

OLD BRIGHTON SENIOR CENTER

575 Bush Street
Brighton, Colorado

Final Report May 1, 2025



This project was paid for in part by a State Historical Fund Grant from History Colorado, the Colorado Historical Society
SHF Project #2024-HA-007
Site Number 5AM.23

Old Brighton Senior Center

Table of Contents

1.0	INTRODUCTION	Page 1
1.1	Research Background / Participants	Page 1
1.2	Building Location	Page 2
2.0	HISTORY AND USE	Page 5
2.1	Architectural Significance and Construction History	Page 6
2.2	Existing Sketch Plans	Page 7
2.3	Proposed Use	Page 12
3.0	STRUCTURE CONDITION ASSESSMENT	Page 13
3.1	Site	Page 15
3.2	Structural System	Page 17
3.3	Envelope - Exterior Walls	Page 23
3.4	Envelope - Roofing and Waterproofing	Page 31
3.5	Windows and Doors	Page 34
3.6	Interior Finishes	Page 38
	Conveying Systems	Page 46
3.7	Mechanical Systems	Page 47
3.8	Electrical Systems	Page 55
4.0	ANALYSIS AND COMPLIANCE	Page 63
4.1	Hazardous Materials	Page 63
4.2	Materials Analysis	Page 63
4.3	Zoning Code Compliance	Page 64
4.4	Building Code Compliance	Page 65
4.5	Accessibility Compliance	Page 65
5.0	PRESERVATION PLAN	Page 67
5.1	Prioritized Work	Page 67
5.2	Phasing Plan	Page 71
5.3	Estimate of Probable Cost of Construction	Page 71
6.0	PHOTOGRAPHS	Page 74
7.0	BIBLIOGRAPHY	Page 76
8.0	APPENDICES	Page 77
	Appendix A – Building Code Compliance	Page 77
	Appendix B – City of Brighton Registry of Historic Properties Nomination Form	Page 81

1.0 INTRODUCTION

The Old Brighton Senior Center is located at 575 Bush Street in Brighton, Colorado.

The goals of this Historic Structure Assessment are to identify and quantify any structural, mechanical, electrical or environmental issues in the building. The assessment will be used to guide decisions about improvements, preservation and restoration activities, and will be a planning tool for capital funding.

1.1 Research Background / Participants

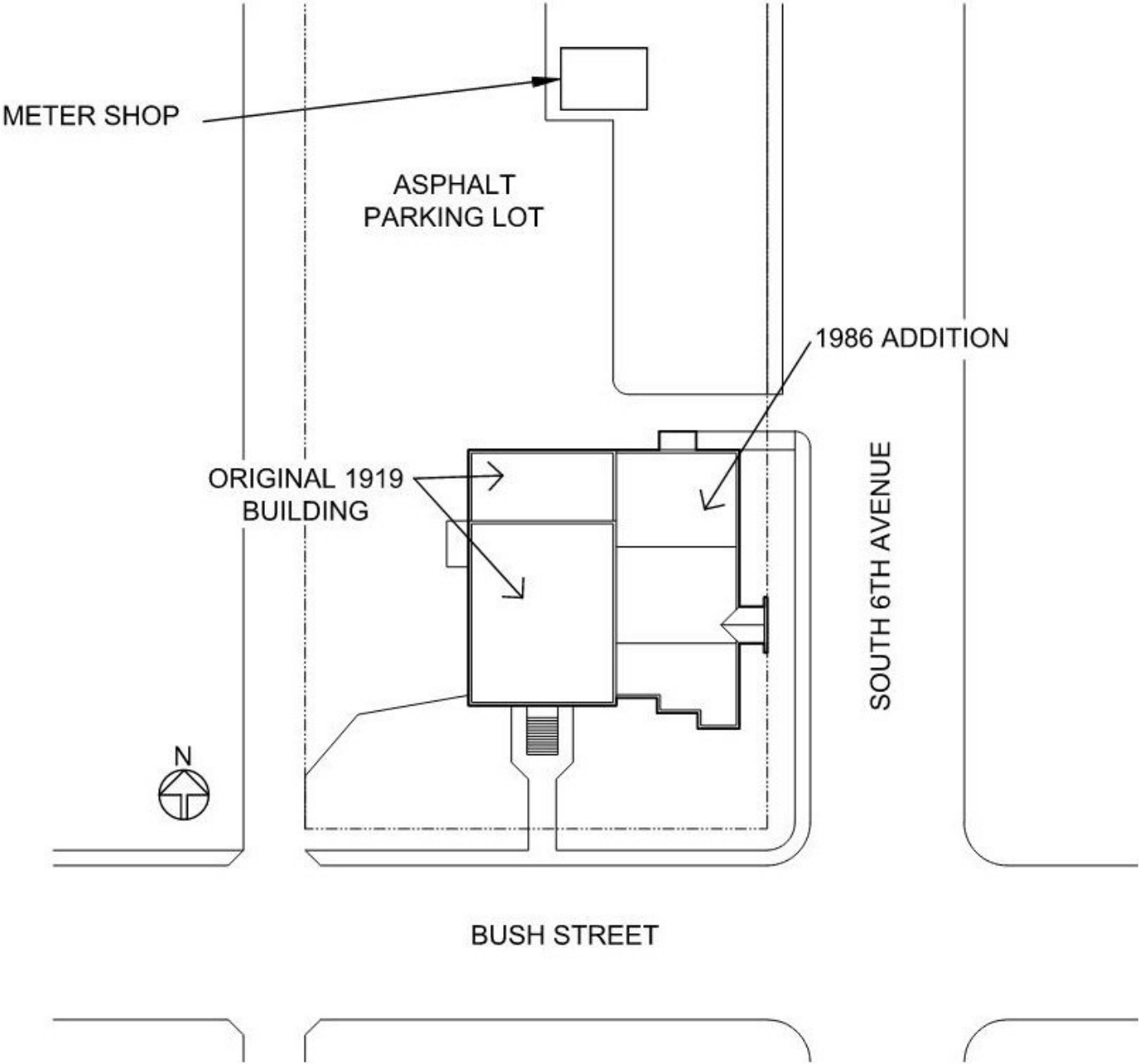
Bret Johnson Architecture was commissioned by the City of Brighton to prepare the assessment. Sub-consultants for the project were Risa Krueger of Martin/Martin Consulting Engineers (structural), Gary Leffingwell of Leffingwell Consulting Engineering (mechanical), and Roger Crawford of MEP Engineering (electrical).

Data for the assessment are based on field investigation of the building and documentation provided by the City of Brighton. The field investigation for the report was conducted in August of 2024. The weather conditions during the site visit were clear and warm. Historical documentation was provided by the City of Brighton, including the local landmark designation nomination.

The project was funded by a State Historical Fund Grant award from History Colorado, SHF project # 2024-HA-007, and the City of Brighton.

Old Brighton Senior Center

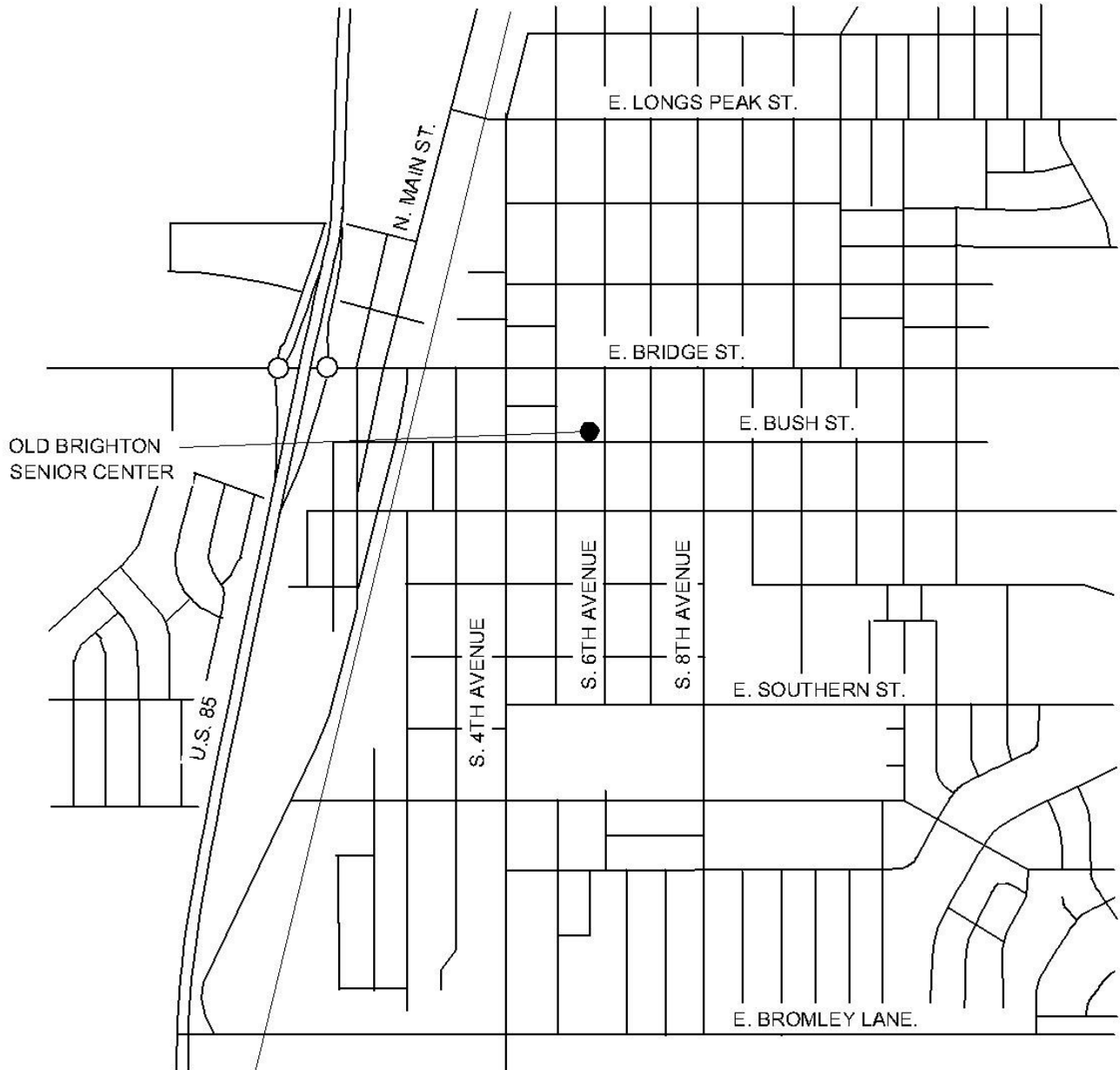
1.2 Building Location



Site Plan

Legal Description

Lots 21 TO 32 and S 286/5 ft of Lot 33, Walnut Grove Second Addition, City of Brighton, Adams County, Colorado.



Vicinity Plan

2.0 HISTORY AND USE



Originally built in 1919 and designed by William Redding & Son, the building was the municipal building for the City of Brighton. The south end of the upper level housed the Mayor and Clerk's offices along with an assembly room for City Council and other public meetings. The basement housed the pump station for the city's water system, and living quarters for the pump man were located on the north end of the upper level. A garage at the rear housed the fire apparatus. A water tower was located on the north end of the property.

From 1946 to 1972 the building housed first the Brighton Public Library and then the Brighton Branch of the Adams County Public Library.

The water tower was removed in 1993 and the current parking lot north of the building was constructed.

In 1976, the building was converted into the Senior Center for the city. The addition to the east was constructed in 1986 and the upper level was remodeled during the same project. The Senior Center moved to a new facility in 2012 and the building has been vacant since that time.

Old Brighton Senior Center

2.1 Architectural Significance and Construction History

Since the addition was constructed in 1986, City records indicate that the following improvements have been made to the facility:

1989	South entry stairs removed and replaced
1990	Original building reroofed with mechanically fastened Sarnafil PVC membrane
Early 1990's	Upper level HVAC unit replaced
Early 1990's	Replaced boiler in basement including asbestos abatement
1998	Dining room HVAC unit replaced
1999	Exterior painted
2000	Kitchen renovated, including kitchen HVAC unit, and replacement of the vinyl composition (VCT) tile floor in the kitchen and dining room.
2001	New fence at north side of building added
2002	Replaced entrance doors at south entry to upper level
2003	Billiard room HVAC unit replaced
2004	Replaced interior doors
2005	Replaced south entry hand rails
2006	New exterior sign added
2006	Removed planters and added concrete deck at east entry; replaced concrete at west entry
2008	Replaced VCT floor in kitchen and dining room
2013	Roof of addition replaced, metal roof coated, and roofing added to cornice and west dormer
2020	Original building roof patched and coated following hail damage

Building Description

The original building is 50 feet by 85 feet and constructed of red brick. The main floor is 8 feet above grade, allowing for a basement with 17 feet high ceilings. A sheet metal cornice wraps the building and parapet walls extend above the roof on the east, west, and south sides. The low-slope roof drains to a gutter on the north side of the original building. The main entry to the original building faces Bush Street to the south, and features a single door with a side panel, sidelights, and a transom. Concrete steps lead to a concrete landing. Under the landing is an entry to the basement. The upper-level windows are paired wood double hung with transom windows above. The basement windows are paired wood double-hung windows. The exposed portion of the basement walls are parged and painted. The interior of the upper level has been subdivided into offices, a clinic space, an activity/dance room, and a craft area. The basement level contains a boiler, abandoned pumps and piping, and storage. The upper floor and basement are 2,852 s.f. each, while the north wing is 274 s.f.

