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OBSERVATION REPORT

GEYER HALL, NCMC

JUNE 14, 2006



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Facility Review
Geyer Hall
North Central Missouri College
Trenton, Missouri
June 2006

Overview

Geyer Hall is the landmark building on the campus of North Central Missouri College in Trenton, Missouri. The building is approximately 35,158 square feet of masonry and wood framed construction. The primary use of the building is classroom instruction. Offices and a library are also housed in the building.

Ellison – Auxier Architects Inc. was asked to perform a facility review of Geyer Hall. Along with our architectural review, our consulting structural engineering firm, Bob D. Campbell and Co. and our consulting mechanical, electrical, and plumbing engineering firm of Henthorn, Sandmeyer & Co. also have reviewed the building.

These reviews were made with the direction of trying to reach an understanding of the current condition of Geyer, and make conclusions to its lifespan and any renovation needs. We were also asked to compare this information with the costs and efforts of a similar facility as new construction, and the concerns or items that should be considered if Geyer were to be expanded.

Future ideas regarding the current and continued use of this building relate to the upcoming building need for an Allied Health Sciences Building, and also a concern of improving and/or expanding the Library. When the Allied Health building may come on line, many classrooms currently in Geyer could become available for other needs. It is not know to us at this time if an Allied Health Building would be attached to Geyer or be free standing. It is possible that to renovate Geyer, other spaces would need to be available to be able to move into during renovations. This appears to be the beginning of an important process that will lead North Central Missouri College to decisions of how the campus may evolve.

Observations

Miscellaneous renovations and remodelings have been done to the structure over its some 80 years of service. The window systems have been replaced with ceramic panel and window infill in aluminum frames. There are dropped

acoustical ceilings in most areas. The general appearance of the building is clean but old.

Further examinations show deteriorating plaster above the acoustical ceilings. Some building settlement has occurred. Restrooms are inadequate and very outdated. Some masonry repair is needed. Accessibility issues should be addressed. Life safety issues should be addressed. Some of these are outlined in more detail in the following reports from Bob D. Campbell and Co. and Henthorn, Sandmeyer & Co. Another obvious concern should be the image of the college in the competitive world of student recruitment.

The acoustical ceilings hide an array of wiring sitting atop the grid. Many new data and phone lines have been strung throughout the building. The ceilings also stop falling plaster from striking people who are in the building. Offices have been constructed in the building and are not served well by power, data, and HVAC.

The building has a partial basement where an old boiler and air handling equipment exists. There is likely asbestos present in this space. There is also a newer boiler still in use in the basement.

The classrooms have been renovated to varying degrees. Some up-to-date technology has been added. Lighting is old and inefficient. The through wall units do not serve the spaces well. Classroom size is reported to be sufficient. Some walls are wood paneling some are painted plaster.

The roofing has recently been replaced and is in good condition.

The elevator appears to be in good working condition.

Recommendations

Overall, the building appears to be in good structural condition. (See the attached structural report) While the building is functioning in its current condition major renovations are advisable. The building's systems, mechanical, electrical, and plumbing, are in need of replacement and in a few cases repair. (see the attached MEP report) Architecturally it is in need of updating and addressing accessibility requirements as well as some life safety issues. Classroom and office renovations would improve the faculty and staff morale and the students' attitudes toward the classroom and NCMC.

This leads to the following estimates of probable costs for major renovations and information comparing probable costs of new construction.



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Estimate of Probable Costs
GEYER HALL
North Central Missouri College
Trenton, Missouri

Major Renovations

Masonry repair	\$70,000
M.E.P. Renovations (w/o asbestos abatement)	\$1,392,500
Architectural Renovations	
\$67 per sq. foot x 35,158	\$2,355,586
TOTAL	<u>\$3,818,086</u>

New Construction

Bricks and Mortar

Not including non fixed equipment
No land acquisition

35,000 sq. ft. x \$140 **\$4,900,000**

NOTES:

To build the Allied Health Building attached to Geyer, the square footage costs would be slightly higher due to the reconstruction efforts related to at least the existing library floors. These numbers are estimating major renovations. Many other options would be available with less reconstruction.

