compliant with current building code requiring corridors leading directly to the exterior. (IBC 1016.2)
- Corridors leading to intervening rooms do not appear to be 1-Hour rated for B-Business Use, Non-Sprinkled buildings. (IBC Tbl. 1020.1)
- Room and spaces within the facility have ramps and steps not in compliance with a required ADA accessible route through the building. IBC 1102. (ANSI A117.1)



Interior Egress/Exiting + Code Requirements

Civic Club

- Although all exits have Exit signs above doors, the signs have a variety of inconsistent conditions. Some battery backup units are not working as required by building code.
- Emergency panic alarm door annunciation on the illustrated door is not working.



Interior Ceiling Finishes

Civic Club

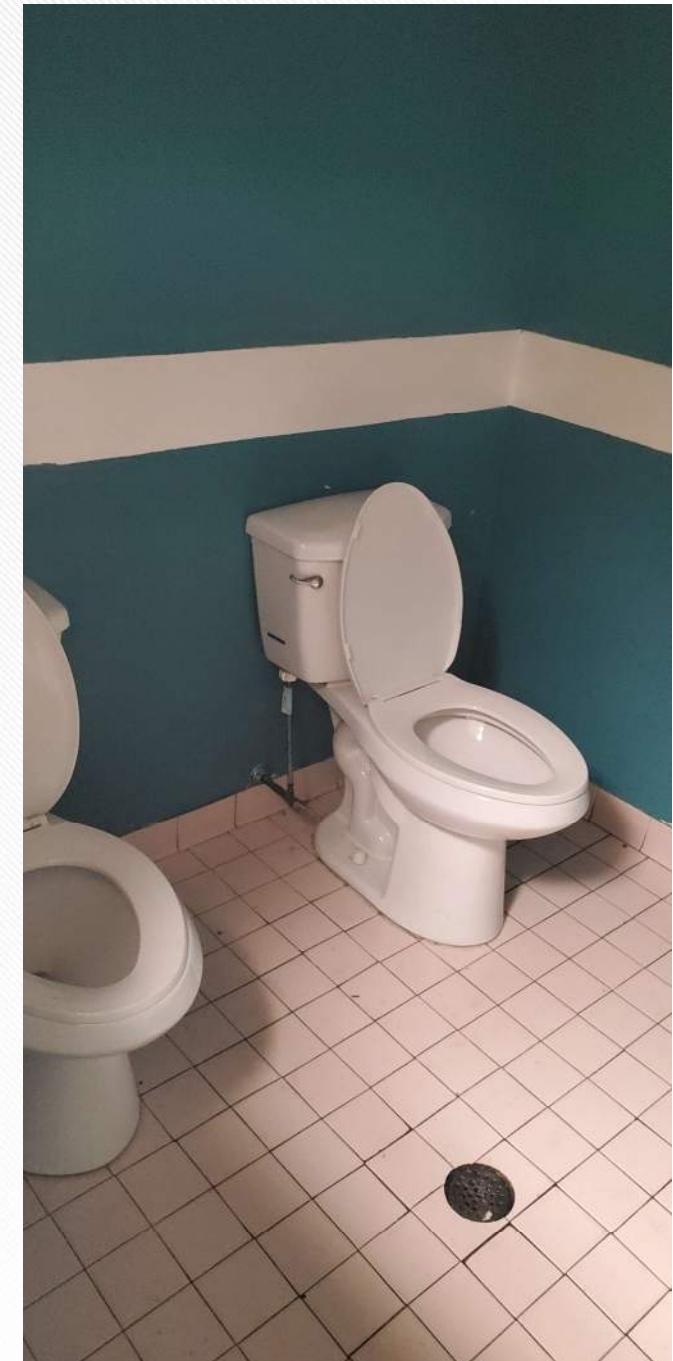
- Acoustical ceiling tiles (ACT) are found throughout the finished spaces. ACT tiles are sagging and stained. Some raised areas have a painted gypsum board ceiling finish.
- Evidence of roof leaks appears in a couple of storage and HVAC spaces. Open junction boxes are found in storage spaces, covers should be installed.
- Exposed kraft faced fiberglass batt insulation is installed in ceiling joists. Kraft faced batt insulation should not be left exposed as it does not have a fire rating.