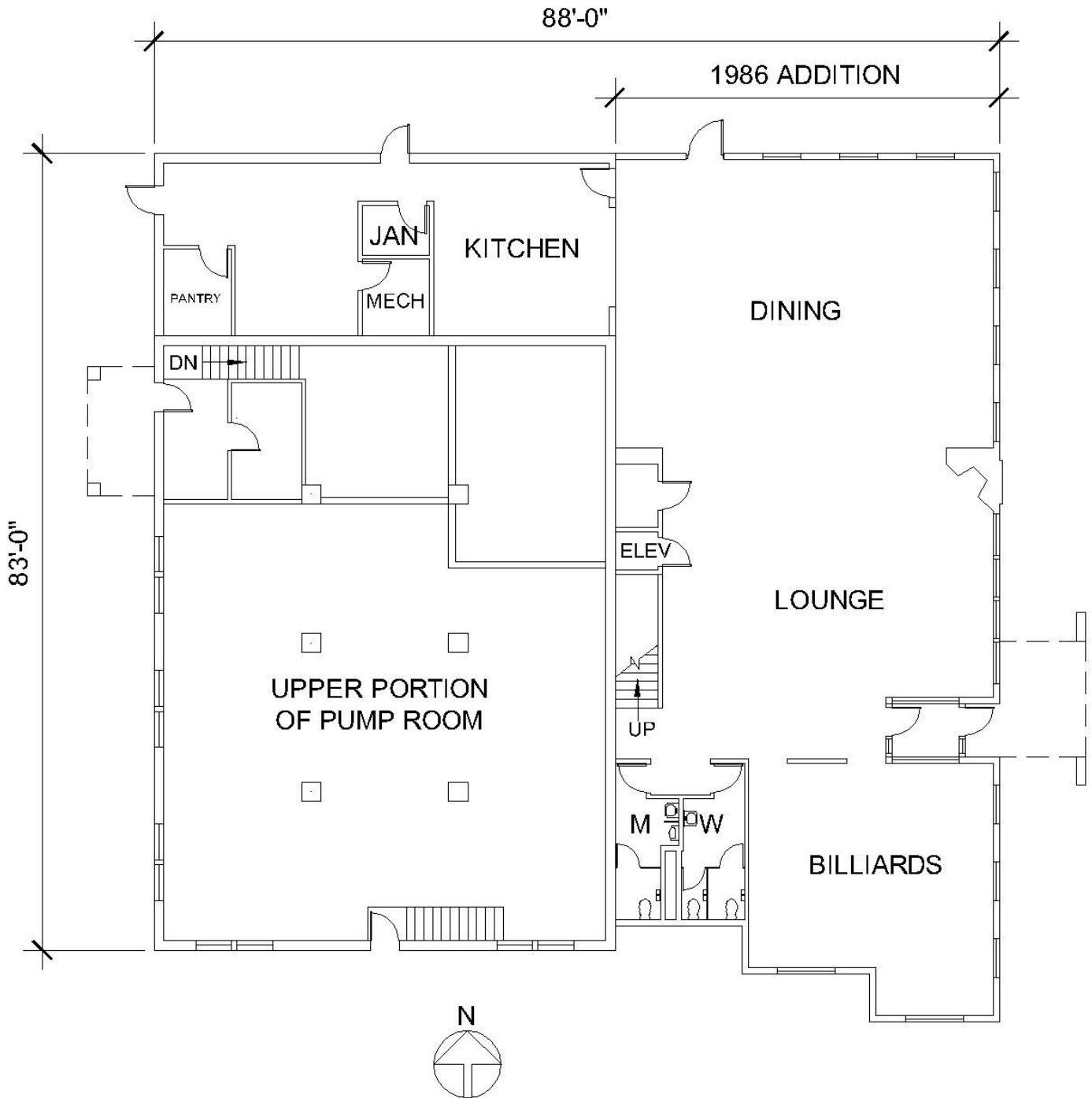
The single-story 1986 addition is attached to the east side of the original building and is frame construction clad in an exterior insulation and finish system (EIFS). The center portion of the building has a shed roof clad in standing-seam metal. The north and south ends of the addition have flat roofs with a modified bitumen membrane. A gable-roofed entry element faces east toward 6th Avenue. The addition windows are double-hung metal-clad windows. The addition is 3,278 s.f.

The interior of the addition is one large space with a dining area to the north, a lounge and reception counter in the center, and a billiard room to the south.

To the north of the original building is a single-story wing at grade which was constructed as a part of the original building. The exterior walls are a mix of red brick and stucco. The wing has a flat roof. The wing houses a kitchen serving the 1986 addition. An entry vestibule with a standing-seam metal shed roof is located on the north side of the 1986 addition.

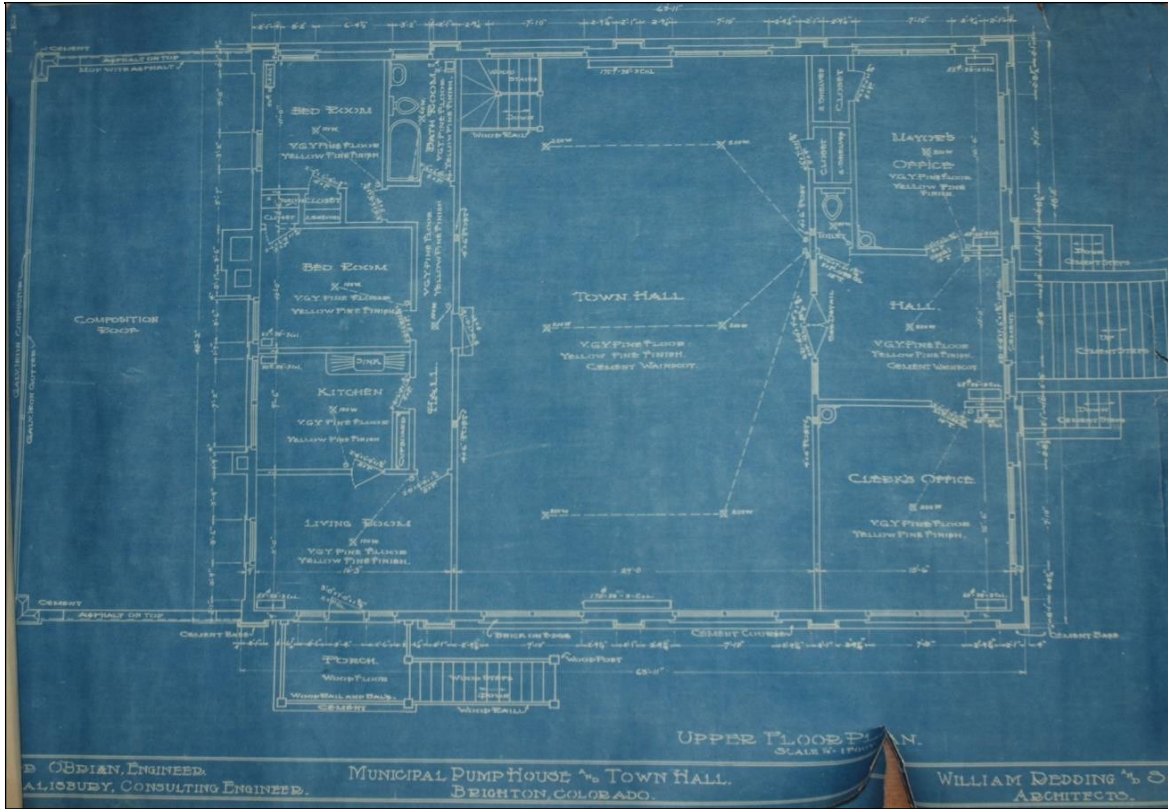
The west elevation of the original building has a wood frame porch at the upper level, and an entry to the basement is located under the porch.

2.2 Existing Sketch Plans



Main Floor Plan

Old Brighton Senior Center



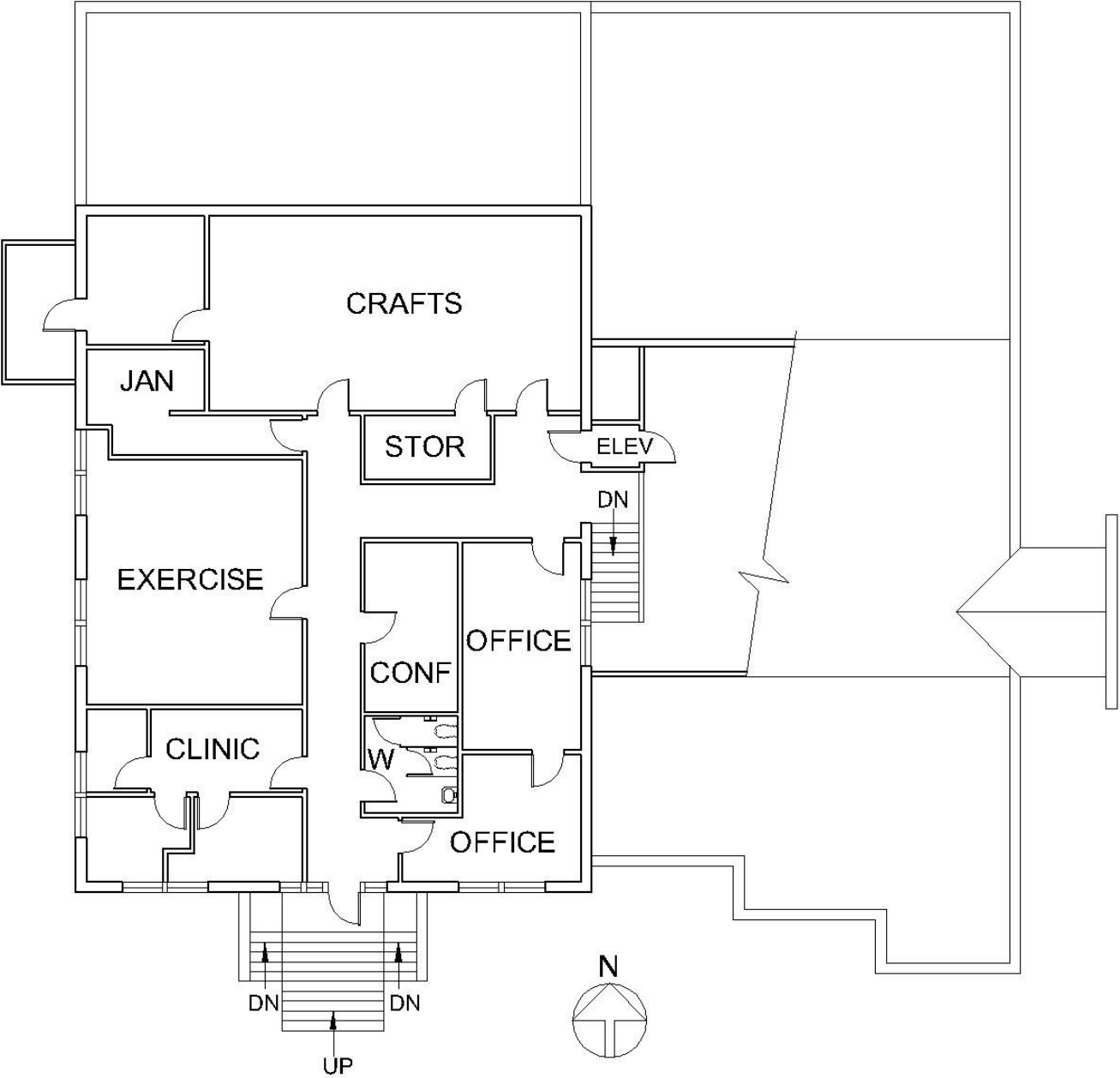
Upper Floor Plan, 1918 blueprints, William Redding & Son, Architects.

Source: City of Brighton, Historic Preservation Commission.

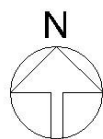
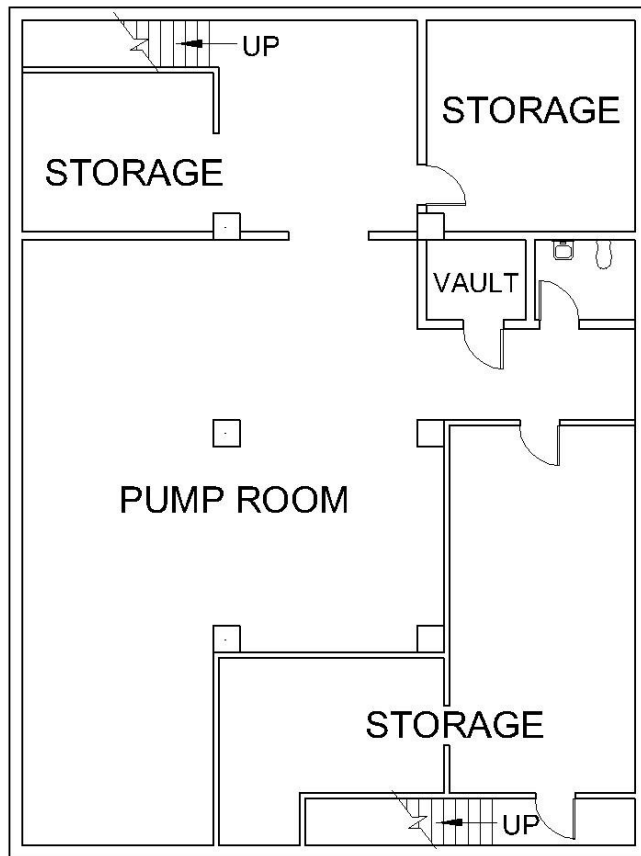


Elevations and details, 1918 blueprints, William Redding & Son, Architects.

Source: City of Brighton, Historic Preservation Commission.



Upper Level Floor Plan



Basement Floor Plan

2.3 Proposed Use

The City of Brighton is in early discussions with a few non-profits who have expressed interest in purchasing the building from the city. The non-profit uses would be primarily office space but would likely also have a medium-size meeting room.

The city has also begun a feasibility study for the building to operate as the courts department. That use would require offices, a courtroom, and holding cells for defendants.

The City of Brighton has adopted the 2021 International Existing Building Code (IEBC) which regulates the change of use for an existing structure. In particular, Chapter 10 of the IEBC details the areas of the building which would need to be brought up to current code compliance in connection with the change of use. Section 4.3 and Appendix A of this report detail these requirements.

In general, the proposed uses by non-profit groups would be most like the previous use and would require the fewest upgrades. Use by the courts department would also be compatible with the previous use; however, the holding cells would require additional upgrades to be made to the building.

Depending on the extents of modifications to the building, bringing the building into compliance with accessibility for the disabled may be required. The building has accessible parking and the entrances are accessible. However, the existing restrooms do not meet current codes and guidelines for accessibility.

3.0 STRUCTURE CONDITION ASSESSMENT

Procedures

The Structure Condition Assessment is based on information collected at the site by personnel from Bret Johnson Architecture, Martin/Martin Consulting Engineers (structural), Leffingwell Consulting Engineers (mechanical), and MEP Engineering (electrical).

The following terms are used when evaluating the existing conditions of a structure and its features and elements in this Structure Condition Assessment.

A feature or element is evaluated in Good Condition when:

- it is intact, structurally sound, and performing its intended purpose
- there are few or no cosmetic imperfections
- it needs no repair and only minor or routine maintenance

A feature or element is evaluated in Fair Condition when:

- there are early signs of wear, failure, or deterioration, although the feature or element is generally structurally sound and performing its intended purpose
- there is failure of a sub-component of the feature or element
- replacement of up to 25% of the feature or element is required
- replacement of a defective sub-component of the feature or element is required

A feature or element is evaluated in Poor Condition when:

- it is no longer performing its intended purpose
- it is missing
- it shows signs of imminent failure or breakdown
- deterioration or damage affect more than 25% of the feature or element and cannot be adjusted or repaired
- it requires major repair or replacement

3.1 Site

Associated Landscape Features

There are turf grass and trees to the south side of the building. There are concrete sidewalks on the Bush Street and 6th Avenue frontages. To the west and north of the building is an asphalt parking lot. To the west of the property is an alley. A concrete sidewalk abuts the original building to the south and west, while a planter bed and concrete patio abut the east side of the 1986 addition. A small brick building is located to the north; it was not evaluated as a part of this assessment.

Evaluation of Conditions: Good

The landscaping and sidewalks are in generally good condition. For the most part, shrubbery has been maintained to be clear of the building.



South side of building

Grading

The site is relatively flat.

Evaluation of Conditions: Fair

The flat topography of the site leaves little opportunity for adequate grading to drain away from the building. This may contribute to some of the water issues in the building. The concrete sidewalk abutting the building creates a dry zone. There are planter beds at the southeast corner of the addition. These areas have sprinklers installed.

Recommendations:

- Given the site topography, regrading to improve drainage away from the building is not feasible in most areas. The planter beds at the southeast corner of the addition should be removed and their irrigation systems disconnected. Care should be taken that snow removal operations do not pile snow adjacent to the building, and that downspout extensions are maintained to direct roof runoff away from the building.

Parking

There is a paved parking lot to the west and north of the building with 25 spaces including 1 accessible space.

Evaluation of Conditions: Poor

The parking lot is in poor condition. The existing asphalt is cracked and alligating, and is reaching the end of its useful life. There is ponding at the northwest corner of the lot and vegetation in the cracks.



Parking lot

Recommendations:

- Overlay the existing asphalt surface. Rotomilling the existing prior to the overlay is recommended to avoid building up the asphalt and impacting the minimal site drainage.

Archaeology

No archeological investigations have been completed at the site.

