

Stone (Fountain) Hall

National Historic Landmark

Morris Brown College

Condition Assessment Report

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Condition Assessment Report

for

National Historic Landmark Building

Stone (Fountain) Hall

Morris Brown College Atlanta, Georgia

Approved by: _____ 10/13/19

President, Morris Brown College — Date

Recommended by: _____ 10/16/2019

Chief of Cultural Resources, Partnerships, and Science
Southeast Regional Office — Date

Recommended by: _____ 10/18/2019

Deputy Regional Director, Southeast Regional Office — Date

Approved by: _____ 10/28/19

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Foreword

The National Park Service is pleased to make available this Condition Assessment Report as part of our ongoing efforts to support the preservation of National Historic Landmarks. The National Park Service administers a number of preservation assistance programs, including the National Historic Landmarks Program, to promote historic preservation and community revitalization. National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, just over 2,600 historic places bear this national distinction. Working with citizens throughout the nation, the National Historic Landmark Program draws upon the expertise of National Park Service staff who guide the nomination process for new National Historic Landmarks and provide assistance to existing National Historic Landmarks.

The National Park Service monitors and provides information about the health of National Historic Landmarks so that owners, stewards, policy makers, and the public can take steps to preserve these nationally significant properties. The National Park Service hopes that this study will aid Morris Brown College in their efforts to preserve the National Historic Landmark, Stone (Fountain) Hall.

A number of individuals contributed to the successful completion of this work; but, we particularly like to thank the property owner and stewards of this historic structure, Morris Brown College, under the leadership of President Dr. Kevin James and former President Dr. Stanley Pritchett, Sr., the College's Board of Trustees and consultant Dr. Candy Tate; as well as the authors of the report, Lord Aeck Sargent, led by Principal and Historical Architect Susan Turner. Their efforts were guided and assisted by Historical Architect Danita Brown and National Historic Landmarks Program Manager Cynthia Walton, both of the Southeast Regional Office.

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Chief, Cultural Resources, Partnerships and Science Division
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Cover Page Image[1]

[1] Historic American Buildings Survey, Creator. *Atlanta University, Stone Hall, Morris Brown College Campus, Atlanta, Fulton County, GA*. Atlanta Fulton County Georgia, 1933. Documentation Compiled After. Photograph. https://www.loc.gov/item/ga0205.

EXECUTIVE SUMMARY

Project Scope and Goals

The National Park Service (NPS) has commissioned this report to evaluate the National Historic Landmark Stone (Fountain) Hall, an unused building located on the campus of Morris Brown College in Atlanta, Georgia for the purpose of assessing its current condition and establishing treatment recommendations with associated costs to stabilize and secure this significant historic building. The stipulated goal of the report is to make recommendations on how to mothball the building per the *Secretary of the Interior's Standards for the Treatment of Historic Structures* for a period of 5 years as a proposed time frame during which funds can be raised by Morris Brown College to restore and reuse the resource. The scope of this report is to outline the building's condition (as of September 2018) and to propose treatment recommendations to mothball before further significant damage occurs.

The introductory sections of this report include a brief history, chronological development of the building, and a description of character-defining features. Following sections describe the overall construction and existing condition of the building with descriptions of recommended approaches to secure and mothball the building. In August 2018, a laser scan point-cloud survey of the exterior and interior was executed as part of the scope of work and formed a 3D photographic record of the building at the commencement of the on-site observation and assessment (see Exhibits B & C).

Finally, a list of treatment recommendations summarizes the approaches to weatherproofing and securing the building exterior, remediating critical structural issues, removing moldy or mildewed interior finishes, ventilating the interior to create an environment that discourages continued growth of mold and mildew, and installing an alarm system to alert authorities in case of fire. Lighting in the interior corridors and in some significant spaces is also proposed to allow safe passage for the purposes of building monitoring and maintenance, as well as showing the building to potential donors.