Interior Floor Finishes

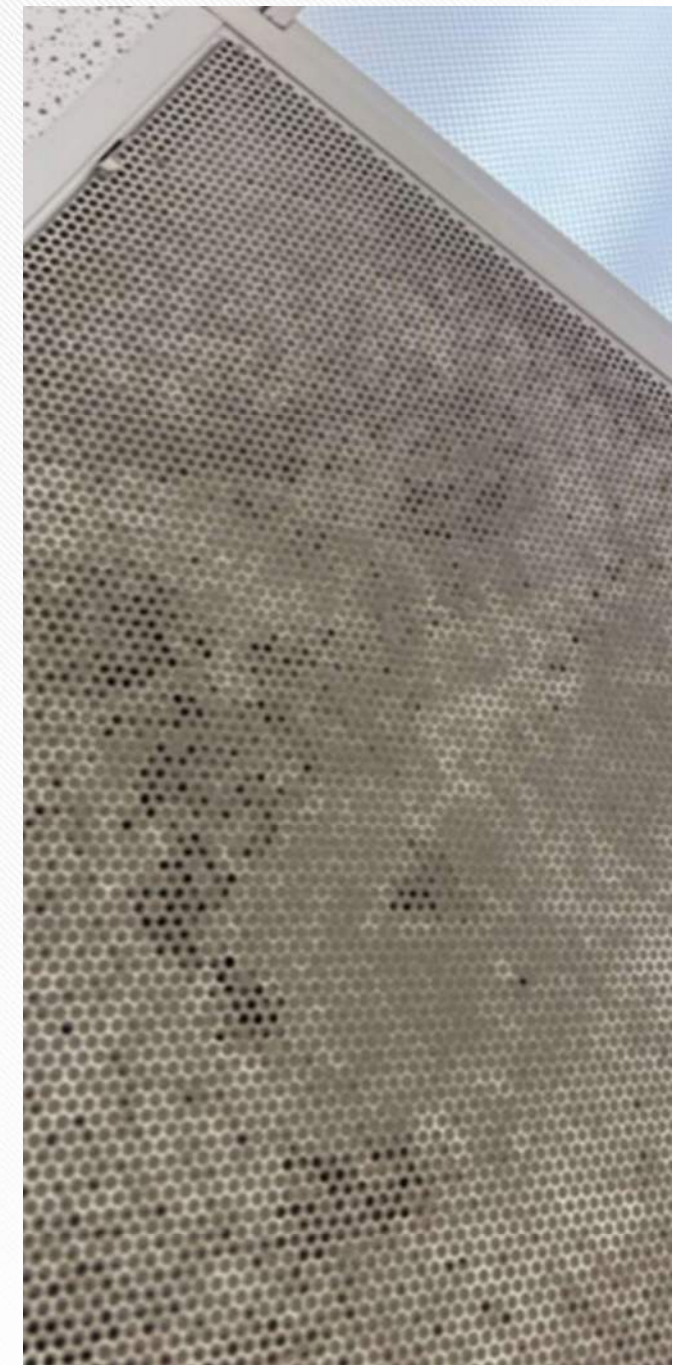
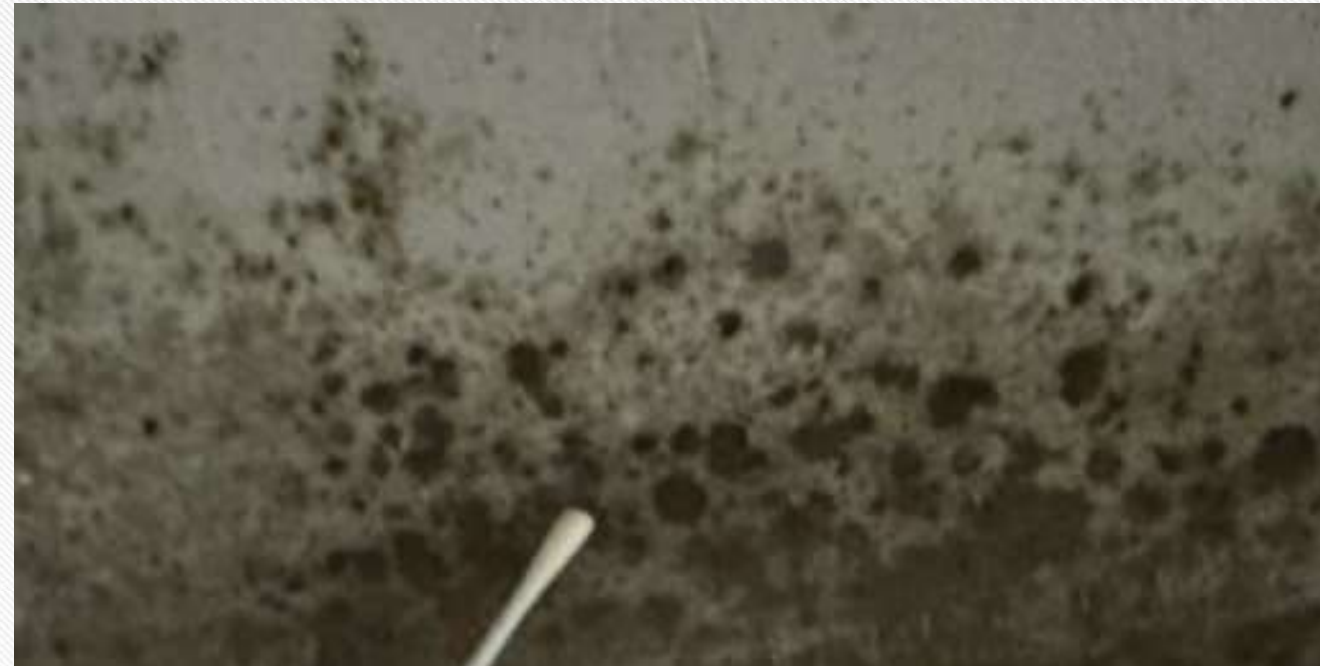
Civic Club