Recommendations:

- Prior to any excavation or regrading, consult with an archaeologist to determine extent of potential impact on archaeological resources.
- During all construction activities that disturb the ground on the site, retain a contract archaeologist to monitor for potential archeological resources.
- Archaeological monitoring/mitigation is required by a number of state and federal regulations when any ground disturbance results from preservation activities where there is state and/or federal involvement.

3.2 Structural System

General Structural System Description

Original Building

The original building is a two-story structure constructed with brick bearing walls and wood roof framing. The upper level floor is a two-way concrete slab supported on interior columns and exterior walls.

Evaluation of Conditions: Fair

The building appears to be structurally sound. There were no indications of significant deterioration to the primary structural elements. We did observe the following areas of deterioration:

Deteriorated mortar joints around the perimeter of the building, mostly concentrated along the base of the brick wall on the south elevation, at the 2 to 4 courses above the cornice around the perimeter of the building, and at the top of the uncovered parapets and chimneys. The mortar deterioration is due to exposure to weather and moisture and occurs in locations directly affected by rain or prone to collecting snow drifts.

Cracks in the brick wall at the corners of some windows.

These could be caused by thermal contraction or water.

The parge coat on the exterior of the walls and stairs is cracked and missing in some locations. This is due to water exposure and lack of maintenance.



Deterioration of mortar joints

Recommendations:

- After the moisture issues are corrected, repoint deteriorated mortar joints and cracks with a compatible mortar.
- After the moisture issues are corrected, replace missing bricks with compatible bricks.

Addition

The addition is wood-framed roof framing supported on load-bearing wood stud walls at the exterior and the east brick wall of the original building. The building has a concrete slab-on-grade floor.

Evaluation of Conditions: Fair

We did not observe any indications of significant

deterioration to the primary structural elements. We did observe the following areas of deterioration:

Cracks in the exterior stucco. These are due to lack of maintenance and exposure to water and sunlight.

A tree stump and root ball are inclined to drain towards the building and there is soil in contact with the stucco.

Recommendations:

- Remove soil from the concrete apron around the perimeter of the building and remove the root ball to encourage positive drainage away from the building.



Parge coat at stairs



Cracks in exterior stucco



Root ball

Enclosed Balcony

The enclosed balcony on the west wall of the original structure has a wood framed roof supported by wood-framed walls. The floor is wood framing supported on perimeter brick and steel beams and columns in a parge coat.

Evaluation of Conditions: Poor

We observed indications of significant deterioration to the primary structural elements as well as other areas of deterioration:

The brick columns are cracked diagonally at the beam supports. The south beam bearing has started moving down the column. This is likely due to insufficient bearing of the steel lintels on the underside of the beam at the columns.

The base of the north column has lost significant cross section. The parge coat has cracked and failed, and the bricks underneath are soft to the touch and debris from the bricks is on the stair. This area is below grade and the deterioration is likely due to moisture exposure from poor drainage away from the building.

The parge coat at the base of the south column is cracked and not bonded to the brick beneath, likely due to moisture exposure.

There is deterioration of the wood rafters, roof diaphragm, and wood siding. This is due to exposure to water and sunlight combined with a lack of consistent maintenance.

Recommendations:

- Repair or replace the deteriorated brick around the base of the enclosed balcony. Also repair the parge coat.
- Provide positive drainage away from the stairs of the building and away from the bases of the columns at the stairs.
- Repair or replace the roof rafters and diaphragm.



Failing bearing at enclosed balcony



Base of north column at balcony



Base of south column at enclosed balcony



Wood framing at enclosed balcony

Foundation System

The original building has cast-in-place concrete basement walls supported on concrete footings below grade. The addition has cast-in-place concrete foundation walls supported on concrete footings.

Evaluation of Conditions: Fair

There are no signs of movement of the foundation walls. The parge coat on the interior of the concrete basement walls is bubbled, peeling, and missing in some locations, indicative of water intrusion.

In the northwest corner of the basement at the top of the stairs, the paint on the bricks is peeling and the brick faces are soft. This area is at grade on the exterior and the damage is likely due to moisture exposure.

Recommendations:

- Repair the brick wall at the northwest corner.
- Remove the parge coat and coatings on the basement walls. The foundation walls should then be inspected for damage or deterioration. If damaged concrete is found, remove any loose concrete and repair with a concrete repair mortar.



Parge coat at basement wall



Brick in basement

Floor and ceiling systems

The upper level floor is a cast-in-place concrete slab. The upper level ceiling in the original building is lath and plaster. The ceiling in the addition is an acoustical tile dropped ceiling.

Evaluation of Conditions: Fair

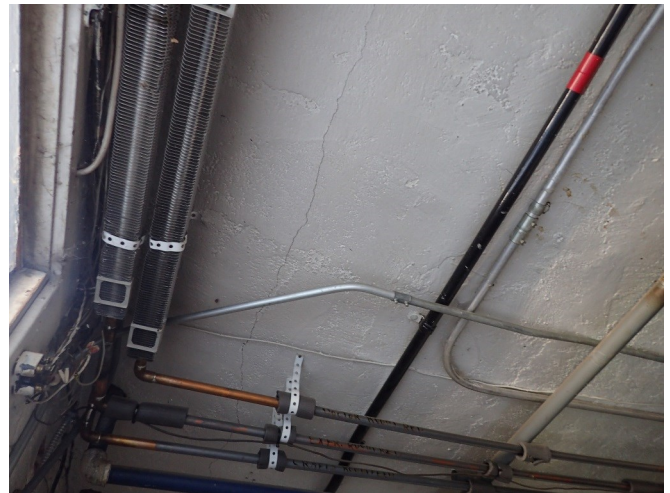
The concrete slab has a few small cracks, likely due to shrinkage of the concrete over time.

The plaster is stained or missing over the majority of the upper level ceiling in the original building. This deterioration is likely due to moisture exposure.

The grid for the dropped ceiling has been partially disassembled and ceiling tiles are missing in a few locations.

Recommendations:

- Monitor cracks in upper level floor slab
- The water damage at the upper level ceiling is likely due to hail damage that occurred in 2020. Verify that the 2020 repairs corrected the water intrusion prior repairing the ceiling.



Underside of concrete floor slab



Upper level ceiling at original building

Roof framing systems

The original building roof structure is 2x wood joists supported by laminated veneer lumber (LVL) dropped beams along the length of the building, located at quarter points of the width of the building. The LVL dropped beams are not original. The addition roof framing is a mix of 2x wood joists and open web trusses.

Evaluation of Conditions: Fair

The roof deck and framing of the original building are discolored from water infiltration through the roof.

Recommendations:

- The water damage at the upper level ceiling is likely due to hail damage that occurred in 2020. Verify that the 2020 repairs corrected the water intrusion prior to repairing the ceiling.



Roof framing at original building

3.3 Envelope—Exterior Walls

Exterior Wall Construction

The exterior walls of the original building are red brick above the basement. The north wall of the original building (above the single story wing) is painted. The exposed basement walls are parged and painted. A sheet metal cornice wraps the building. The single story brick wing at the north end of the original building has brick walls, a portion of which has been covered with stucco. The 1986 addition is wood-frame construction clad in an exterior insulation and finish system (EIFS).

Evaluation of Conditions: Poor to Fair

The brick on the original building needs repointing. In particular, there are cracked bricks in the header of the south entry and adjacent to the pilaster east of the entry. The brick is deteriorated at the chimneys on the original building. The paint at the north wall is in fair condition, with some peeling at the top of the wall near the cornice.

Portions of the parging are in poor condition, especially where it meets the adjacent sidewalk. The paint on the parging coat is peeling in some areas.

The sheet metal cornice is in generally good condition and has single-ply roofing adhered to its top surface. The cornice needs to be repainted.

The stucco at the single story north wing is cracked in several places, and the wash on the coping is cracked.

The EIFS on the 1986 addition is cracked in numerous places, especially around the windows. In addition, the joint at the base of the wall is in poor condition.

Recommendations:

- Repoint masonry on existing building and replace missing or damaged brick. Care should be taken to ensure that new mortar is compatible with historic masonry.
- Remove paint at north wall.
- Repair parging and repaint with a breathable coating.
- Repair stucco on one-story wing and repaint.
- Repair EIFS cracks on 1986 addition, and replace sealant at windows and at base of wall.
- Repaint sheet metal cornice.
- Repair wash on coping. Consider installation of sheet metal coping.

Exterior Finishes

See previous discussion of exterior wall construction for evaluation of exterior finishes.

Exterior Masonry

See previous discussion of exterior wall construction for evaluation of exterior masonry.



Deteriorated mortar joints and stucco at north wing



Deteriorated stucco at north wing

Old Brighton Senior Center



Damaged parge coat at west elevation



Peeling paint at sheet metal cornice



Cracked EIFS on 1986 addition



Cracks in brick wall



Deteriorated sealant joint at grade/base of wall



Cracks in EIFS at 1986 addition



Cracks in EIFS at 1986 addition



Deteriorated mortar at original building



Cracks in EIFS at 1986 addition



Chimney at original building

Exterior Appendages

There are four exterior appendages.

The first is the stairs to the original south entry, which are concrete with metal pipe railings. The second is a wood-sided porch at the upper level on the west elevation. The porch has an adhere single-ply membrane shed roof and is supported on concrete columns. The east entry to the 1986 addition has two columns clad in EIFS and has a standing-seam gable roof with the ridge running east west. The east entry also includes an accessible ramp which runs parallel to the building at the south side of the entry element. The north entry vestibule of the 1986 addition is also clad in EIFS and has a standing-seam metal shed roof.

Evaluation of Conditions: Poor to Good

The concrete stair at the south entry is in fair condition. There are cracks in the traffic coating at the landing and the parge coating is coming off the side walls.

The wood porch at the west elevation is in poor condition, with failing paint and deteriorated wood siding and exposed sheathing at the soffit. The single-ply roof membrane is in good condition. The EIFS at the east entry is cracked. An elastomeric coating was applied to the curbs of the ramp and this is failing as well. The handrails at the ramp need to be repainted.

The standing seam metal roof at the north vestibule appears to be in good condition, but leaks at the joint between the roof and the north wall of the 1986 addition. The paint is peeling and there is water damage at the soffit at the north vestibule.

Recommendations:

- Repair traffic coating at south stairs.
- Repair deteriorated wood including exposed sheathing and rafters at west porch. Repaint.
- Repair EIFS at east entry porch.
- Replace coating on ramp at east entry.
- Repaint handrails on ramp.
- Replace flashing at top of north vestibule roof.
- Repair and repaint soffit at north vestibule.



West porch



Deteriorated sheathing and rafters at west porch

Old Brighton Senior Center



Delaminating parge coat at south stairs



Delaminating parge coat at south stairs



Cracks at south landing



Deteriorated paint on siding at west porch



Damaged trim at west porch



Deteriorated EIFS at east porch



Deteriorated coating at east entry ramp



Water damage at soffit on north entry

3.4 Envelope—Roofing and Waterproofing

Roofing System

The original building including the north wing has a low-slope single-ply PVC membrane roof which was installed in 1990. According to the bid documents for the roof replacement, the roof has 2” of polyisocyanurate insulation with a 1” fiberboard top layer. A roof coating was applied to this roof during hail damage repairs in 2020.

The 1986 addition has a single-ply membrane roof at the north and south, and a standing seam metal shed roof in the center. This roof was replaced in 2013. A roof coating has also been applied to these roofs.

Evaluation of Conditions: Good

The single-ply membrane on the original building roof was repaired following hail damage in 2020 and is in good condition although a patch with loose edges and some wrinkling at the southwest corner was noted. The roof on the 1986 addition is in good condition.

Recommendations:

- Replace defective patch on main building roof.
- Maintain the roofs to continue their useful life.
- The single-ply membrane roofing on the original building is past its expected useful life. Although it appears to be in good condition, replacement should be considered as a part of any future building rehabilitation.

Sheet Metal Flashing

The 1986 addition has a sheet metal coping, and the base flashing has a sheet metal reglet and counter flashing.

Evaluation of Conditions: Good

The sheet metal coping, reglets, and counterflashing are all in good condition.

Recommendations:

- Maintain the sheet metal flashing to continue its useful life.



North roof at 1986 addition



South roof at 1986 addition



Roof at original building



Defective patch at original building roof

Perimeter Foundation Drainage

The grade around the perimeter of the building is generally flat with little slope. There is pavement on the north and west sides of the building that extends up to the building. A 2-foot concrete apron is installed along the south and east walls. Landscaping is installed outside the apron. There is no evidence of a perimeter drainage system.

Evaluation of Conditions: **Poor**

The lack of positive drainage away from the building is allowing water to build up adjacent to the structure which can lead to foundation issues or permeate into the building as noted above. Also, there are no drains observed at the base of the exterior stairs to the basement located on the south and west walls. Ponding was observed adjacent to the east side of the building around the downspouts.

Recommendations:

- Remove all landscaping and irrigation systems located within 5 feet of the structure, as referenced in the previous section on Grading
- The flat topography of the site leaves little opportunity for adequate grading to drain away from the building.
- Install drains at below grade stairs.
- Replace apron at east side of 1986 addition to slope away from building.
- Installation of below-grade waterproofing and a perimeter drainage system should be considered.



Roof of north addition



South area well



West area well



Crushed downspout extension

Drainage System, Gutters and Downspouts

The original building is drained by a gutter at the north end of the upper level roof, and a gutter at the north side of the north wing. The 1986 addition has four scuppers located at the edges of the low-slope roofs leading to downspouts on the east face of the building.

Evaluation of Conditions: Good

The gutters, scuppers and downspouts are in good condition. The downspout extension at the northeast corner is crushed. The downspouts on the original building need paint.

Recommendations:

- Repair or replace damaged extension at northeast corner.
- Repaint downspouts on original building.
- Downspouts should be inspected regularly for damage and clogging.

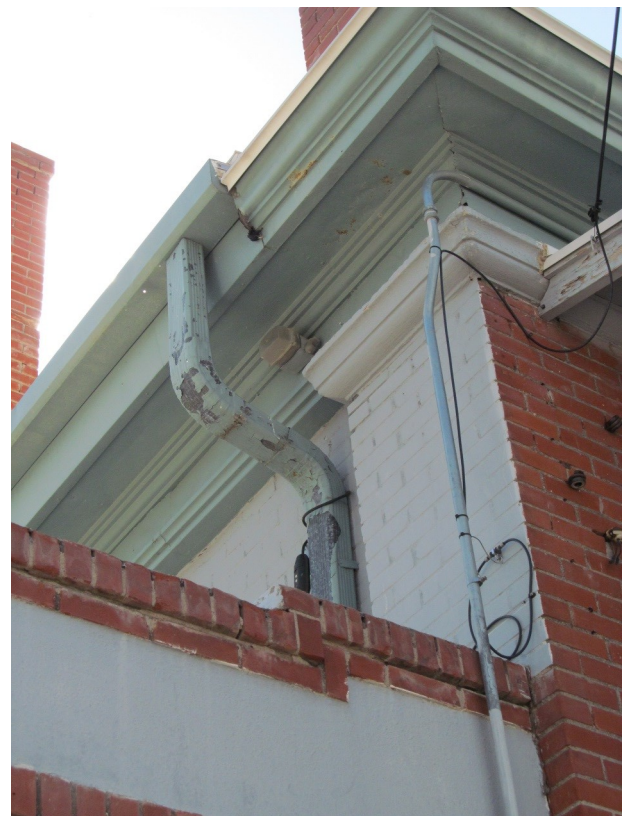
Skylights/Cupolas

There are no skylights or cupolas.

Evaluation of Conditions: N/A

Recommendations:

- None.