Observation Report

Project: Geyer Hall
Trenton, Missouri

Date of Observation: 05.08.06

Project No.: 9467

Issue Date: 06.06.06

Distribution: Henthorn Sandmeyer
Consulting Engineers
406 East Bannister Road, Suite E
Kansas City, Missouri 64131

Prepared By: Fred Sandmeyer
Don Sereda

File: 9467\Observation\9467 Observ 05.8.06.doc

General:

Geyer Hall was built in 1925 and has a lot of the original piping and plumbing still being used in the building. The building is not sprinkled now but will have to be when it is reworked for classrooms to meet code.

The structure is reported to be 80 +/- years old. It contains 3-floors plus partial basement. The 3 upper floors serve offices, classrooms, restrooms and library. An elevator addition at the south end of the building was installed in 1996 +/- . At this time, a new electrical service and main switchboard were installed. Floor layouts are central corridor from building north to south end with rooms on both sides. The partial basement serves a boiler, water service entrance and unused space. It is not accessible by the elevator. Future plans for the building are not likely to greatly modify existing utilities. Available building plans are very limited and only architectural.

Existing Electrical

Service:

Primary overhead on wood poles with 30 +/- ft. underground extension from pole to utility company pad mounted transformer at south end of building. Wall mounted meter at transformer. Two parallel 4" service conduits into building main switchgear. Installation looks good with assumed installation date of 1996 +/-.

Secondary service is 120/208 volt 3-phase, 4-wire to an 800 amp main fused service switch at the main service switchgear.

Utility company: Trenton Municipal Utilities. Contact: Chad Davis @ 660-359-2281. Mr. Davis reports no service problems and that the meter does not record maximum periodic demand. Initial building service at opposite end of building was removed.

At this time, service seems sufficient for future needs.

It should be noted that some utility companies would not permit their pad mounted transformers to be located in close proximity to adjacent building walls with door or window openings and 24" minimum clearance is normally required between the transformer and back building wall. Presently the outside wall with an HVAC window unit is infringing on the transformer space directly behind the transformer.

Electrical Distribution:

The main electrical switchboard is located on the first floor level inside on the south exterior wall with the pad mounted transformer outside on the opposite side of the wall. The board is two sections. Adjacent room wall space is available for future expansion plus blank board space is available in one section of the board.

Nameplate Data:

Challenger PN4F 120/208 Volt, 3-phase 4-wire Job #V0M01660003 dated 5/96. The board is fusible construction with an 800 amp main switch. Branch switches are:

1-400 amp	Corridor Panels
1-100 amp	Panel W1
1-100 amp	Elevator
1-60 amp	? - Not Designated
1-60 amp	Spare Not Used
1-100 amp	Panel W3
1-100 amp	Panel N1
1-100 amp	Panel N2
1-100 amp	Panel N3
1-100 amp	Panel S2
1-100 amp	Panel E1

Some of the above labeled switches are not traceable to their non-labeled served loads. The 400 amp "Corridor Panels" switch likely subfeeds the 4-100 amp panel switches. The above should be verified for maintenance personnel knowledge.

The board seems in good condition and from designated date is only 10 years old. No problems were reported. Adequate fault interrupting capacity of the fusible switches properly fused, should be 200k with a maximum available from the utility of 42k +/- . The board was not opened for inspection of connections, deteriorations, etc. Room ventilation does not seem lacking. No visible condensation/moisture problems were apparent. The service does not have service entrance surge protection and no related problems were reported. Life expectancy of the switchboard should be 20 to 30 more years.

An effort was made to trace the switchboard service grounding electrode conductor to the basement water service entrance. It was not located. This should be done to comply with National Electric Code requirements for system grounding.

It is recommended that a licensed electrician service the board, check connections, clean, check for proper 200k fusing, check for condensation, deterioration and proper fuse sizing with respect to branch circuit wire ampacity ratings. Work should be done with school maintenance personnel observing. Findings should be tabulated for owners future reference.

Branch Circuit Panelboards:

Branch circuit panelboards served from the main switchboard are not labeled with respect to the main switchboard labels. Circuit directories in the panels are not typed, questionable legible and accurate.

It appears that the 1995/1996 new switchboard work included new feeders to the existing panelboards from 100 amp switches in the main switchboard. This should be verified to determine proper feeder sizing from the switchboard branch circuit to the panels. The old existing corridor panels are likely 100 amp only rated and could be only single instead of three-phase. No record of any past work was available.