- Main Entry space and Toilet Room flooring is terrazzo flooring over concrete slab on grade. Terrazzo floor is cracked and delaminating. Staining and discoloration is evident
- Other spaces are Vinyl Composite Tile over 20 years old.
- Some secondary Toilet Rooms have residential 4x4 glazed ceramic tile flooring.



Indoor Air Quality + Haz Mats Civic Club

- Inspection for mold has been performed at the facility and suspect surfaces were sampled and laboratory tested.
- East and Main Rooms were tested for mold. Airborne Penicillium / Aspergillus was detected (spore counts: 1,200 / 3,000+).
- High levels (spore count: 10,000+) of Cladosporium was detected on the North walls and spaces. Cladosporium is a [genus](#) of [fungi](#) including some of the most common indoor and outdoor [molds](#). Some species are [endophytes](#) or plant pathogens, while others [parasitize](#) fungi.
- Mold conditions do exist and professional mold remediation is recommended.



Electrical Systems

Civic Club

- Electrical service terminates at Wadsworth switchboards. Branch panelboards are installed recessed in finished and concealed areas which makes adding new circuits difficult. Typical life expectancy for distribution equipment is 30-40 years.
- Access to replacement parts, if not already will soon be difficult. Almost all equipment is manufactured by Wadsworth or Westinghouse, which no longer produces electrical distribution equipment.
- Signs of age in the general power infrastructure of the building need to be addressed but all are typical for a building of this age. It's likely that given the age of the building that branch circuit conductors that are installed in the existing walls are past their useful life.