The estimated construction cost for the recommended work in this conditions assessment report breaks out as follows:

• Urgent Items – Level 1	$51,631.25*
• Exterior Envelope	$367,459**
• Interior	$301,754**
• Structural	$322,964**
• Mechanical	$136,956**
• Electrical	$241,969**
• Plumbing	$ 14,052**
PROJECT TOTAL	$1,436,785.25

*Estimated cost here does not include 'General Security' line item, which is included in the Exterior Envelope number.

**Urgent Items – Level 2 are included within these estimates.

The project total and each line item above represents total construction and total subcategory construction (e.g. Exterior Envelope or Plumbing, or similar) cost. This includes contractor costs and fees and a 10% contingency to cover unforeseen conditions. These estimated costs are construction costs only and do not include design or other project soft costs. These costs are as of March 6, 2019 with the addition of electrical cost for a security system, updated in September of 2019.

These costs cover the base scope of recommendations. There are a few options noted for consideration with regards to mechanical and electrical items. See the list of "**Recommendations & Associated Costs**" to see what the added costs are for these options.

Although the scope of this assessment is limited to a 5-year stabilization plan, the ultimate goal for the building will be to rehabilitate it to serve the needs of Morris Brown College. When rehabilitation becomes feasible, certain procedures will need to be followed. A first step that will guide establishing an appropriate scope of and approach to rehabilitation is confirming or updating the period of significance that is currently established in the National Register of Historic Places nomination; the period of significance will be the guiding principle for retention of materials. Because Stone (Fountain) Hall is identified as an historic structure on a local and national level, the process for rehabilitation has additional steps beyond a standard construction project. Should funding for the project come from state or federal sources, there are additional mechanisms. See Exhibit H for a brief overview of review procedures.

In the process of assessing the building, the architecture/engineering team has discovered conditions that we recommend be addressed prior to the mothballing project. These items are designated "**Urgent Items – Level 1**", and the work is strongly recommended to occur as soon as possible, regardless of advancement towards mothballing or rehabilitation. These are all items (e.g. holes in the roof) that are allowing water to enter directly into the building and will continue to negatively impact materials, ultimately increasing the cost to repair or replace. This kind of infiltration is directly and rapidly deteriorating the building. The recommendations listed below are devised to expeditiously protect the building from these breaches in the exterior envelope.

On September 6, 2019, the architecture/engineering team presented the results of this study to representatives of the National Park Services, Morris Brown College, the State Historic Preservation Office, the Atlanta Urban Design Commission, and the National Trust for Historic Preservation. At that time, representatives from Morris Brown made clear that the College intends to actively fundraise for the building's rehabilitation, and would like to limit the funds expended on mothballing work scopes that would not be retained in a future rehabilitation project. It is however very important to take the necessary steps to secure the building envelope and prevent the future accelerated deterioration that will result from continued water infiltration. The team was directed to review the mothballing recommendations and identify those work scopes which, at a minimum, should be implemented prior to a full building rehabilitation, assuming that it will take approximately two years to fundraise, program and design the rehabilitation. As a result, a two-tiered approach to immediate action items is presented below. Urgent Items – Level 1 remains the list of most immediately recommended items. Urgent Items – Level 2, has been added to include items that the team recommends implementing to keep the building secure and reduce deterioration over the two years needed to begin rehabilitation construction.

Costs for these Urgent Items have been calculated based on adjustments to the mothballing costs or additional estimates which are included in Exhibit G. To avoid duplication of future efforts and cost, it is possible to upgrade some elements so that they can more readily be reused in a future phase. An example is the electrical panel which has been sized only for the mothballing need, however could be upsized to anticipate future needs. However, additional costs would be associated with this type of upgrade. Costs for Urgent Items are provided at the end of this section.