Downspout at original building

3.5 Windows and Doors

Doors, including hardware, casing/trim, and finishes

Exterior doors

The door at the original south entry is a wood door with a side panel. The opening includes side lights and a transom. The door was modified during the 1986 remodeling to provide a code-compliant 36" door to replace the original pair of 2'-6" doors.

The east entry has a wood full-light door with an exit device and ADA opener. The vestibule door at the entry is also a full-light door.

The doors to the single story north wing are hollow metal and both have exit devices. The doors in the north vestibule are aluminum storefront doors with ADA operators.

West door to basement level is a double wood panel door. The south door to the basement is a wood half-light paneled door.

Interior doors

The doors in the 1986 addition and the upper level of the original building are oak flush doors installed during the 1986 remodeling and are generally in good condition. Original 5-panel doors are located in the office and porch on the upper level. There is a mix of lever handles and knobs on the locksets. The craft room, activity room and conference room have half-light doors.

The door between the kitchen and the dining room is missing. The door to the kitchen panty is a hollow-core wood door and the door to the kitchen mechanical room is hollow metal.

Evaluation of Conditions: Poor to Good

The door, sidelight and transom at the south entry are in poor condition. The paint is failing and the underlying wood is deteriorating.

Paint on west and north kitchen doors is in poor condition.

The doors at the north vestibule are in good condition.

The basement doors are in good condition but need to be repainted.

The inner vestibule door at the east entry and the main floor restroom doors are damaged. The east entry vestibule door also has a non-functioning lockset. One of the doors to the north room on the upper level is missing a lockset.

Several of the half-light doors on the upper level have broken glass.



North kitchen entry door



West entry to basement

Recommendations:

- Rehabilitate wood door, sidelights, and transom at south entry. Existing configuration to remain.
- Replace lockset at east vestibule door with exit device.
- Repair damaged interior doors.
- Replace missing doors and hardware.
- Repaint west and north kitchen doors.
- Repaint basement exterior doors



South entry



East entry



North entry



Upper level door

Old Brighton Senior Center

Windows including hardware, casing/trim, and finishes

The windows on the original building are paired 6-over-1 double-hung wood windows. The upper level windows have 6-pane divided-light transoms. The windows on the 1986 addition are metal-clad double hung windows with 1/2" insulated glazing units. The windows at the shed roof portion of the 1986 addition are 6-pane divided-light wood windows.

Evaluation of Conditions: **Poor**

The wood windows on the original building are in generally poor condition. The paint is in poor condition and the underlying wood is deteriorated in many places. In many locations the windows have been sealed shut and are missing sash cords and hardware. The windows in the 1986 addition appear to be in good condition, except for those on either side of the shed roof. These wood windows have failing paint. Many of the windows in both the original building and addition have been boarded up due to broken glass.

Recommendations:

- A comprehensive restoration of the wood windows in the original building and on the sides of the shed roof of the 1986 addition is recommended. This would include consolidation and restoration of deteriorated wood sash, muntins and sills, as well as installation of weatherstripping and replacement of missing hardware. Existing glazing should be retained.
- Interior storm windows should be considered for additional weatherization.



Windows at west porch



Windows at west porch



Windows at upper level



Windows at upper level

Old Brighton Senior Center



Upper level windows



Basement windows



1986 addition windows



North entry windows



Windows on side of shed roof at 1986 addition



Upper level windows

3.6 Interior Finishes

Wall Finish Materials—Basement

The exterior walls of the basement are parged and painted concrete. Interior partitions in the basement are painted plaster, gypsum board, and wood paneling.

Evaluation of Conditions: Fair to Poor

The exterior wall finish is in poor condition. The parging is delaminating from the substrate. The remainder of the walls are in fair condition. Some mold is evident on partitions in storage area. There is peeling paint in the restroom.

Recommendations:

- Remove the existing parge coating from the foundation walls. Inspect foundation walls for structural damage. Repair concrete. Repaint with a breathable coating if desired for aesthetic reasons.
- Test suspect areas for mold and remediate as needed.
- Identify cause of moisture damage in basement restroom and correct prior to repainting.



Deteriorated wall finish at basement



Suspected mold in basement

Ceiling Finish Materials—Basement

The ceilings in the basement are painted plaster in the main pump room and gypsum board in the storage room. A portion of the pump room ceiling has been replaced with gypsum board. The storage/office area has a suspended acoustical ceiling.

Evaluation of Conditions: Fair to Poor

The ceilings are in fair condition. The area which has been replaced with gypsum board is fire-taped only and not painted. The suspended acoustical ceiling is water damaged and missing tiles.

Recommendations:

- Repair and paint pump room ceiling.
- Replace suspended acoustical ceiling.



Water damage at basement storeroom



Basement ceiling



Water damaged ceiling at basement



Basement restroom

Old Brighton Senior Center

Floor Finish Materials—Basement

The basement floor is painted concrete. The west entry is vinyl composition tile (VCT) while the stairs have painted wood treads. The storage area at the entry also has a VCT floor.

Evaluation of Conditions: Poor

The floor finishes are in poor condition. The VCT at the entry is damaged or missing in areas. The paint on the concrete floor is peeling in many locations.

Recommendations:

- Repaint concrete floor and wood stair treads.
- Replace VCT at entry storage area.



VCT floor at basement entry



Basement stairs



Basement floor

Wall Finish Materials – Main Floor

Walls are generally painted gypsum board. The former exterior masonry wall of the original building is exposed at the west side of the lounge adjacent to the stairs leading to the upper level.

Evaluation of Conditions: Good

The walls are generally in good condition except for areas of vandalism damage. There is some staining on the east walls of each room where roof leaks have occurred, and there is some damage in the billiards room from wall attachments. The top of the elevator shaft appears to have been poorly finished or repaired. The restrooms do not have a wainscot behind the plumbing fixtures as required by current codes. The handrails on the stairs to the upper level have been removed.

Recommendations:

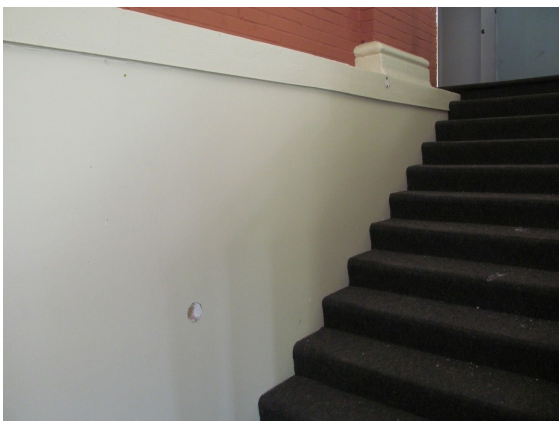
- Paint and repair walls where needed.
- Install tile wainscot in restrooms.
- Replace handrails on stairs to upper level.



Water damage at dining room wall



Vandalism damage at dining room wall



Missing handrails at stairs



Damaged walls at billiards room

Old Brighton Senior Center

Ceiling Finish Materials – Main Floor

The ceilings in the dining room and billiards room are suspended acoustical tile. The kitchen has suspended vinyl-faced tile, while the lounge and restrooms have painted gypsum board ceilings. The ceiling in the lounge is vaulted following the shed roof.

Evaluation of Conditions: **Poor to Good**

The gypsum board ceilings are in good condition. Many of the suspended ceiling tiles are missing and a large area of missing grid is located in the former dining room. A section of the suspended ceiling in the kitchen is damaged as well.

Recommendations:

- Replace stained, missing and damaged ceiling tiles and grid.



Ceiling damage at dining room



Water-damaged ceiling tiles at kitchen



Water-damaged ceiling tile

Floor Finish Materials – Main Floor

VCT is installed at the dining room, kitchen, and both the east and north entry vestibules. Sheet vinyl is installed in the pantry. The lounge and billiards room are carpeted.

Evaluation of Conditions: Fair to Poor

The VCT and sheet vinyl floor finishes are in fair condition. However, the VCT floor in the dining room has a history of moisture issues and is beginning to exhibit symptoms of these ongoing issues.

A more in-depth analysis of the floor slab was undertaken during the 2013 assessment. Testing indicated that there is not a vapor barrier under the slab, and relative humidity readings between 83 and 99 percent were recorded. As such, the concrete slab is a high risk of continuing flooring failure. The carpet has bubbled in areas.

Recommendations:

- Remove the existing VCT in the dining room and install a 100% solids epoxy system that meets the ASTM E96 standard for permanence. We recommend a single-coat, fast-curing, 100% solids epoxy moisture management system formulated to suppress excessive moisture vapor emissions in new or existing concrete. The concrete must be shot blasted to a surface profile of 3 prior to the application of a vapor barrier.
- Replace VCT after moisture barrier is installed.
- Replace carpet in lounge and billiards room.



VCT flooring at kitchen



VCT flooring at dining room



Carpeting in lounge

Old Brighton Senior Center

Wall Finish Materials – Upper Level

Walls are generally painted gypsum board and textured plaster.

Evaluation of Conditions: Fair to Poor

The walls are generally in poor condition with water damage in many areas. This likely due to the previously mentioned hail damage in 2020. There is paint damage adjacent to the mop sink in the janitor closet. The restroom does not have a wainscot behind the plumbing fixtures as required by current codes. One room in the center of the upper level has extensive mold.

Recommendations:

- Paint and repair walls where needed.
- Remove mold-contaminated gypsum board at upper level. Mold remediation will be required.
- Install tile wainscot in restroom at upper level.



Drywall damage at upper level janitor closet



Drywall damage at upper level



Drywall damage at upper level



Suspected mold at upper level

Ceiling Finish Materials – Upper Level

The ceilings in the upper level are suspended acoustical tile.

Evaluation of Conditions: Poor

The ceilings are in poor condition, with multiple areas of missing tile, missing grid, and water-damaged tiles.

Recommendations:

- Replace suspended acoustical tile ceilings at upper level.



Ceiling damage at upper level



Ceiling damage at upper level

Floor Finish Materials – Upper Level

VCT is installed in the clinic space. Sheet vinyl is installed in the craft room, the janitor closet, and the restroom. The remainder of the upper level is carpeted.

Evaluation of Conditions: Poor

The floor finishes are in poor condition. The VCT in the clinic exhibits some cracking, telegraphing through from the substrate. The sheet vinyl is stained and patched. The carpet has been cut in several areas, possibly for testing samples.

Recommendations:

- Replace VCT in clinic, providing new underlayment to prevent the telegraphing of substrate flaws.
- Replace sheet vinyl.
- Replace carpet at upper level.



VCT at clinic

Conveying Systems

A residential-style limited use, limited access elevator with a 450 lb. capacity connects the main floor and the upper level.

Evaluation of Conditions: **Unknown**

The elevator was in good working condition when last inspected in 2013. It complies with the elevator code for elevators of this type with the exception of lacking an emergency telephone and the emergency light is not working. However, the unit was noted as being unreliable at that time and parts availability had become an issue. This type of elevator is expected to have a service life of 30 to 40 years and this unit is 38 years old.

Recommendations:

- Elevator should be inspected by a qualified elevator mechanic.
- Install telephone in elevator cab.
- Repair emergency light to working condition.
- The elevator is near the end of its expected service life and replacement should be planned. The existing elevator does not meet current accessibility codes. Although it can be replaced with a similarly-sized unit, consideration should be given to replacement with a commercial elevator meeting current accessibility codes. This will necessitate the construction of a new hoistway to accommodate the larger elevator cab.

3.7 Mechanical Systems

Heating System

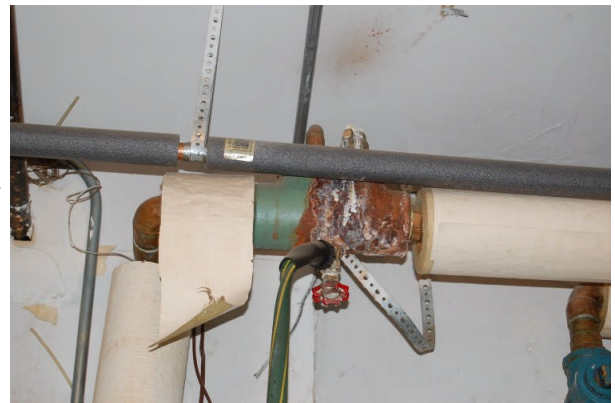
Leffingwell Consulting Engineering (LCE) visited this building in 2013 and developed a condition report, much of which is included below. As LCE understands, since the 2013 report the building has been vacant. The overall condition of the building's mechanical and plumbing systems has continued to decline. Conditions indicated in the 2013 report have become worse and much of the building's mechanical and plumbing systems should be demolished and replaced. While the equipment and systems have remained idle, the lack of routine maintenance can cause deterioration to the equipment and piping. LCE noted instances where the hydronic, domestic and gas piping was open and exposed to the elements allowing introduction to dirt and debris. If the building is to be renovated, a complete removal and replacement of most mechanical and plumbing systems is recommended. This current report is based on the 2013 report, with updated photos and descriptions as needed. During the current site visit the building's electricity and domestic water were not operating and no operational testing could be performed.

The building's heating system consists of multiple components. Two boiler plants provide hydronic heating fluid to baseboard elements on the main and upper levels. A single gas-fired hydronic heating boiler is located in the main level mechanical room and provides heating fluid to the main level baseboard elements. Two gas-fired hydronic boilers located in the basement provide heating fluid to the upper level baseboard elements. Multiple packaged root top units (RTU) provide ventilation to the building and these units contain heating systems to temper the outside air.

The main level boiler system consists of a natural gas fired dual section atmospheric boiler with dual inline circulation pumps. Piping components consist of a mixture of schedule 40 steel piping and copper piping routed to the baseboard elements. An inline air scoop is used as an air separator and is located near the ceiling of the mechanical room. An automatic air vent is provided on the air scoop and a drain hose is connected to the base of the air scoop. Domestic cold water (DCW) flows through a pressure regulating valve and backflow assembly to provide boiler make up water. No expansion tank was apparent. Hydronic piping extends horizontally from the boiler and vertically into the inline pumps. Piping extends vertically from the pumps and offsets horizontally into the air scoop. The supply piping then extends horizontally from the air scoop into the main level ceiling space and is routed through the ceiling space. Piping drops down from the ceiling space into the baseboard heating elements. Return piping is routed from the baseboard units into the ceiling space and back to the boiler room. Most of the piping does not appear to be insulated. A cross over piping connection was installed between the main return piping and the main supply piping in the boiler room. The purpose of this crossover piping is unknown, but this piping is not typically installed in a hydronic piping system.



Main level boiler system in 2013



Main level air scoop in 2013



Main level corrosion in 2013



Main level piping in 2024



Main level pumps in 2013

The basement boiler plant consists of two natural gas fired atmospheric Burnham model 805B-W boilers that were installed in 1987. Piping components consist of a mixture of schedule 40 steel piping and copper piping. Copper piping is routed through the basement and connected to the original steam and condensate piping. The original steam and condensate piping appears to extend to the upper level where copper piping was again installed. The copper piping extends to the baseboard heating elements. A single inline circulation pump moves fluid from the boiler to the baseboard elements. An inline air scoop is used as an air separator and is located at the top of the boilers. A manual air vent is provided on the air scoop. There did not appear to be any connection between the boiler piping system and the DCW piping system for make up water. Most of the piping does not appear to be insulated.



Basement boilers, pump, and air scoop in 2013

All three boilers contain the code required safety devices. These devices consist of a temperature controller, low water cut off and flame safety control. However, none of the boiler rooms contain the code-required emergency shut down switch. An emergency power off (EPO) switch is required at a boiler room door to shut off all power and gas to a boiler in the event of an emergency.