The library panel looks new. The corridor panels with plug-in fused branch circuits need to be replaced. Life expectancy of 30-40 years is exceeded. Of great concern are corridor panels with 30 amp plug-in branch circuit fusing on possibly only 20 amp wiring. Panel replacement should cost \$3,000.00 +/- each.

Panelboard Branch Circuit Wiring:

Branch circuit wiring from panelboards are combinations of concealed conduit, exposed conduit, "wiremold" surface raceway, and type NM "Romex" nonmetallic sheathed cable.

All concealed wiring in building masonry construction can be considered by initial building construction; Romex cable and wiremold exposed wiring installed at later dates.

Romex wiring observed installation in this building is not restricted except above dropped suspended ceilings per revision to the 2005 National Electrical Code. It is not preferred and much is installed in the building.

Unused wiring such as in the basement area should be removed at the source. The existing condition of some wiring is very bad.

Several metal boxes were observed without covers. A single observation above a first floor drop ceiling showed: Romex spliced unsupported cable with no splice box; Romex spliced cables hanging out of a splice box; Romex plus conduit in and out of a single light fixture.

Green wire branch circuit equipment ground wire and bonding can not be confirmed for all wiring. Box wiring connectors are not installed in some places.

Branch circuit wiring is a major concern in general as to age, grounding, bonding, overload protection, and proper installation. Again, no specific problems were reported other than a general "not good feeling" for the installation by the maintenance personnel.

Elevator:

No problems reported. Equipment room locked. Ran smooth. Assume owner has a service contract with manufacturer. Strict installation control is normal for installers.

Wiring Devices:

The building has an assortment of old and newer 120 volt convenience receptacles and light switches. Ground wire and bonding to devices is somewhat lacking.

Life Safety:

1. The building has no fire alarm or sprinkler system.
2. Battery powered exit lights are adequate.
3. Battery powered corridor emergency egress lights do not provide minimum requirements. Units are now also required outside at exterior exit doors.
4. The building has no fire protected HVAC equipment or fire/smoke dampers.
5. It is not known what building codes govern the building or what authority enforces.

Computers:

The building is reported to have 100 +/- connected computers throughout. No dedicated panelboards or surge protectors were observed, No isolated ground receptacles, no 200% neutral panels and no reported problems.

Lighting:

Exterior existing low pole mounted lights appear in good condition and relatively new. No reported problems or reports of enough lighting. Photocell or time clock control was not confirmed.

Interior existing lighting is largely 3 and 4 lamp, fluorescent, 2 x 4 lensed, recessed fixtures in suspended ceilings. Building entrances have decorative pendant incandescents. Utility areas have incandescent lamp holders on exposed ceilings.

The fluorescent lights are old and are lamped with T12 lamps. If replaced with one for one new T8 lamped fixtures with electronic ballasts, energy cost for these fixtures should reduce by 25% +/- with minor increase in light output. Replacement installed unit cost estimate \$150.00 each. Federal tax credits would apply to existing lighting replacement if done to their requirements.

Miscellaneous:

1. The building has no lightning protection system. No reported problems.
2. The building has no clock/program system.
3. The building communication system is by telephone with time of day readout on each instrument. No reported problems. Two 2" +/- conduits from underground; up the outer south wall and into the building are assumed to serve the system.
4. TV system within the building is served by two roof top satellite receivers and one cable TV service. No reported problems.
5. A remote controlled campus time/chime system is on the building roof.
6. The building gas service serves only a basement steam boiler that serves six remote radiators. The owner should investigate removal of the gas service and conversion to all electric for only one service billing.
7. Observation did not include existing recessed lights code compliant support which reads:

Installation of all fluorescent light fixtures in suspended ceilings shall comply with article 410-16(c) of the latest National Electrical Code which reads as follows:

'410-16(c)' suspended ceilings. Framing members in suspended ceiling systems used to support fixtures shall be securely fastened to each other and shall be securely attached to building structure at appropriate intervals. Fixtures shall be securely fastened to the ceiling framing member by mechanical means, such as bolts, screws, or rivets. Listed clips identified for use with the type of ceiling framing member(s) and fixture(s) shall also be permitted.