Urgent Items – Level 1

- **Secure Tower Roof from Water Infiltration:** Install asphalt shingle roofing over existing asphalt shingles (roof and lower mansard shingles area). If decking is deteriorated or absent, fasten ¾"-inch exterior grade plywood to span opening (on top) in roof deck and then cover with asphalt shingle roofing assembly.
- **Install Temporary Cricket behind Tower:** Fabricate temporary ¾-inch exterior grade plywood cricket and install behind tower. Cover plywood with asphalt shingle roofing assembly. Install step flashing at cricket to back of tower masonry wall and apply sealant to top edge of flashing.
- **Close Hole in Roof at Northwest Eave (intersection of Front Wing roof eave and Rear Wing roof eave)**: Patch opening with ¾-inch exterior grade plywood, caulk edges and paint.
- **Direct Roof Water Discharge away from Building:** Clear and clean all existing downspouts and gutters of dirt and debris. Install sections of gutter and downspouts where sections are missing. Disconnect existing buried perforated drainpipe that are buried from downspouts in all locations (since these are likely non-functioning). Install perforated drain pipe above-grade at all downspout outlets and extend a distance away to achieve positive drainage (approximately ten to 25 feet depending on location), to direct all water discharge away from building face and perimeter.
- **General Security:** Other than at the primary entry point, doors and access points are to be mechanically secured to prevent further vandalism.

Urgent Items – Level 2

- **Mechanical Ventilation:** This item has been included to reduce the risk and control the spread of biological growth within the building. The proposed scope includes implementation of Option 2 with a reduced number of fans to circulate air within the building and suspend further material deterioration and biological growth. This item includes the removal of existing plywood panels at the windows and installation of new plywood panels fitted with appropriately sized louvers. Also included is removal of walls in the Basement at the exterior wall which currently impede air circulation.
- **Electrical:** Provide minimal electrical service to support mechanical, fire alarm system, and a security system.
- **Fire Alarm:** Provide new Fire Alarm System with battery backup, including detection and notification devices in accordance with NFPA-72 2013. The system could be designed using either the wireless or surface-mounted conduit options as presented in the condition assessment recommendations. Wireless is included in the cost estimate.
- **Security System:** Provide new electronic security system to monitor interior of the building in entrances and corridors using motion detectors.
- **Remove Biological Growth:** In an effort to arrest further mold growth, all carpet should be removed and finishes cleaned as much as possible. This will best preserve existing materials for future rehabilitation.
- **Waterproof Openings at Dormer Sidewalls and Chimney:** Temporarily re-secure (tuck-in) existing step flashing and metal panels) at dormer sidewalls and chimney. Install secondary metal counter flashing and sealant at top edge.

Urgent Items – Level 1

- Secure Tower Roof from Water Infiltration $8,937.50*
- Install Temporary Cricket behind Tower $8,368.75*
- Close Large Holes in Main Roof $20,946.75*
- Direct Roof Discharge Away from Building $13,381.25*
- General Security
    - Clean & Secure Coal Chute (EE-03) $960
    - Secure Exterior Doors & Fire Escape (EE-05) $1,851

URGENT ITEMS (1) TOTAL **$54,445.25**

Urgent Items – Level 2

- Mechanical $57,715**
    - Remove Existing Plywood (EE-105) $10,811
    - Install New Plywood (EE-107) $21,622
    - Remove Walls at Basement Exterior (I-05) $868
- Electrical Service (E-103) $13,709
    - Provide Wireless Fire Alarm System (E-104) $106,933
    - Security System (E-105) $53,466
- Biological Growth General Cleaning (I-116) $25,938
    - Removal of Carpet (I-109) $11,231
- Waterproof Dormer Sidewalls & Chimney (EE-01) $9,155

URGENT ITEMS (2) TOTAL **$311,448**

*See Exhibit G.