Air Conditioning System

The building's air conditioning system consists of multiple packaged RTUs and an evaporative cooling unit. The installation dates vary from the early 1990s to 2003. The RTU serving the original building was installed in the early 1990s. This unit provides air conditioning and gas-fired heating. The RTU serving the dining room area was installed in 1998 and is a Lennox GCS16-651-125-GP. This unit provides air conditioning and gas fired heating. The RTU serving the billiard room was installed in 2003 and is a Lennox CHA16-036-1P. This unit provides air conditioning only. The RTU serving the kitchen was installed in 2000 and provides air conditioning and electric heating. An evaporative cooling unit also provides air to the kitchen, but the domestic water was not connected. In this configuration, the unit will provide only untempered outside air for make-up air to the kitchen hood. All RTUs use a direct expansion (DX) refrigeration air conditioning system and all units except the kitchen unit provide ventilation. Sheetmetal ductwork extends from each unit to ceiling and wall-mounted supply grilles in the area served by each unit.

Ventilation System

Building ventilation is provided using the RTU units as described above. Several exhaust fans remove odors and fumes from the building. Each main level restroom is provided with a ceiling exhaust fan that was installed during the 1986 renovation and addition. Make-up air is transferred through a louvered opening in each restroom door. Exhaust fans for the upper level restrooms were not noted during the site visit and are not indicated in the documents from the 1986 renovation and addition. The 1986 renovation added a kitchen hood and roof mounted exhaust system, with make-up air provided by the evaporative cooler.

Evaluation of Conditions: Poor to Good

Both boiler systems, main level and basement level, were reportedly installed at the same time. The main level system is in poor to fair condition and the basement level system is in good condition. Several issues were discovered with the main level system. These include extensive corrosion, no expansion tank, poor air removal, non-traditional piping arrangements, and lack of EPO switch. The basement system was in good condition, but also had some issues. These include poor air removal and lack of EPO. Both systems utilize cast iron boilers that have typical life expectancies of 30 to 35 years. The installed boilers are approximately 33 years old and nearing the end of the expected life. The installed inline circulation pumps have a life expectancy



Kitchen hood exhaust and make-up system in 2024



Kitchen area RTU in 2024



Upper roof RTU in 2024



Interior ductwork in 2024

of 10 years and have exceeded their anticipated life. Piping in the main level boiler room is in poor to fair condition and contains high amounts of corrosion. Both systems utilize an air scoop to remove air from the piping system. The main level room air scoop is severely corroded while the basement level air scoop is in good condition.

The main level air scoop is installed in the supply water piping near the ceiling, while the basement level air scoop is installed in the return piping at the boiler level. Air removal is improved by installing the air removal device in the hottest water piping and at the system high point. In both piping systems, the piping extends vertically from the boiler with no air removal devices installed.

The baseboard elements in the main level and upper level appear in good condition. The presence of moisture under the floor slab in the dining room was reported prior to the site visit. During the site visit, the piping network was investigated and no underfloor piping was found. All piping was located above the ceiling system or contained within wall spaces. All piping appeared to be in good condition, but was uninsulated. Uninsulated heating water piping will lose heat to unconditioned spaces.

The RTUs are in fair condition. Typical life expectancy of packaged RTU systems is 15 years. The RTUs serving the original building and the dining room have exceeded their anticipated life. The kitchen RTU was nearing the end of the anticipated life and the pool room RTU had about 10 years of expected life remaining at the time of the 2013 report. The kitchen RTU does not provide any ventilation to the kitchen area. The remaining units have outside air hoods, but the volume of outside air could not be determined from the units. This information is typically included in the construction documents and only one page of the construction documents from the 1986 renovation and addition was available. No other documents were available. The evaporative cooling unit supplying outside air to the kitchen is in good condition, but domestic water is not connected. The exhaust fans appear in good condition. Evaporative cooling units have an anticipated life expectancy of 15 to 20 years and exhaust fans have an anticipated life of about 20 to 25 years. The kitchen hood exhaust fan system does not appear to meet current building code requirements. The ductwork extends vertically through the roof and offsets horizontally, then vertically into the exhaust fan. Typical installation requirements would not allow 90° offsets in grease ductwork to prevent accumulation of grease. In addition, current code requirements call for tempered make-up air for kitchen exhaust hoods.

Recommendations:

- Due to the heating water equipment and piping age, visible condition, and lack of operation for at least 10 years, the piping system and associated equipment and controls should be demolished and replaced.
- Due to the ventilation and cooling system rooftop equipment age, visible condition, and lack of operation for at least 10 years, the roof top equipment and associated equipment and controls should be demolished and replaced. All of the associated ductwork, kitchen grease hood, and HVAC supply and return ductwork should be removed and replaced.
- A new kitchen grease hood, meeting current code required design airflows, should be provided if a cooking kitchen will be included in a renovation. Current codes require exhaust and make-up air requirements that exceed prior codes. Additionally, all make-up air is now required to be tempered and evaporative cooling units do not provide the required supply air temperatures. A dedicated packaged rooftop unit is typically provided for kitchen systems. A new code-complaint exhaust system would also be required for a new kitchen.
- Currently the building utilizes two HVAC systems: a hydronic heating system and a separate roof top unit cooling and ventilation system. The two-system HVAC arrangement doubles the replacement costs. As LCE understands, the building has two potential future uses, both of which utilize an office space configuration. A single rooftop unit HVAC system is recommended to reduce construction and maintenance costs.



Interior ductwork in 2024

Water Service, Plumbing, and Sewer

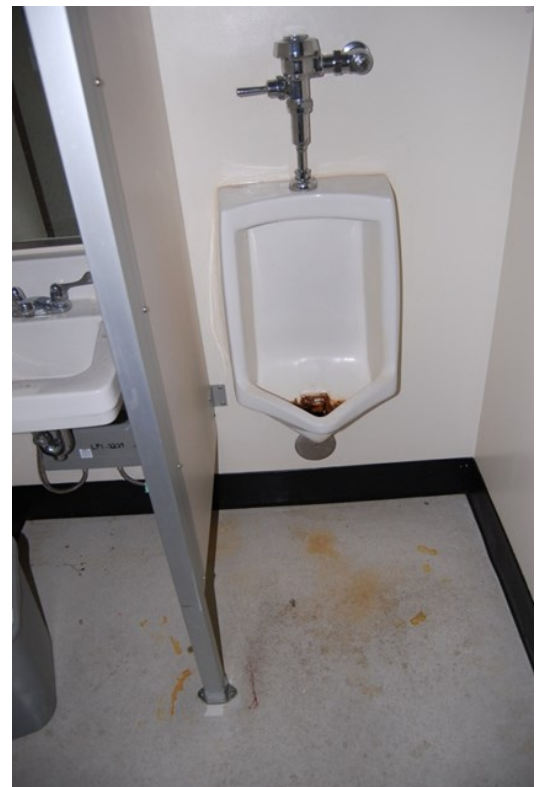
The building's plumbing system consists of plumbing fixtures, domestic water piping, and sanitary piping. The plumbing fixtures were replaced during the 1987 renovation and appear to be in good condition. Much of the domestic water piping is located within wall cavities and was not visible. Piping that was exposed was copper and appears to be in good condition. Like the heating water piping, the domestic hot and cold water piping was uninsulated. Most of the sanitary sewer and vent piping is located within wall and ceiling spaces and not visible. Some of the sanitary sewer piping is visible in the basement and is cast iron and appears to be in good condition. Domestic water enters the building and is piped to a backflow preventer as required by building codes. The backflow device is installed near the ceiling level in the basement and is accessible through an access panel in the main level men's restroom. Domestic cold water flows to the gas fired atmospheric water heater in the basement that generates domestic hot water for the building. Two instantaneous electric water heaters are located in the main level restrooms. The domestic water heater was not provided with an expansion tank. Venting for the domestic water heater includes multiple elbows and a long angled run to the building exterior. Natural gas piping is routed throughout the building and connected to the boilers, RTUs, and domestic water heater. Piping consists of schedule 40 steel piping and appears in to be good condition. The basement gas piping has been modified and contains several abandoned capped connections. The main gas meter appears to have been disconnected and is located in the kitchen.



Domestic water backflow device in 2013



Domestic water heater in 2013



Plumbing fixture in 2024



Plumbing fixture in 2024



Plumbing fixture in 2024

Evaluation of Conditions: **Poor to Good**

The plumbing system is visibly in good condition. The backflow device should be located in a readily accessible location to ease maintenance. Additionally, the main domestic cold water isolation valve could not be found. The backflow device and main isolation valve are typically adjacent to each other, but the backflow device could not be accessed so the location of the shut-off could not be verified. The domestic water heater vent piping should be reviewed with the manufacturer's installation data to determine if the installation conforms to the required installation practices. Current practices require higher domestic hot water temperatures for kitchen equipment. The existing domestic water heater capacity should be verified for proper sizing for a kitchen.

Recommendations:

- A licensed piping contractor should be contracted to review and test the domestic water piping (domestic hot and cold and sanitary and vent systems) for operational integrity. Due to the age and openings in the piping systems that would allow dirt and debris to enter, the piping system should be considered due for replacement.
- A licensed piping contractor should be contracted to review and test the natural gas piping for operational integrity. Due to the age and openings in the piping systems that would allow dirt and debris to enter, the piping system should be considered due for replacement.
- As LCE understands, the building has two potential future uses, both of which utilize an office space configuration. Replacement of the existing domestic water and sanitary system is recommended, which will allow reconfiguration and expansion of the restrooms for an office space arrangement.

Fire Protection

The building does not contain any wet pipe sprinkler system. The kitchen hood is provided with a chemical fire extinguishing system, but the operational condition is unknown.

Evaluation of Conditions: **Good**

A sprinkler system is not required for either of the proposed new uses. The chemical fire extinguishing system for the kitchen hood appears in good condition.

Recommendations:

- None.

3.8 Electrical Systems

Electrical Service

The existing electrical distribution system is currently fed from a pole-mounted, 100kVA, United Power transformer to a building mounted weather head. These feeder conductors are routed down the exterior face of the building, through a 320A continuous duty meter, and feed a 6"x6"x4' Nema 3R wireway. The hot-sequenced United Power utility meter monitors the incoming service feeder ahead of the wireway to measure the energy usage of the building (meter #94230). A grounding electrode system is installed with a grounding electrode conductor routed from the wireway to a nearby ground rod. An additional grounding electrode is also connected to the cold water pipe within the building. The service is delivered at 240/120 volt, 1 phase, 3 wire configuration.

One 400 amp, 2 pole fused disconnect switch with 350 Amp FRN fuses is tapped off the wireway to feed a 400 amp, 240/120 volt, 1 phase, 3 wire, 10K AIC rated electrical panelboard labeled 'LP' in the upper level corridor inside the building. One 100 amp, 2 pole circuit breaker in panel 'LP' sub-feeds a 100 amp, 240/120 volt, 1 phase, 3 wire, 10K AIC rated electrical panelboard labeled 'LP1' located adjacent to panel 'LP' in the upper level corridor.

One 100 amp, 2 pole fused disconnect switch with 70 amp FRN fuses is tapped off the wireway to feed a 100 amp, 240/120 volt, 1 phase, 3 wire, 5K AIC rated 2 section electrical panelboard in the basement of the building.

As the building has been unoccupied for some time, the power has been turned off to the building for an extended period of time. Due to the power being turned off, many of the systems utilizing battery back-up have most likely been damaged. Attempts to re-use any of these systems may not be feasible.

Evaluation of Conditions: Fair

Generally, the power distribution system for the building is in fair condition. The 350 Amp FRN fuses installed in the 400 amp, 2 pole disconnect switch appear to be in fair condition. The 400 Amp fused switch and wireway have experienced some weathering over the years and may warrant replacement within the next five years.

The 400 Amp and 100 Amp electrical panelboards in the upper level corridor serving the branch circuit loads in the building appear in working order without immediate need for replacement. It appears as if the 100 Amp electrical panelboard in the basement is no longer serving active electrical loads. Furthermore, the panelboard itself is past its life expectancy and circuit breakers are no longer manufactured for this unit.

The 240/120 volt, 1 phase, 3 wire voltage configuration of the service limits the size and type of mechanical equipment that can be fed from the building. The 350 Amp fuses feeding the main electrical panelboard for the building appear to be undersized by current design standards.



Overhead electrical service



Building weatherhead



Wireway, meter and disconnects



400A/2P disconnect



400A panelboard 'LP'



100A panelboard 'LP1'



100A panelboard (basement)



Basement branch circuit wiring

Recommendations:

- It is recommended that the 100 Amp, 2 pole fused disconnect switch currently tapped off the wireway to feed a 100 Amp, 240/120 volt, 1 phase, 3 wire, 2 section electrical panelboard in the basement of the building and the associated feeder be demolished and removed. The panelboard is past its life expectancy and circuit breakers are no longer manufactured for this unit. The associated branch circuit wiring from this panelboard is corroded and damaged and no longer safe.
- An old abandoned fused switchboard is installed in the basement of the building which previously served pump equipment in the facility. It is recommended that this switchboard be demolished and removed from the building as it is no longer in use and no longer meets current code requirements for electrical distribution equipment. It could be retained as a historical artifact.

- The branch circuits fed out of electrical panelboards 'LP' and 'LP1' are not clearly labeled. The circuit directories have been hand modified and some circuits are labeled with permanent marker on the metal housing of the panel. The labels in permanent marker and the hand-modified circuit directories do not match. It is recommended that the branch circuits be traced to determine the load on the circuit breakers and the directions should be updated accordingly.
- It is also recommended that the service size and voltage configuration be examined and possibly replaced if a new tenant were to take over the building. If the entire square footage of the building were utilized including the basement, a 208 volt, 3 phase, 4 wire, 600A service would be adequate for this space per current design standards. The current facility does not utilize a large portion of the square footage in the basement and thus the current electrical service is adequate to fit the needs of the building.



Receptacle above baseboard heater

Electrical Distribution System

Branch circuits serving receptacles in this building are routed from panel 'LP' and 'LP1' located in the upper level corridor of the building. Receptacles serve a dining area, lounge, kitchen, exercise room, craft room, health clinic, offices, and storage rooms.

Evaluation of Conditions: Fair

Generally the receptacles and power devices serve the needs of the spaces in the building and are located appropriately. Minimal damage was discovered to devices and it appears as if they could be utilized for future tenant use.

Receptacles have been installed directly above baseboard heaters in some areas. Per national electrical code (NEC) article 210, baseboard heater manufacturers may not permit installation of receptacles above. This can present a possible fire hazard as an electrical cord can be plugged in and exposed to heat from the baseboard heaters.

Various receptacle locations in the building do not have ground fault circuit interrupter protection (GFCI) as required per current national electric code. All the receptacles installed in the kitchen are not GFCI protected as required per NEC 210.8(B). Two receptacles are installed within six feet of a sink without GFCI protection as required per NEC 210.8(B). One location is in the health clinic 'lab' room and the other is in the craft room. Both receptacles serving electric water coolers (drinking fountains) do not have GFCI protection as required per NEC 422.52.

Receptacles were not located within 25 feet of mechanical equipment located on the building roof as required per NEC 210.63.

Two mechanical equipment disconnects in the kitchen prep area mechanical room do not have working clearance of 3 feet as required per NEC 110.26(A)(1).

Recommendations:

- It is recommended that the building verify with the baseboard heater manufacturer that the installation of power



Mechanical equipment disconnects – kitchen mechanical room

Old Brighton Senior Center

receptacles directly above the heaters is permitted. If the product is not designed to accommodate receptacles installed above, a possible fire hazard exists as an electrical cord can be plugged in and exposed to heat from the baseboard heater.