8. It was reported that all data/communication system wiring is non-plenum rated cable. This is acceptable with the present HVAC system.
9. Existing water heating is for restrooms only and by "spot" electrical heaters.
10. Window electric HVAC units are relatively new and the bulk of the building load. No problems reported.

Heating and Air Conditions of the Building:

1. The old existing boiler is not being used today and it probably is covered with asbestos. And some of the existing steam and condensate lines may have asbestos in the insulation.
2. A new Smith steam boiler serves only the corridor cast iron radiators.

3. The existing steam lines will normally last the life of the building and the condensate lines have a little less life and can be repaired.
4. Most of the steam and condensate lines are not insulated and put off a lot of heat in areas where it is not needed and reduces the efficiency of the system.
5. A thermostat is located on the first floor in the corridor by the north stairs.
6. The building was renovated in 1992 when most of the cast iron radiators were removed and the corridors have the only cast iron radiators left, and served by the new Smith boiler.
7. The west side of the building on the north area on the first floor only is serving four rooms with an electric furnace with an electric condensing unit in a closet with one thermostat serving four rooms. There is no way to please everyone in all four rooms. The ductwork is made out of fiberglass.
8. The west side of the building on the south area on the first floor only is the same as #7 above.
9. The rest of the building has thru wall electric heating and air conditioning with a small amount of fresh air through the outside grille, which will not meet today's code for classrooms. Some rooms on the north end are served by window air conditioning units.
10. Toilets have exhaust fans and there are some fans located in areas where heat is a problem.

Plumbing:

1. Most all of the plumbing water piping in the 1925 building is galvanized steel and nearly clogged with calcium caked in these lines. It is hard to get pressure or water on the top floor. The piping should be replaced.
2. On the incoming domestic water main, a reduced pressure backflow preventer is required by code. There is no backflow preventer present.
3. Existing water heaters are small electric water heaters placed under the counter in the toilet area. There is a larger electric water heater in a closet in the existing third floor closet serving the elevator addition toilets.
4. The water closets, urinals and lavatories look to have been installed in the original building.
 - a. Existing water closet use 4 gpm per flush and new code requires 1.6 gpm per flush if you change out the water closets.
 - b. Existing urinals are the same as water closets above.
 - c. Existing lavatories do not have any restrictors on the faucets and probably flow 5 gpm. If you change out the faucets, the new code requires 2 gpm.
 - d. The sewer and vent piping is an old Durham system and could last the life of the building except around urinals which have to be replaced from time to time.
 - e. The existing gas meter serves only the new Smith GB-300 dated 2001 and the meter is oversized for this boiler. The existing gas meter is probably large enough for any remodel.

Comments/Summation:

Electrical:

1. Please find enclosed "Standard for an Electrical Preventative Maintenance Program." This is advisable for Geyer Hall.
2. Total engineering appraisal should be made for any building renovation/upgrade. Maximum electrical service demand should be metered over maximum power usage periods to aid in future renovation planning.
3. It is hard to analyze possible electrical system deficiencies when no problems are reported. At the same time, it is of concern when maintenance personnel do not have a good feeling for the installation.
4. It is felt that the existing electrical installation with upgrade and limited area renovation should not greatly impact a project budget. A fire alarm system alone is estimated at \$20,000.00 +/- and is code required.

HVAC:

1. The existing Smith boiler is not large enough to heat the existing building, but it could last 25 years with proper chemicals and treatment.
2. The existing condensate pump is not large enough to serve the existing building, but it could last 25 years with changing out of the motors.
3. The existing electric thru-wall units are approaching the end of their useful life which is around fifteen (15) years for this type of equipment. Replacement of the compressors, motors, fans, controls, etc. These units could be useful for a few more years, but they become a burden for the maintenance and probably need to be replaced in the next five years.
4. R-22 will no longer be able to be produced in 2020. New equipment will no longer be able to be produced in the year 2010. One strategy would be to replace the existing R-22 units with new R-22 units that can be maintained through year 2020.
5. The newer codes require quite a bit of outside air for the students, which is absent in the existing systems under new codes. The electric through-wall units would have to be changed to a different type of system.