Mechanical Systems

Civic Club

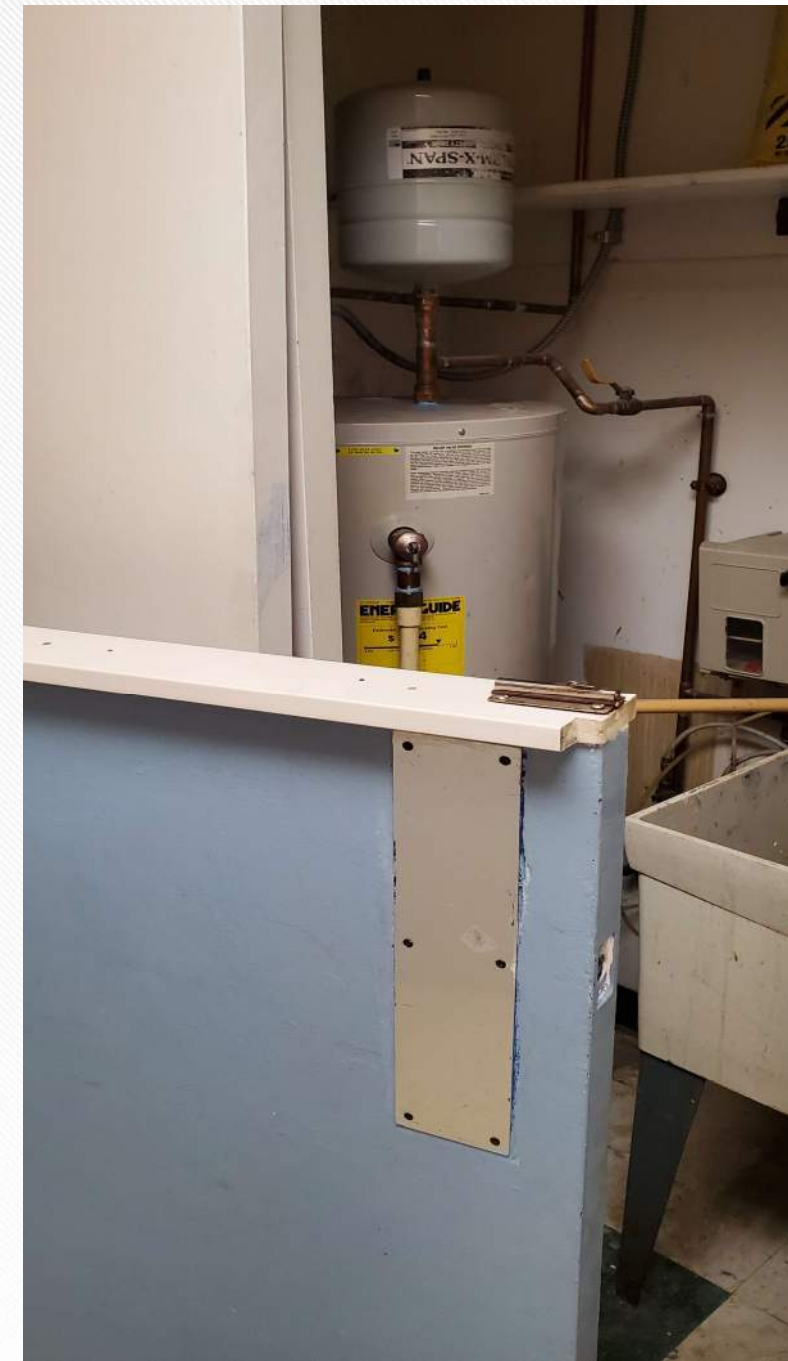
- The HVAC systems consists of central split system air handlers with electrical heat. Supply is ducted to supply grilles within each space. The method of return to the air handlers is eggcrate grills and ducted returns in each space.
- Temperature controls are simple residential Honeywell manual thermostats.
- Larger spaces do not have the required air volume changes for assembly uses and do not have necessary fresh air for ASHRAE 90.1 requirements.
- Supply ductwork at the unit connections did not appear adequately sealed. It did not appear that all supply ductwork was insulated.
- The indoor air handlers are nearing the end of life and should be replaced. Current energy codes may require air side economizers be added to the units based on the size of the equipment if changes to the building occur.
- The Rooftop units (East and West) are approaching the end of their useful life (15-20 years) according to ASHRAE guidelines. They use older refrigerants and need to be replaced



Plumbing Systems

Civic Club

- There are multiple tank-type electric and gas water heaters located near the toilet rooms and janitor closets. Heaters are of variety of manufacturers, most are 40 and 50 gallon units, some with expansion tanks.
- Install dates were noted as ranging between 2005 and 2008. Water heaters should be replaced every 20 years.
- There were no hot water return pumps on any of the water heaters.
- These heaters appear to be in serviceable condition but are on the edge of their useful life.