**Cost adjusted from Exhibit D values for Mechanical Option 2; number of fans reduced to 6.

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Project Collaborators

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SECTION 1

HISTORIC OVERVIEW / DEVELOPMENTAL HISTORY



Figure 1 The Atlanta University Campus from the 1892 Bird's Eye View of Atlanta shows North Hall, Stone Hall, and South Hall[2]

"*The hundred hills of Atlanta are not all crowned with factories. On one, toward the west, the setting sun throws three buildings in bold relief against the sky. The beauty of the group lies in its simple unity: - a broad lawn of green rising from the red street and mingled with roses and peaches; north and south, two plain and stately halls; and in the midst, half hidden in ivy, a larger building, boldly graceful, sparingly decorated, and with one low spire. It is a restful group, - one never looks for more; it is all here, all intelligible….*"

from **The Souls of Black Folk**, by W.E.B. Du Bois

Summary of Property Data

Stone (Fountain) Hall
643 Martin Luther King, Jr. Drive
Atlanta, Georgia 30314

Designation (1974):	National Historic Landmark
Significance:	The building was designated a National Historic Landmark for its importance in American educational history. The Period of Significance was not established by the National Historic Landmark nomination, although it does give a general period of 19th and 20th century and implies a period of significance of 1882 to 1929.
Date of Construction:	1882
Original Name:	Stone Hall
Architect:	G. L. Norrman
Size:	Dimensions are approximately 124 ft wide by 112 ft Square footage is 26,432 sf over four day lit floors plus a mechanical sub-basement, attic & clock tower with 39,000 gross square feet.

[2] Koch, Augustus, Hughes Litho. Co, and Saunders And Kline. *Bird's eye view of Atlanta, Fulton Co., State capital, Georgia.* [n.p. Saunders and Kline, 1892] Map. https://www.loc.gov/item/75693189/.

Historic Overview

Stone (Fountain) Hall is a multi-storied brick structure built in 1882 and designed by the architect G. L. Norrman in the Richardsonian Romanesque Style with Queen Anne Style features. The building's significance, earning it National Historic Landmark status in 1974, is primarily cultural, due to its role in African American educational heritage as the third oldest and most prominent building constructed for Atlanta University, an institution founded in 1865, chartered in 1867, and opened in 1869 to educate newly-emancipated African Americans during the post-Civil War period.[3] The vision of the founding faculty of Atlanta University included promotion of racial equality and integration in the classroom curriculum; controversial topics in a Southern state that practiced active segregation at the time.[4] Alongside the founding of Atlanta University, other institutions of education with similar goals came into being in the same area of Atlanta, and in 1929 formed an integrated system, the consortium of Atlanta University Center, Inc. which is comprised of Clark Atlanta University, Morehouse College, Spelman College, Morris Brown College, Interdenominational Theological Center and Morehouse School of Medicine. This consortium is the country's oldest and largest association of Historically Black Colleges and Universities (HBCUs).

Stone (Fountain) Hall was built to house a chapel, administration, staff, and classrooms to support the teaching activities already taking-place in North Hall and South Hall, the two original buildings of Atlanta University that housed classrooms, dormitories, libraries, kitchens and dining. The building's style features including a rusticated base, corbelling and fortress-like brick detailing above windows, between the third and fourth floors, and at the eaves, a semi-circular arch at the main entry opening and a set of three semi-circular arches in the clock tower; architectural components which set the standard for administrative building design on Atlanta campuses in future years. Because of its location on the crest of Diamond Hill, Stone (Fountain) Hall can be seen from a distance from many locations in Atlanta, forming a distinctive landmark for the Atlanta University Center. Prior to Stone Hall's construction, it has been written that 12' tall earthworks occupied its site, erected for the Battle of Atlanta by the Confederates.[5]

The bird's eye view illustration shown in Figure 1, and the illustration, Figure 2, shows a site where North and South Halls predate Stone Hall, which is consistent with the written history. A description of the development of these three buildings indicates that additions were built on North and South Halls to accommodate an increase in the number of students before the construction of Stone Hall.[3]

Captured in various photographs and illustrative depictions, the site surrounding these three earliest buildings appeared elevated, with a large greenspace to the east with trees scattered throughout. At the base of the entry steps to Stone (Fountain) Hall, early photographs show a wood platform or walkway; a concrete or stone landing replaces it by 1915. Within the landscape to the east, centered on the building, 125 feet away[6], the remains of the first Atlanta University president; Edmund Asa Ware lies buried. See historic images in Exhibit F.