Plumbing:

1. The existing building will be required to be sprinkled under the new codes.
2. The existing domestic water piping needs to be replaced in the 1925 building to get pressure and volume of water to the upper floor.

3. The main sewer and vent lines could be tied onto, except there is very few lines in the building.
4. Floor drains in the lower area around the boilers should be replaced or cleaned out.
5. Gas meter should be large enough for most any reworking of the building.
6. Install a reduced pressure backflow preventer in the incoming domestic water line.
7. Should remove existing boiler that is not in use and remove asbestos from boiler and piping.
8. Insulate any steam and condensate lines that remain in use.

Estimates for Gever Hall renovation

In demolition of items preparing for remodeling the building, we have not included demolition of the following items:

1. Old boiler that is not in use.
2. Newer boiler.
3. Old air circulating system.
4. Steam piping in the basement area.
5. Condensate piping in the basement area.
6. Any asbestos abatement if present in the building.

1. Demolition:

a. Removal of HVAC equipment	\$18,000.00
b. Cast iron radiators	\$1,000.00
c. Removal of plumbing fixture	\$2,000.00
d. Removal of domestic water piping	\$1,500.00
b. Electrical total demo	\$20,000.00

Total: **\$42,500.00**

2. New systems for existing buildings:

a. HVAC	\$700,000.00
b. Plumbing	\$350,000.00
c. Sprinkler systems	\$100,000.00
d. Electrical	\$200,000.00

Total: **\$1,350,000.00**

3. New building:

a. HVAC	\$18.00/sq. ft.
b. Plumbing	\$10.00/sq. ft.
c. Sprinkler systems	\$2.50/sq. ft.
d. Electrical	\$13.00/sq. ft.

Total: **\$43.50/sq. ft.**



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May 15, 2006

**Structural Condition Survey
Geyer Hall – North Central Missouri College
Trenton, Missouri**

Geyer Hall is an approximate 80 year old, three-story structure with partial basement. The building has multi-wythe brick bearing walls and a stone foundation. The floors are framed with rough cut 2x12's covered with hardwood flooring and the corridor appears to be a concrete slab covered with terrazzo. The library floor above the basement boiler room is also a concrete slab system and the floor above the library is a concrete beam and slab system. An addition for an elevator was added on the north end. The building has a new membrane roof and metal cap flashing around the perimeter parapet.

The following are observations from our Structural Condition Survey made May 8, 2006:

INTERIOR

- 1) The Terrazzo floor in the corridor at each level has several random shrinkage cracks (see photos #1 & 2). These cracks are non-structural and result from the lack of control joints installed in the flooring system. The cracks are cosmetic but, short of replacement, there is little that can be done as repair. The cracks appear to be filled with multiple coats of floor wax and may be watertight.
- 2) The east side of the corridor near the south end of the building has a vertical crack in the plaster wall extending up from a classroom door (see photo #3). This crack appears to occur in the same location at each floor level and likely is a crack in the brick bearing wall behind the plaster from previous settlement. This crack is of little structural concern and the plaster could be repaired to make it all but disappear.
- 3) The original plaster ceiling is falling from the wood lath at random locations throughout the building (see photo #4). The majority of the building has suspended acoustical ceilings and the plaster serves no purpose beyond a fire barrier. Several locations have plywood screwed to the joist framing in an effort to keep the old plaster from falling. Structurally it would be advantageous to get rid of the heavy, thick plaster to increase the live load capacity of the structural system and to eliminate the potential of the plaster to come crashing down.
- 4) Plaster ceilings in the corridors and above the library were direct-applied to the concrete structure. The plaster in the corridors appears to be in good shape but, much has fallen above the library (see photo #5). Chicken wire was installed above the suspended ceiling to catch the falling plaster.
- 5) The terrazzo treads at both north and south stairs have somewhat deep indentations from years of wear. Again, this is not a structural issue, but could be a tripping hazard.
- 6) The basement below the library appears to have no significant structural deficiencies but, there is a lot of water seepage through some of the masonry walls and the floor appears to be continually wet.
- 7) There is an open joint between the stud furring wall and the wood flooring at the second floor southwest corner classroom (see photo #6). This open joint is cosmetic and not structural.