- It is also recommended that the receptacles that are not GFCI protected as required by NEC as noted above be replaced with GFCI-type receptacles.
- Additionally, it is recommended that weather proof GFCI receptacles be installed within 25 feet of mechanical equipment as required by the NEC. The MC cable routed from the mechanical equipment disconnects should be rerouted to provide code required 3 foot clearance.

Lighting

The lighting fixtures in the building are fed from 120 volt, 1 phase branch circuits from panel 'LP' and 'LP1' located in the upper level corridor. The normal lighting fixtures in the building are typically lamped with linear fluorescent sources. A large percentage of normal fixtures are recessed T12 2x4 or 2x2 type with acrylic lenses. The lounge area lighting fixtures are suspended indirect linear fluorescent type. Minimal normal lighting fixtures in the building contain incandescent sources. The pendant fixtures in the basement appear to be original to the building. The emergency egress lighting is achieved with emergency battery pack 'frog-eye' type fixtures with incandescent lamps. The exit signs in the building are internally lit type with battery backup. There are exterior wall sconces located on the 1986 addition and the single story portion of the main building.

Evaluation of Conditions: **Poor**

While the spaces in the building are generally well lit and fluorescent sources are utilized, the lighting installation does not meet the current design standards. T12 fluorescent lamps and ballasts utilized in most fixtures are not readily available as most manufacturers have standardized around T8 and T5 type lamps. The lighting power density of typical spaces exceeds the allowable per the International Energy Conservation Code (IECC). The allowable lighting power density for a building of this type is 1.0 watts per square foot. Some spaces in this building have a lighting power density of 2.0 watts per square foot. The lighting power density of the entire facility as a whole is well above the allowable 1.0 watts per square foot as stated by the IECC.

The exterior wall sconces are in good condition.

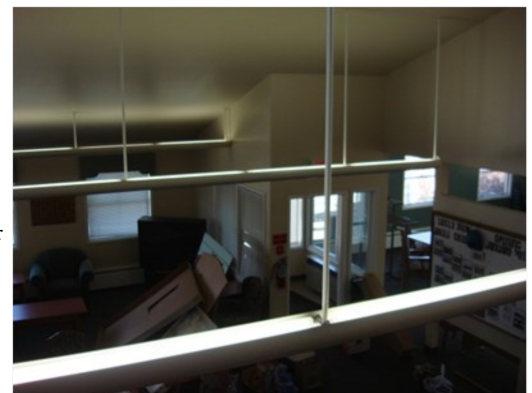
The lighting controls for the building do not comply with current standards. The IECC requires commercial buildings greater than 5,000 square feet to be equipped with an automatic control device that shuts off lighting in the building via time clock device or occupancy sensor. This building does not have an automatic shut off device. The IECC also calls for buildings to have lighting reduction controls. Most spaces are required to have dual-level switching to reduce the lighting usage in a space by 50% unless the space falls under an exception. The dining area is the only space with dual-level switching in this building.



Typical fluorescent fixtures



Typical EM egress fixture



Lounge indirect fixtures

Emergency egress lighting levels appear to be insufficient in this building. International building code (IBC) section 1006.4 requires 1 foot-candle (FC) average and 0.1 FC of minimum illumination on the floor at any point along the path of egress. Emergency egress lighting is achieved through emergency battery powered 'frog-eye' type fixtures. The emergency batteries integral to existing emergency egress lighting fixtures were tested and were no longer operational. It appears as if the following areas do not have sufficient emergency lighting:

- Lounge - One emergency fixture for 1200 square feet
- Dining - No emergency fixtures
- Dining Entry/Exit Vestibule - No emergency fixtures
- Billiards - No emergency fixtures
- Stairs to Upper Level - No emergency fixtures
- Craft Room - No emergency fixtures
- Kitchen Prep Area - No emergency fixtures
- Health Clinic - No emergency fixtures
- Basement - No emergency fixtures

Exit discharge lighting is required to the building exits. Exit discharge fixtures are required to have battery backup and multiple lamps. The following areas do not have sufficient exit discharge lighting:

- South Main Entry Stair
- East Entry
- North Entry
- Basement Entry (2)

The emergency exit signs in the building are internally lit with battery backup. Per the lighting schedule from the addition built in 1986, these exit signs are equipped with T6 fluorescent lamps. Current design standard for exit signs in buildings is internally lit LED. According to IBC 1011.1 exit signs are required to mark all paths of egress to occupants in the facility. The following areas do not have sufficient exit signage:

- North vestibule (not internally lit)
- North kitchen exit door (exit sign not functioning)
- Billiards - No exit sign
- Health Clinic - No exit sign
- Craft Room - No exit sign
- Basement - No exit signs

Generally, most lighting fixtures require replacement. Most existing lighting fixtures are not visibly damaged; however, they are generally equipped with old technology. The historic pendant light fixtures could be updated with new lamps and retained.



Non-illuminated exit sign



Damaged light fixture in kitchen



Basement light fixture

Recommendations:

- It is recommended that all fluorescent fixtures be replaced from dated T12 technology to current LED-type fixtures. It is recommended that any incandescent fixtures in the building be replaced with fixtures supplied with LED lamps. It is recommended that some lighting fixtures be removed or fixtures be replaced with new fixtures with less wattage to satisfy the lighting power density requirements in the IECC.
- Retain pendant fixtures in the basement and re-lamp with current technology.
- The lighting controls in the building should be addressed. The current design does not satisfy the requirements for automatic shut off of lighting fixtures and lighting reduction controls as stated in the IECC.
- The emergency lighting deficiencies should be addressed in this building as it represents an immediate safety hazard to the occupant. All the emergency battery packs in the existing emergency egress fixtures should be replaced as all are currently not functioning and all are past life expectancy. Additional emergency egress fixtures should be added to the areas that do not have sufficient egress lighting as noted above. Emergency exit discharge fixtures should be added to the areas noted above. All the exit signs in this building should be replaced as the type does not meet current design standards and the internal batteries are all past their life expectancy. Additional exit signs should be added to the areas where they are required as noted above.

Fire Alarm System

The fire alarm system consists of a main control panel that is located at the main entrance of the building which feeds smoke detection devices and audio/visual notification devices throughout individual spaces. Manual pull stations are installed at the building exits. The kitchen exhaust hood is also equipped with a fire suppression system. The current main fire alarm panel is outdated and past its life expectancy. It will be difficult to find new replacement parts for this panel.

Evaluation of Conditions: **Fair**

Generally it appears that the smoke detection and audio/visual notification devices provide adequate coverage to serve the needs of the building; however, the basement of the building does not appear to have adequate detection and notification coverage.

Recommendations:

- It is recommended that the main fire alarm panel and all devices within the building be replaced with new devices and newer technology.
- Additional detection and notification devices will need to be added to the basement of the building as it does not appear that the coverage is adequate.



Fire alarm control panel



Notification device

Security Systems

There is not a security system in the building.

Evaluation of Conditions: N/A

Recommendations:

- Installation of a monitored security system is recommended.

4.0 ANALYSIS AND COMPLIANCE

4.1 Hazardous Materials

As a part of the previous building assessment in 2013, an Asbestos/Lead/Mold inspection was performed by an environmental consultant. The consultant performed a Comprehensive Investigation for the presence of Asbestos Containing Materials (ACM), a Lead-Based Paint (LBP) screen for representative testing of painted building components

for lead content, and a mold assessment to identify, sample and document areas of the building that contain suspect microbial amplification. These areas include but are not limited to: water staining, discoloration on any surface, rotting or disintegrating building materials, or areas that have been impacted by moisture infiltration. The inspection consisted of readily accessible building materials. The consultant did not perform any additional destructive access to identify materials behind walls, in pipe chases, nor other inaccessible areas.

Confirmed/Assumed Asbestos Containing Materials

- 12" x 12" Floor Tile cream colored with brown and green streaks - Original Building
- Drywall Joint Compound - Original Building
- Pipe Gasket Material - Original Building

Confirmed Lead Containing Materials

- The LBP screening report indicates over 75 building components contain lead-base paint, including but not limited to interior perimeter walls, older windows, and exterior coating of original building.

Confirmed Mold Areas

- Visible fungal-affected building materials and water-damaged building materials were present in the upper level janitor closet and the lower basement West and South walls. Laboratory analysis confirmed the presence of amplified fungal growth in these areas. Additional areas of fungal growth were noted on the upper level during the 2024 assessment, and additional testing should be conducted to determine the extent.

A detailed Abatement Specification should be developed prior to performing renovation activities that may impact identified ACM, Lead Paint, and mold amplification identified at the project site. ACM that may be impacted by demolition are recommended to be removed by a CDPHE-certified General Asbestos Contractor (GAC) in accordance with applicable regulations.

A compliant alternate to abatement of intact ACM is in-place management through an Operations and Maintenance (O&M) Program. The EPA has stated in its *Summary of Managing Asbestos In-place (Green Book)*, - 1990 "Intact and undisturbed asbestos materials do not pose a health risk."

4.2 Materials Analysis

It is recommended that the following materials be analyzed prior to any rehabilitation work:

- Mortar, for composition.
- Paint, for color documentation.

Old Brighton Senior Center

4.3 Zoning Code Compliance

The property is zoned as “Public Land” by the City of Brighton. The PL District is a district in which public and semi-public facilities and uses are located, including governmental and educational uses. Uses by right include:

- Professional and administrative office
- Animal Shelter
- Kennel
- Convention Center
- Event Center
- Health and Fitness Center
- Studio (Dance, Gymnastics, Fine Arts, Art & Crafts and Martial Arts)
- Ambulance facility
- Hospital
- Fire Station
- Library
- Morgue
- Museum
- Police Station
- Post Office
- School (Public, Private, Parochial)
- University or College

Conditional Uses (requiring approval by the Planning Commission) include:

- Recreation Facility
- Flea Market
- Laboratory for Research and Testing
- Child Care Center
- Radio and TV Broadcasting Station
- Emergency Shelter
- Group Home
- Residence, Protective
- Residence, Rehabilitation

The existing building does not comply with the 50’ front setback requirement on the 6th Avenue side.

4.4 Building Code Compliance

The City of Brighton has adopted the 2021 International Building Code (IBC) and the 2021 International Existing Buildings Code (IEBC). Chapter 10 of the IEBC deals with change of use for existing buildings.

The original use of the Old Senior Center is classified as an A–3 Assembly Occupancy, as a Community Center.

The potential uses identified to date would be classified as follows:

- Local non-profit group use as a office and meeting space.
This would be a B occupancy.

Building code compliance issues that may need to be addressed include:

- Provision of an additional men’s water closet and lavatory to comply with plumbing fixture requirements.
- Installation of non-absorbent finishes on the walls of the restrooms.
- The city’s court division use of the building for offices and a courtroom. The courtroom would be an A-3 Assembly occupancy, while the office would be a B occupancy. Any holding cells for defendants would be classified as I-3, condition 5. If they occupy less than 10% of the total floor area, they would be classified as accessory and not require any separation from the remainder of the building.

The code review is based on a very general overview of the proposed new uses and is intended to provide a broad overview of the code-mandated change that may be required for any given new use. A more detailed code review based on actual proposed space use would be required to make a final determination of the required updates. A meeting with the local building official is also recommended.

The detailed analysis according to IEBC Chapter 10 for each occupancy is included in Appendix A.

4.5 Accessibility Compliance

A detailed accessibility audit was not performed on the building. The building was surveyed for general compliance with 2017 ANSI 117.1 and the 2010 Americans with Disabilities Act Architectural Guidelines (ADAAG).

The parking lot has an accessible parking space, and both the north and east entries are accessible. The main floor restrooms do not meet current accessibility guidelines. The upper level is accessible via a limited use, limited access elevator. This elevator does not meet current guidelines, but appears to be exempt from requirements to be upgraded in the event the building is altered per Section 36.404 since the building is less than three stories. There are no accessible restrooms on the upper level. The basement is not accessible.

5.0 PRESERVATION PLAN

The purpose of the Preservation Plan is to organize the physical repair, maintenance and rehabilitation needs of the Old Senior Center into a prioritized approach that will allow the City of Brighton to determine the future use of the building. Each building deficiency identified in the Structure Condition Assessment is prioritized based on its severity and impact on the long term preservation of the building, life safety of the occupants, and impact on the building's function. In addition, the Preservation Plan outlines the modifications that would be necessary to the building for each of the proposed future uses. The estimated costs are based on published cost databases and are for work that is completed in this calendar year. An escalation factor should be added for work in future years.

It should be noted that work on the historic 1919 portion of the building may be eligible for State Historical Fund Grants since the building is listed as a local landmark.

Although listed in the Prioritized Work, consideration needs to be given to archaeological monitoring during any work that involved excavation or grading.

- Prior to any excavation or regrading, consult with an archaeologist to determine extent of potential impact on archaeological resources.
- During all construction activities that disturb the ground on the site, retain a contract archaeologist to monitor for potential archeological resources.
- Archaeological monitoring/mitigation is required by a number of state and federal regulations when any ground disturbance results from preservation activities where there is state and/or federal involvement.

5.1 Prioritized Work

Critical Deficiencies:

This category includes those deficiencies that should be corrected as soon as possible. One or more of the following indicate a critical deficiency:

Advanced deterioration has resulted in failure of the building element, feature, or space, or will result in its failure if not corrected within two years.

Accelerated deterioration of adjacent or related building materials has occurred as a result of the feature or element's deficiency.

The feature or element poses a threat to the health and/or safety of the user.

The feature or element fails to meet a code/compliance requirement.

- Repair or replace the deteriorated brick around the base of the enclosed balcony and repair the parge coat.
- Provide positive drainage away from the stairs at the west entry to the basement and away from the bases of the columns at the stairs.
- Replace lockset at east vestibule door with exit device.
- Install tile wainscot in main level restrooms.
- Replace handrails on stairs to upper level.
- Remove mold-contaminated gypsum board at upper level.
- Install tile wainscot in restroom at upper level.
- Remove and replace heating water piping system and associated equipment and controls.
- Remove and replace ventilation and cooling system rooftop equipment and associated equipment and controls, including all of the associated HVAC supply and return ductwork. Currently the building utilizes two HVAC systems; a hydronic heating system and a separate roof top unit cooling and ventilation system. The two system HVAC arrangement doubles the replacement costs. Consideration should be given to total system redesign to a single HVAC system to reduce construction and maintenance costs.
- A licensed piping contractor should be contracted to review and test the domestic water piping (domestic hot and cold and sanitary and vent systems) for operational integrity. Due to the age and openings in the piping systems

that would allow dirt and debris to enter, the piping system should be considered due for replacement.