FUNCTIONALITY ASSESSMENT (FA)

FUNCTIONALITY ASSESSMENT

Site Assessment Metrics

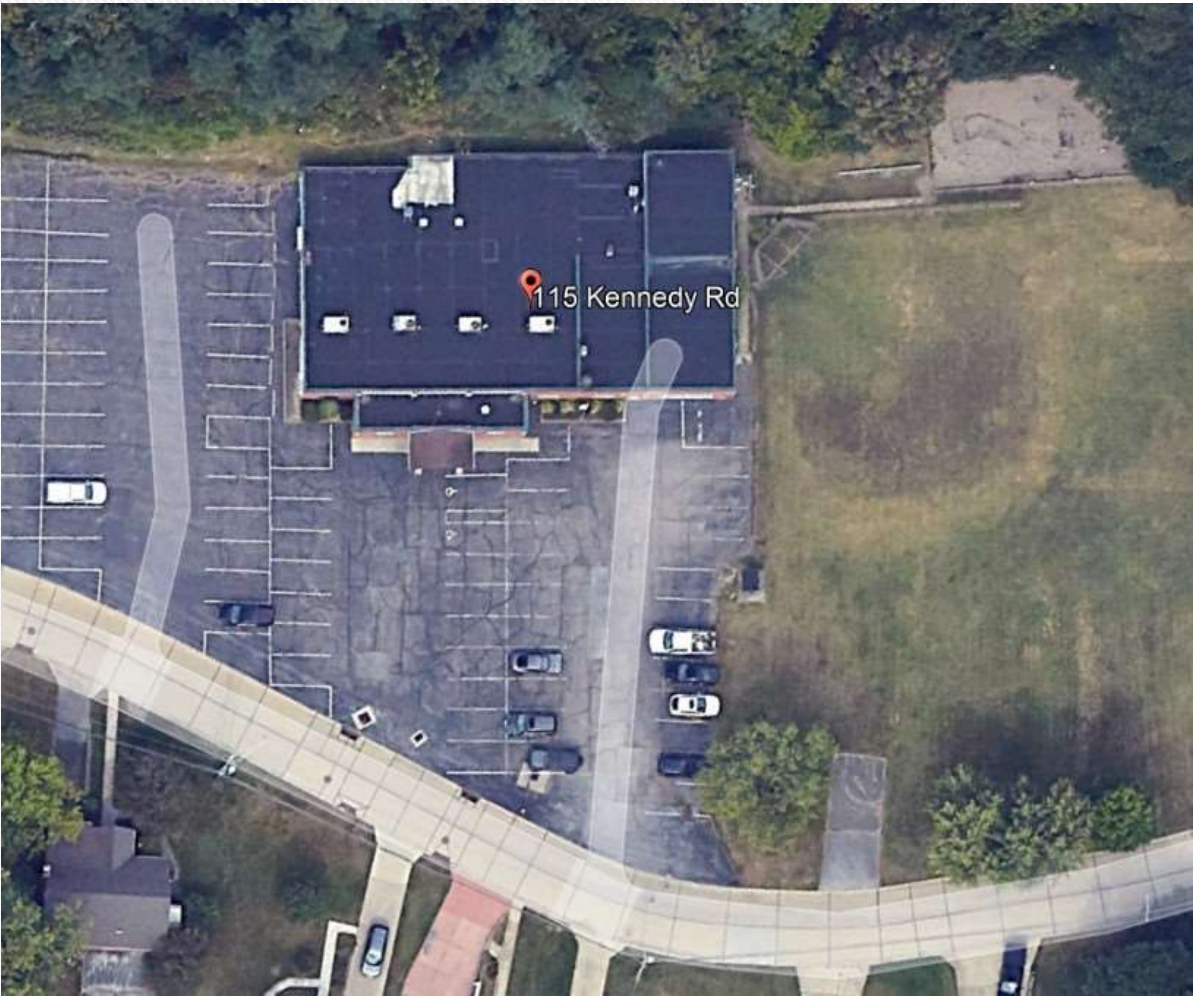
- Size of Site
- Locations of Site
- Sewer & Water
- Parking & Traffic Control
- Ability for Future Expansion
- Drainage
- Environmental

Building Assessment Metrics

- Current Needs Adequacy
- Age of Building / Useful Life
- Safety & Code Compliance
- Handicapped Accessibility
- Physical Condition
- Mechanical & Electrical Systems
- Hazardous Materials

FUNCTIONALITY SCORE

Industry Standard Building Rating				
	Poor	Marginal	Good	<u>Ft. Wright</u>
Kennedy Road Site	0 – 8	9 – 11	12 – 14	13
Civic Club Building	0 – 12	13 – 17	18 - 26	8





Thank you!