EXTERIOR

- 8) The roof appears to be relatively new and in good shape (see photo #7). There is good slope for drainage and the drains appear to be in working order.
- 9) The perimeter stone cap at the parapet has been covered with a metal cap flashing. A stone cap at the southeast corner of the building is missing and the metal cap flashing was continued around the corner without the stone cap (see photo #8). It was not evident whether this detail prevents blowing rain from entering the masonry wall under the metal cap. This should be further investigated. Some of the original stone caps between the entry towers were not covered with metal cap flashing and the old mortar joints are failing (see photo #9). These joints need to be covered or sealed to keep out moisture.
- 10) The brick masonry at the inside face of the entry towers above the roof have some failing mortar joints which need to be tuckpointed and/or sealed to keep moisture out of the wall (see photo #10).
- 11) The perimeter stone band on the exterior side of the roof parapet has several failing caulk joints which can allow moisture into the wall (see photos #11 & 12). These joints need to be cut out and replaced.
- 12) The brick chimney on the west side of the roof has a small diagonal crack on the east face (see photo #13). This crack should be tuckpointed or sealed.
- 13) The building has several masonry cracks which have been previously tuckpointed or filled with sealant (see photos #14-18). These joints should be closely inspected to insure the cracks are watertight.
- 14) Some bricks have spalled from freezing of moisture that has penetrated the brick surface (see photo #19). The only way to prevent this spalling is to seal the surface of the brick.
- 15) A piece of the stone trim has chipped off at a second floor window on the east side of the building (see photo #20). This is a cosmetic issue and is of no structural concern.
- 16) There is a vertical crack on the east face of the building near the south end which runs through the brick and the stone trim around the south windows at each floor (see photo #21). These cracks should be tuckpointed or caulked to keep moisture out of the wall.

In general, the building is in good structural condition for its age. The most significant problems we observed were cracks in the masonry veneer, failing caulk joints in the stone caps and horizontal bands and falling plaster above the suspended ceiling. All of these problems can be considered maintenance items and are of no great or immediate structural concern. Sealing of exterior cracks and joints are important for maintaining the long term structural integrity of the building as the infiltration of moisture will allow deterioration of the masonry walls.

Structurally, this building has many years of service life remaining and, with continued maintenance, could easily last another 50 years. The building was well built and should continue to perform adequately as long as the moisture issues are controlled. We estimate repair costs for tuckpointing and/or sealing the exterior masonry to be in the range of \$50,000 to \$70,000.



Photo #1: Random cracking in terrazzo floor at first floor near north stair.



Photo #2: Random cracking in terrazzo floor at first floor near south stair.



Photo #3: Vertical crack in plaster at first floor east corridor wall at south end. This occurs at this location at each floor.



Photo #4: Falling plaster at first floor classroom ceiling (across from Library). Wood lath and plaster on 2x wood framing.



Photo #5: Falling plaster above first floor Library ceiling. Chicken wire installed to catch the plaster. Plaster was directly applied to concrete structure.



Photo #6: Separation of wood flooring and furring wall at southwest second floor classroom (west wall).



Photo #7: Roof looking south. Membrane appears to be in good shape and has ample slope for drainage.



Photo #8: Southeast corner of building showing missing capstone at roof parapet. Metal roof cap was installed without replacement of stone cap.



Photo #9: Failed caulk joint at stone cap between front entry towers.



Photo #10: Failing mortar joints at inside face of front entry tower (above roof).



Photo #11: Failing caulk joint at stone band just below parapet.



Photo #12: Failing caulk joint at perimeter stone band.



Photo #13: Diagonal crack in masonry veneer at west chimney.



Photo #14: Previously repaired masonry crack at first floor locker rooms (now storage) at west wall.



Photo #15: Previously repaired horizontal crack at west wall of locker rooms (now storage).



Photo #16: Previously repaired crack below second floor window.



Photo #17: Previously repaired crack at east wall, south end; second floor window head to third floor sill.



Photo #18: Previously repaired masonry crack at south wall, first to second floor.



Photo #19: Brick spalling at north wall of locker rooms (now storage).



Photo #20: Damage to stone window header at east wall, second floor.



Photo #21: Crack in stone and masonry on east wall near south end. First floor window head to second floor sill.