- A licensed piping contractor should be contracted to review and test the natural gas piping for operational integrity. Due to the age and openings in the piping systems that would allow dirt and debris to enter, the piping system should be considered due for replacement.
- Replacement of the existing domestic water and sanitary system is recommended, which will allow reconfiguration and expansion of the restrooms as required for the new uses.
- It is recommended that the 100 Amp, 2 pole fused disconnect switch currently tapped off the wireway to feed a 100 Amp, 240/120 volt, 1 phase, 3 wire, 2 section electrical panelboard in the basement of the building and the associated feeder be demolished and removed. The panelboard is past its life expectancy and circuit breakers are no longer manufactured for this unit. The associated branch circuit wiring from this panelboard is corroded and damaged and no longer safe.
- An old abandoned fused switchboard is installed in the basement of the building which previously served pump equipment in the facility. It is recommended that this switchboard be demolished and removed from the building as it is no longer in use and no longer meets current code requirements for electrical distribution equipment. It could be retained as a historical artifact.
- The branch circuits fed out of electrical panelboards 'LP' and 'LP1' are not clearly labeled. The circuit directories have been hand modified and some circuits are labeled with permanent marker on the metal housing of the panel. The labels in permanent marker and the hand-modified circuit directories do not match. It is recommended that the branch circuits be traced to determine the load on the circuit breakers and the directions should be updated accordingly.
- It is also recommended that the service size and voltage configuration be examined and possibly replaced if a new tenant were to take over the building. If the entire square footage of the building were utilized including the basement, a 208 volt, 3 phase, 4 wire, 600A service would be adequate for this space per current design standards. The current facility does not utilize a large portion of the square footage in the basement and thus the current electrical service is adequate to fit the needs of the building.
- It is recommended that the building verify with the baseboard heater manufacturer that the installation of power receptacles directly above the heaters is permitted.
- It is also recommended that the receptacles that are not GFCI protected as required by NEC be replaced with GFCI type receptacles. Additionally, it is recommended that weather proof GFCI receptacles be installed within 25 feet of mechanical equipment as required by the NEC. The MC cable routed from the mechanical equipment disconnects should be rerouted to provide code required 3 foot clearance.
- The emergency lighting deficiencies should be addressed in this building as it represents an immediate safety hazard to the occupant. All the emergency battery packs in the existing emergency egress fixtures should be replaced as all are currently not functioning and all are past life expectancy. Additional emergency egress fixtures should be added to the areas that do not have sufficient egress lighting as noted above. Emergency exit discharge fixtures should be added to the areas noted above. All the exit signs in this building should be replaced as the type does not meet current design standards and the internal batteries are all past their life expectancy. Additional exit signs should be added to the areas where they are required as noted above.
- It is recommended that the main fire alarm panel and all devices within the building be replaced with new devices and newer technology. Additional detection and notification devices will need to be added to the basement of the building as it does not appear that the coverage is adequate.
- Installation of a monitored security system is recommended.
- Elevator should be inspected by a qualified elevator mechanic.
- Install telephone in elevator cab.
- Repair emergency light in elevator to working condition.
- The elevator is near the end of its expected service life and replacement should be planned. The existing elevator does not meet current accessibility codes. Although it can be replaced with a similarly-sized unit, consideration should be given to replacement with a commercial elevator meeting current accessibility codes. This will necessitate the construction of a new hoistway to accommodate the larger elevator cab.

Serious Deficiencies:

This category includes those deficiencies that should be corrected after the critical deficiencies are resolved. One or more of the following indicate a serious deficiency:

Deterioration, if not corrected within two to five years, will result in failure of the feature or element.

Deterioration of a feature or element, if not corrected within two to five years, may pose a threat to the health and/or safety of the user.

Deterioration of adjacent or related building materials and/or systems will occur as a result of the deficiency of the feature or element.

- Given the site topography, regrading to improve drainage away from the building is not feasible in most areas. Attention should be given to ensuring that irrigation is directed away from the building, snow removal operations do not pile snow adjacent to the building, and that downspout extensions are maintained to direct roof runoff away from the building.
- Remove all landscaping and irrigation systems located within 5 feet of the structure, as referenced in the previous section on Grading
- Install drains at below grade stairs.
- Replace apron at east side of 1986 addition to slope away from building.
- Installation of below-grade waterproofing and a perimeter drainage system should be considered.
- Repoint deteriorated mortar joints and cracks with a compatible mortar.
- Replace missing bricks with compatible bricks.
- Remove soil from the concrete apron around the perimeter of the building and remove the root ball to encourage positive drainage away from the building.
- Repair or replace the roof rafters and diaphragm.
- Repair the brick wall at northwest corner of basement entry/porch.
- Remove the parge coat and coatings on the basement walls. The foundation walls should then be inspected for damage or deterioration. If damaged concrete is found, remove any loose concrete and repair with a concrete repair mortar.
- Verify that 2020 repairs corrected the water intrusion above the upper level ceiling before performing any work on the ceiling.
- Repoint masonry on existing building and replace missing or damaged brick. Care should be taken to ensure that new mortar is compatible with historic masonry.
- Repair parging and repaint with a breathable coating.
- Repair stucco on one-story wing and repaint.
- Repair wash on coping. Consider installation of sheet metal coping.
- Repair EIFS cracks on 1986 addition, and replace sealant at windows, and at base of wall.
- Repair traffic coating at south stairs.
- Repair deteriorated wood including exposed sheathing and rafters at west porch. Repaint
- Repair defective patch at original building roof.
- Replace flashing at top of north vestibule roof.
- A comprehensive restoration of the wood windows in the original building is recommended. This would include consolidation and restoration of deteriorated wood sash, muntins and sills, as well as installation of weatherstripping and replacement of missing hardware. Existing glazing should be retained.
- Interior storm windows should be considered for additional weatherization.

Old Brighton Senior Center

- Remove the coatings applied to the concrete walls and the parge coats. Once all coverings are removed, the foundation walls should be inspected for damage or deterioration. If damaged concrete is encountered, it should be removed and patched. The inside face of the exterior walls should be coated with a breathable coating. Remove the existing parge coating from the foundation walls. Inspect foundation walls for structural damage. Repair and repaint with a breathable coating.
- Test suspect areas for mold and remediate as needed.
- Identify cause of moisture damage in basement restroom and correct prior to repainting.
- It is recommended that all fluorescent fixtures be replaced from dated T12 technology to current LED-type fixtures. It is recommended that any incandescent fixtures in the building be replaced with fixtures supplied with LED lamps. It is recommended that some lighting fixtures be removed or fixtures be replaced with new fixtures with less wattage to satisfy the lighting power density requirements in the IECC.
- Retain pendant fixtures in the basement and re-lamp with current technology.
- The lighting controls in the building should be addressed. The current design does not satisfy the requirements for automatic shut off of lighting fixtures and lighting reduction controls as stated in the IECC.

Minor Deficiencies:

This category includes those items that should be deferred until critical and serious deficiencies have been corrected. One or more of the following indicate a minor deficiency:

Standard preventive maintenance practices and building conservation methods have not been followed.
A reduced life expectancy of affected or related building materials and/or systems will result.
A condition exists with long-term impact beyond five years.

- Overlay the existing asphalt surface. Rotomilling the existing prior to the overlay is recommended to avoid building up the asphalt and impacting the minimal site drainage.
- Monitor cracks in upper level floor slab.
- Repaint sheet metal cornice.
- Remove paint at north wall of original building.
- Repair EIFS at east entry porch.
- Replace coating on ramp at east entry.
- Repaint handrails on ramp.
- Repair and repaint soffit at north vestibule.
- Continue to maintain roofs to continue their useful life.
- The single-ply membrane roofing on the original building is past its expected useful life. Although it appears to be in good condition, replacement should be considered as a part of any future building rehabilitation.
- Continue to maintain the sheet metal flashing to continue its useful life.
- Repair or replace damaged extension at northeast corner.
- Repaint downspouts on original building.
- Downspouts should be inspected regularly for damage and clogging.
- Rehabilitate wood door, sidelights, and transom at south entry. Existing configuration to remain.
- Repair damaged interior doors.
- Replace missing doors and hardware.
- Repaint west and north kitchen doors.
- Repaint basement exterior doors.
- Repair and paint pump room ceiling.
- Replace suspended acoustical ceiling.

- Repaint concrete floor and wood stair treads.
- Replace VCT at entry storage area.
- Paint and repair walls where needed – main and upper levels.
- Replace stained, missing and damaged ceiling tiles and grid at main level.
- Remove the existing VCT in the dining room and install a 100% solids epoxy system that meets the ASTM E96 standard for permanence. We recommend a single-coat, fast-curing, 100% solids epoxy moisture management system formulated to suppress excessive moisture vapor emissions in new or existing concrete. The concrete must be shot blasted to a surface profile of 3 prior to the application of a vapor barrier.
- Replace VCT after moisture barrier is installed.
- Replace carpet in lounge and billiards room.
- Replace suspended acoustical tile ceilings at upper level.
- Replace VCT in clinic, providing new underlayment to prevent the telegraphing of substrate flaws.
- Replace carpet at upper level.

5.2 Phasing Plan

It is anticipated that all of the deficiencies noted would be addressed in a single phase as a comprehensive building rehabilitation for the new occupants of the building. The city could apply for a State Historic Fund grant for the preparation of construction documents for the rehabilitation. In the interim, the following items should be addressed immediately to protect the building:

- Restore electrical power to the building to operate fire alarm and proposed security system.
- Repair fire alarm system and provide central station monitoring.
- Installation of a monitored security system is recommended.
- Attention should be given to ensuring that irrigation is directed away from the building, snow removal operations do not pile snow adjacent to the building, and that downspout extensions are maintained to direct roof runoff away from the building.
- Remove soil from the concrete apron around the perimeter of the building and remove the root ball to encourage positive drainage away from the building.
- Identify the source of the water from the roof above the upper level ceiling and repair before performing any work on the ceiling.
- Downspouts should be inspected regularly for damage and clogging.

5.3 Estimate of Probable Cost of Construction

The project estimates for use by a local non-profit assumed addressing the deficiencies that were noted in our assessment but minimal reconfiguration of the interior spaces. The project estimate for the municipal court assumed major reconfiguration of the interior spaces to accommodate the new use.

Old Brighton Senior Center

Brighton Senior Center

Total Project - Local non-profit

	Quantity	Units	Unit cost	Total
Regrading at southeast corner, inc archaeological monitoring	1	LS	4,000.00	\$4,000
Overlay asphalt parking lot	22083	SF	5.33	\$117,702
Exterior Masonry Repair, inc paint removal at north wall	4889	SF	12.50	\$61,113
Repair basement walls	1500	SF	36.50	\$54,750
Repair exterior parging, including wash at coping	600	SF	25.42	\$15,252
Replace deteriorated siding and trim at west porch	1	LS	2,000.00	\$2,000
Replace handrails on interior stairs	30	LF	48.75	\$1,463
Repair EIFS at 1986 addition	2160	SF	5.00	\$10,800
Replace traffic coating at south entry stairs	1	LS	1,000.00	\$1,000
Replace roof membrane at original building	2668	SF	9.05	\$24,145
Replace flashing at north entry	1	LS	500.00	\$500
Replace sealant at windows and base of wall in 1986 addition	459	LS	6.29	\$2,887
Window Rehabilitation	20	EA	2,000.00	\$40,000
Rehabilitate south entry door and sidelights	1	LS	6,000.00	\$6,000
Replace interior door and hardware	23	EA	746.00	\$17,158
Replace east exterior door hardware	2	EA	1,430.00	\$2,860
Replace mold contaminated gyp board at second level	1	LS	1,000.00	\$1,000
Replace suspended acoustical ceilings	6630	SF	1.78	\$11,801
Install tile wainscot at restrooms	308	SF	11.77	\$3,625
Replace VCT at dining room and kitchen	2028	SF	6.03	\$12,229
Replace carpet	4193	SF	5.89	\$24,697
Repair and repaint interior walls	13,446	SF	1.51	\$20,303
Repaint exterior trim, cornice and exterior doors	1	LS	2,100.00	\$2,100
Mechanical system demolition	1	LS	27,690.00	\$27,690
HVAC Air Handlers & Ductwork	1	LS	184,600.00	\$184,600
Replace hydronic heating system	1	LS	249,210.00	\$249,210
Plumbing	1	LS	138,450.00	\$138,450
Lighting and branch circuits	7290	SF	8.88	\$64,735
Fire Alarm and emergency lighting	7290	SF	1.75	\$12,758
Security system	7290	SF	1.75	\$12,758
Hazardous material and mold testing	1	LS	5,000.00	\$5,000

SUBTOTAL \$1,132,586

General Conditions			20%	\$226,518
Overhead			15%	\$169,888
Profit			10%	\$113,259

Project Construction Total \$1,642,251

A/E Fees	11.00%	inc. material testing		\$180,648
Contingency	10.00%			\$164,225

Estimated Project Budget \$1,987,124



Brighton Senior Center
Total Project - Municipal Court

	Quantity	Units	Unit cost	Total
Regrading at southeast corner, inc archaeological monitoring	1	LS	4,000.00	\$4,000
Overlay asphalt parking lot	22083	SF	5.33	\$117,702
Exterior Masonry Repair, inc paint removal at north wall	4889	SF	12.50	\$61,113
Repair basement walls	1500	SF	36.50	\$54,750
Repair exterior parging, including wash at coping	600	SF	25.42	\$15,252
Replace deteriorated siding and trim at west porch	1	LS	2,000.00	\$2,000
Replace handrails on interior stairs	30	LF	48.75	\$1,463
Repair EIFS at 1986 addition	2160	SF	5.00	\$10,800
Replace traffic coating at south entry stairs	1	LS	1,000.00	\$1,000
Replace roof membrane at original building	2668	SF	9.05	\$24,145
Replace flashing at north entry	1	LS	500.00	\$500
Replace sealant at windows and base of wall in 1986 addition	459	LS	6.29	\$2,887
Window Rehabilitation	20	EA	2,000.00	\$40,000
Rehabilitate south entry door and sidelights	1	LS	6,000.00	\$6,000
Interior remodel for court use	7290	SF	80.00	\$583,200
Repaint exterior trim, cornice and exterior doors	1	LS	2,100.00	\$2,100
Mechanical system demolition	1	LS	27,690.00	\$27,690
HVAC Air Handlers & Ductwork	1	LS	184,600.00	\$184,600
Replace hydronic heating system	1	LS	249,210.00	\$249,210
Plumbing	1	LS	138,450.00	\$138,450
Lighting and branch circuits	7290	SF	8.88	\$64,735
Fire Alarm and emergency lighting	7290	SF	1.75	\$12,758
Security system	7290	SF	1.75	\$12,758
Hazardous material and mold testing	1	LS	5,000.00	\$5,000
		SUBTOTAL		\$1,622,112
General Conditions			20%	\$324,422
Overhead			15%	\$243,317
Profit			10%	\$162,212
		Project Construction Total		\$2,352,063
A/E Fees	11.00%	inc. material testing		\$258,727
Contingency	10.00%			\$235,206
		Estimated Project Budget		\$2,845,997

6.0 PHOTOGRAPHS



South Elevation



East Elevation



North Elevation



West Elevation

7.0 BIBLIOGRAPHY

Architectural Inventory Form, Resource 5AM.23, January 2014

City of Brighton Registry of Historic Properties Nomination Form, December 2013

8.0 APPENDIX

Appendix A – Building Code Compliance

We have analyzed the Old Brighton Senior Center in accordance with the requirements of Chapter 10 of the International Existing Building Code (IEBC) for each of the proposed uses.

Local non-profit use as offices and meeting space

This would be classified as an B Business occupancy.

Structural

Per 1006.1, buildings where the change of use results in higher load requirements are required to comply with the load provision in the International Building Code (IBC)

Per IBC table 1607.1, the load requirement for office occupancies is 50 lbs/sf.

Per 1006.2 and 1006.3, buildings where the change of use results in a higher risk factor are required to comply with the provisions of the IBC.

A B occupancy is the same risk factor as the current occupancy, provided that the occupant load does not exceed 250.

Electrical

Per section 1007, the electrical system needs to meet the requirements of NFPA 70 (National Electrical Code) for the new occupancy.

Mechanical

Per Section 1008, if the new use is subject to additional kitchen exhaust or mechanical ventilation requirements, the building needs to comply with the intent of the applicable sections of the International Mechanical Code.

Plumbing

Per Section 1090, if the new use has greater plumbing fixture requirements than the old use, then the new building needs to meet the requirements of the International Plumbing Code.

Municipal Courts

The courtroom would be an A-3 Assembly occupancy, while the offices would be a B occupancy. Any holding cells for defendants would be classified as I-3, condition 5. If they occupy less than 10% of the total floor area, they would be classified as accessory and not require any separation from the remainder of the building.

Structural

Per 1006.1, buildings where the change of use results in higher load requirements are required to comply with the load provisions in the International Building Code (IBC).

Per IBC table 1606.1, the load requirement for assembly occupancies is 100 lbs/sf. Per IBC table 1606.1, the load requirement for office occupancies is 50 lbs/sf.

Per 1006.2 and 1006.3, buildings where the change of use results in a higher risk factor are required to comply with the provisions of the IBC.

The structure is currently an A-3 occupancy. B occupancy is the same risk factor as the current occupancy.

Electrical

Per section 1007, the electrical system needs to meet the requirements of NFPA 70 (National Electrical Code) for the new occupancy. The existing egress lighting would need to be brought up to current code requirements.

Mechanical

Per section 1008, if the new use is subject to additional kitchen exhaust or mechanical ventilation requirements, the building needs to comply with the intent of the applicable sections of the International Mechanical Code.

Plumbing

Per Section 1009, if the new use has greater plumbing fixture requirements than the old use, then the new building needs to meet the requirements of the International Plumbing Code.

The actual fixture requirements will need to be calculated on the proposed areas of the courtroom occupancy vs. the office occupancy.

Light and Ventilation

Per Section 1010, the building needs to comply with the requirements of the IBC for the new use.

The building generally complies with the requirements, although the restrooms require non-absorbent finishes at the water closets and urinal.

Fire protection systems

Per Sections 1011.2.1 & 101.2.2.2, the building needs to comply with IBC Chapter 9 requirements for the new use. The building complies.

Means of Egress

Per 1012.4.1, means of egress must comply with current code if the new use is a higher hazard category. The new use is in the same category. Means of egress must also be of adequate capacity for the new use. The building complies.

Old Brighton Senior Center

Height and Area

Per Section 1011.6.1, allowable height and area must comply with Chapter 5 of the IBC if the new use is a higher hazard. The new use is a lesser hazard.


Exterior Wall Fire Resistance

Per Section 1012.7.1, exterior walls must comply with the IBC if the new use is a higher hazard. The new use is in the same category.

Appendix B – City of Brighton Registry of Historic Properties Nomination Form

Historic Preservation
Registry of Historic Properties
Nomination Form

The Historic Preservation Commission in the City of Brighton shall act in a quasi-judicial manner, and shall draw a reasonable balance between the protection of private property rights and the public's interest in preserving the City's unique historic character. To set forth this objective, the City Council has adopted Ordinance No. 1925 to implement the goals and policies of this Commission.

Nomination Information		Date of Application: 12/13/2013	
Name of Property: Old Senior Center		Historic Name or Also Known As: City Hall or Brighton Library	
Property Address: 575 Bush Street, Brighton CO		Category of Nomination: <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Site (may include multiple structures on one site) <input type="checkbox"/> District (requires boundary description of all properties located within the proposed district)	
Lot/Block Subdivision Or Parcel Number: Walnut Grove, 2nd Addition Lots 21-32, S 286/5 FT of 33, Block 26			
<input type="checkbox"/> I am the owner of the property I am nominating <input checked="" type="checkbox"/> I am not the property owner, but have obtained the property owner's approval as referenced by signature below <input type="checkbox"/> I am not the property owner and have not been able to obtain the owner's approval for this nomination		Existing Designation? This property /district currently holds the following historic designation: (check all that apply)	<input type="checkbox"/> Individual <input type="checkbox"/> District <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> National Date designated: <input type="checkbox"/> Original location <input type="checkbox"/> Property moved Date moved:
Historic use description: Brighton Town Hall, Water Department, Library, and Senior Center		Year of original construction: 1919	
Current use description: Primarily unoccupied, partial use by the Brighton Youth Commission			
Property Significance: (Select all that apply)			
<input type="checkbox"/> <u>Architectural</u> Distinctive characteristics of a type, period, method of construction, or artisan	<input checked="" type="checkbox"/> <u>Social/Historic</u> Associated with events or persons that have made a significant contribution to history	<input checked="" type="checkbox"/> <u>Geographic</u> Property has geographic importance	<input type="checkbox"/> <u>Archeological/Subsurface</u> Demonstrable potential of important discoveries related to history or pre-history
Number of contributing and non-contributing structures: _____ Contributing _____ Non-Contributing (for districts only - see definitions in information packet)			
Property Owner Name: City of Brighton		Owner Contact Information:	Address: 500 S 4th Avenue, Brighton CO
			Phone: 303-655-2000
			E-mail: mesquibel@brightonco.gov
Applicant Name: Joseph Burt		Applicant Contact Information:	Address: 22 S. 4th Avenue, Brighton CO
			Phone: 303-835-2606
			E-mail: joseph.burt@comcast.net
Representing: Brighton Historic Preservation Commission			
<input checked="" type="checkbox"/> I have read and understand the language in Section 17-52-20 of the City of Brighton Municipal Code titled Eligibility for Designation of Historic Landmark or Historic District. I submit request as noted on application for historic designation of this property or district under the guidelines set forth therein. I affirm all information on this application is true and correct to the best of my knowledge by my signature affixed hereto:		<input checked="" type="checkbox"/> As owner of the property shown on application above, I give permission for this applicant to pursue historic designation for my property. OR (for district nominations): <input type="checkbox"/> A sheet has been attached with the signatures of at least 51% of the owners of all properties within the proposed district.	
Signature of Applicant: 		Signature of owner:	

Submittal Requirements	
The following information must accompany your application for consideration. Unless otherwise designated, you may use your own format for documentation as long as information is type-written and clearly conveyed.	
<i>Requirement</i>	<i>Description</i>
<input checked="" type="checkbox"/> Nomination Questionnaire	Complete the questionnaire for each nomination application (regardless of nomination category (i.e., district, site or individual). A blank questionnaire form may be obtained on the City website at www.brightonco.gov by contacting the Planning Division at (303) 655-2059 or in person at 500 South 4 th Avenue.
<input checked="" type="checkbox"/> Site Map	One 18" X 24" copy of legal site boundary map. Note: Improvement Location Certificate, Survey Map, or a Subdivision Map will be accepted as long as it clearly demonstrates the property being nominated.
<input checked="" type="checkbox"/> Photo Log	Prepare a photo log using black and white photographs presenting all sides of structure(s) being reviewed for designation. Note: presentation in protective sleeve(s) is recommended, and photos will not be returned to the applicant or owner.
<input type="checkbox"/> Boundary Description (for districts only)	One 18" X 24" copy of the proposed district boundary. At a minimum the map must be to scale and include the lot/block descriptions proposed within the district. In addition, the map should indicate which of the properties you consider to be Noncontributing, Contributing, Historically Significant, and Exceptionally Historically Significant.
<input type="checkbox"/> Ownership Permission Sheet (for districts only)	List of parcel/lot owners within the proposed boundary and signature blocks filled out by all owners providing permission for district designation. (must obtain 51% of the property owners within the district prior to application)
<input checked="" type="checkbox"/> Additional optional submittals	You may submit any other information which may be helpful in considering the eligibility of this property. This material is not substitute for the required information. Optional materials may include newspaper clippings, brochures, etc., but will not be returned to the applicant once file is closed.

Completed nomination application and all submittal requirements can be mailed or dropped of at:

City of Brighton
 One-Stop Customer Service Center
 500 South 4th Avenue
 Brighton, CO 80601
 Attn: Aja Tibbs, Long Range / Historic Preservation Planner

Any questions with regard to this application or the historic preservation regulations can also be directed to Aja Tibbs at 303-655-2015 or atibbs@brightonco.gov

1. Provide a history of the property requesting nomination.

The building at 575 Bush Street was built in 1919 as the first Brighton Town Hall. The building was built from red pressed brick laid in black mortar and trimmed in white terra cotta. The building was 50' x 85' and had a basement that was 1/2 underground and 1/2 above ground. The building was 1 story and faced south.

The architect of the building was William Redding, a local architect from Denver whose is known for other buildings throughout the Colorado and Wyoming. His firm, WM Redding & Son also designed the Hotel Boulderado, a mission revival style building in Boulder Colorado.

The Mayor's and clerk's offices were located in the front of the building facing Bush Street. The walls were painted white and had a rail board. The wall below the rail board was painted pale green. The woodwork throughout the building had a natural wood finish. In back of these 2 rooms was a 20' x 44' room that was used as an assembly hall for public and council meetings. Double windows were placed at each end of the room to insure the best light and ventilation. This room was also finished in white with pale green below the rail board. The floors were polished and perfectly matched the buildings trim work.

Behind the assembly hall space, 4 airy rooms and a bath were included to provide living quarters for a pump man. The quarters were heated with steam and had modern plumbing. Outside stairs facing 6th Ave. provided outdoor access to these quarters. The boiler, pump, coal rooms and miscellaneous machinery were all located in the 18' tall basement.

The roof of the building was made with best quality composition roofing of the time and was guaranteed for 10 years. The grounds of the building were completed as soon as the building was finished and they were beautiful. A flight of cement steps led to the south entrance. An outside entrance to the basement was located under the cement steps. At the rear of the building, on the north side, an addition was constructed to house the fire apparatus.

The original building contract showed the building cost \$16,922 to construct. The water tower cost approximately \$3,600. A.S. Leffingwell was awarded the contract for window shades. The BIL&P Company submitted the lowest bid and was awarded the contract for coal. Their bid was \$4.56 a mine run or \$5.00 on lump coal which was delivered to the building site.

On Feb. 13, 1919, a request was presented to the City Council to allow Brighton's young people to have dancing parties in the assembly room of the new building. It was granted as long as a dance

permit was obtained from the town clerk. A \$15 rental fee was charged per dance.

For years the building was known as the City Water Department. In 1946, the library moved into the building. In 1970, the Brighton Public Library became part of the Adams County Public Library. On Aug. 3, 1972 the Brighton Branch of the Library moved to 575 8th Ave.

During the 1980's it became tradition for some members of the senior class to climb the water tower and paint the year of their graduation on the tower. Since the tower was no longer in use and thought to be a hazard, it was removed in 1993 and a parking lot replaced the tower.

In 1976, the building was leased by the city and designated to be used as a Senior Center. A federal grant was acquired to remodel and furnish this building. Seniors held bazaars and rummage sales to add needed equipment. In 1986, another federal grant was issued to expand the facility and was completed the summer of 1986. A kitchen and cafeteria were added along with a community room.

**2. Which of the following categories are met by the property or district being nominated?
(Check all of the following that apply, and respond to each criteria as applicable.)**

1) Architectural category

Exemplifies specific distinguishing characteristics of an architectural period of style.

Insert Response:

Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally or locally.

The architect for this building was Mr. Michael Redding and his RM Redding & Son Firm based in Denver. Mr. Redding was the architect for the nationally registered Boulderado Hotel in Boulder, Colorado.

Demonstrates superior craftsmanship or high artistic value.

Insert Response:

Contains elements of architectural design, detail, materials, constructions or craftsmanship which represent as significant innovation.

Insert Response:

Evidences a style particularly associated with the Brighton area.

Insert Response:

2) Social and historic category

Is the site of an historic event that had an effect upon society.

This is the site of Brighton's original historic city hall

<input checked="" type="checkbox"/> Exemplifies cultural, political, economic or social heritage of the community.
<i>This building was originally built as Brighton's first city hall, it has also contributed to Brighton's history as the water facility, city library, and senior center in years past. It has historically been a community structure throughout Brighton's history.</i>
<input type="checkbox"/> Represents a built environment of a group of people in an era of history.
<i>Insert Response:</i>
<input checked="" type="checkbox"/> Has significant character, interest or value, as part of the development, heritage or cultural characteristics of the City, State or Nation.
<i>The wells on the land were dedicated by Daniel Carmichael, a founding father of Brighton. Among many other important contributions to the development of the City, he initiated the Brighton Water and Electric Company Co in 1891 and the wells and water tower on site where a large part of the first public water source for Brighton.</i>
<input checked="" type="checkbox"/> Has an association with a notable person or the work of a notable person.
<i>Refer to previous descriptions of Mr. Carmichael and Mr. Redding. In addition, this building housed the offices of Brighton's City Hall. The work of many Mayors, City Councils and Clerks, and other City staff took place here.</i>
<input checked="" type="checkbox"/> 3) Geographic and environmental category
<input checked="" type="checkbox"/> Enhances a sense of identity of the community
<i>This building has been considered a central community building for many years. First, serving as the town hall of Brighton, secondly as the water treatment plant (the adjacent water tower has been demolished but was iconic to Brighton's history), as a public library, and lastly with the senior center as the gathering point of Brighton's senior community for many years.</i>
<input type="checkbox"/> By being a part of, or related to, a square, park or other distinctive area which should be developed or preserved according to a plan based on an historic, cultural or architectural motif.
<i>Insert Response:</i>
<input type="checkbox"/> Is unique in its location of singular physical characteristics.
<i>Insert Response:</i>
<input type="checkbox"/> Possesses unique and notable historic, cultural or architectural motifs

Insert Response:

Is an established and familiar mutual setting or visual feature of the community

As previously mentioned this building has been central to the community of Brighton. The proximity of the structure to other iconic Brighton structures, such as the Adams County Courthouse, also contribute to the historical contribution of this structure.

3. Has the property been remodeled or changed since its original construction? If so, please describe (or attach), in as much detail as possible, a chronological list of all alterations made to the subject property or district.

Addition – 1986; Kitchen and Cafeteria were added to the east side of the building. The building permit was approved 3/18/86, and the CO was issued 8/11/86. Files indicate that the work was valued at \$321,900 at the time of construction. A variance was also issued by the City to waive the side setback requirement, and allow the addition to be built to the property line (along the East Side).

The concrete stairs were removed and replaced in the 1989, and the boiler system was replaced in 1991 for a baseboard radiation system with new piping.

Water Tower – Permit to demolish the tower was approved in December of 1993. Correspondence from the City regarding concern for the safety of the structure, and possible danger to surrounding residences. An estimate to reinforce the structure is also included in the files.

The main building was re-roofed in September 2013 with membrane roofing. No indication of previous material type found on permit. The parapets surrounding the roof hide the material type, so there is no visible impact to the structure.

4. If this application is for the nomination of a district, please additionally answer the following questions below:

a) How is the boundary of the proposed district defined? In other words, how was the proposed boundary determined to be appropriate?

Insert Response:

b) Provide a list below (or attached) indicating the properties within the district, and their contribution to the district as a: noncontributing; contributing; historically significant; or an exceptionally significant resource. Note: this should also be demonstrated visually on the Boundary Description Map submittal item.

Insert Response:

c) Have you had any communication with the district property owners whom have NOT

Questionnaire
 Use-By-Right (UBR)

<p>consented to the nomination? If so, please provide a list of those persons, their property, and a general summary of the communication exchange.</p>
<p><i>Insert Response:</i></p>
<p>5. Provide a bibliography referencing all materials used in this document to justify the designation. Please include all books, articles, web sites, and other sources used in responding to this questionnaire.</p>
<p><i>A majority of the information contained in this questionnaire was received from and compiled by Pat Reither, Historic Preservation Commissioner, Professional. Additional information was found from the City of Brighton, 575 Bush Street building permit file.</i></p>
<p>6. Is there any additional information regarding the nomination that you would like to communicate? If so, please provide it in the space below.</p>
<p><i>Insert Response:</i></p>