[3] "Fountain Hall." City of Atlanta, GA. Accessed Fall 2018. https://www.atlantaga.gov/government/departments/city-planning/office-of-design/urban-design-commission/fountain-hall

[4] "Opinion: Atlanta's Historic North Hall Should Be Restored and Saved." ARTS ATL. June 30, 2017. Accessed Fall 2018. https://www.artsatl.org/opnion-atlantas-historic-north-hall-restored-saved/.

[5] Bacote, Clarence A. 1969. *The story of Atlanta University a century of service, 1865-1965*. Atlanta, Ga: Atlanta University.

[6] Cohen, Rodney T. *The Black Colleges of Atlanta*. Charleston, SC: Arcadia Pub., 2000.



Figure 2 Illustration from the 1875 Catalog of Officers and Students of Atlanta University shows South Hall in the foreground and North Hall in the distance.[7]

When Atlanta University moved its campus further south of Diamond Hill, in 1929 Morris Brown College assumed use of Stone Hall via a long-term lease. Morris Brown College acquired the property by deed from the Trustees of Atlanta University to Morris Brown College. It was subsequently renamed Fairchild Hall which later became Fountain Hall, named for AME Bishop William A. Fountain, the fifth President of Morris Brown College from 1911 to 1920.

The deeds, there appear to have been more than one, contained a revisionary clause that indicate should Morris Brown College no longer use the property for educational purposes, the title to the property would revert back to Atlanta University. We have before us an example of the reversionary clause in action. When Morris Brown sold some of the property to Invest Atlanta during the bankruptcy proceedings, Clark Atlanta challenged the conveyance as violating the reversion. The Georgia Supreme Court agreed with Clark and the title to those properties reverted to Clark Atlanta. Fountain Hall was not part of that litigation and is still owed by Morris Brown, but is still subject to reversionary clause.

In 2003, Fountain Hall was suddenly closed for what was anticipated to be a short time due to financial challenges and then loss of accreditation experienced by Morris Brown College. The building has not reopened since that sudden closure. The building and contents have fallen victim to vandals who took copper piping, the historic radiators, electrical devices, and other materials of value. The building has since been more-permanently secured and is being monitored on a regular basis by Morris Brown College security against vagrants and vandals. However, the condition of the interior and exterior shows evidence of water infiltration, rot, and other damage, giving rise to the need for this condition assessment and treatment recommendations to secure this significant historic structure from further damage by mothballing it for an estimated period of 5 years, within or after which the building can hopefully be restored.

[7] "Opinion: Atlanta's Historic North Hall Should Be Restored and Saved." ARTS ATL. June 30, 2017. Accessed Fall 2018. https://www.artsatl.org/opnion-atlantas-historic-north-hall-restored-saved/.

Developmental History

Period of Significance:

Determination of the building's character-defining features is based upon the period of significance. This can usually be located in the National Historic Landmark nomination or other definitive preservation planning document. In the case of Stone (Fountain) Hall, the National Historic Landmark nomination, completed in 1974, does not provide clear guidance. The nomination, prepared before current guidance on establishing a period of significance had been published, indicates a period of significance of 19th and 20th century. The narrative implies a period of significance of 1882 (date of construction) to 1929 when the Atlanta University consortium was formed. A National Register of Historic Places nomination, for the Atlanta University Center District, which includes Stone (Fountain) Hall provides some helpful information. Written in 1976, this nomination provides the dates of 1869 – 1930 as the relevant dates for the district. Based on the two nominations, a reasonable period of significance for Stone (Fountain) Hall could be established as 1882 (date of construction) – 1929. The year 1929 is associated with the consolidation of the institutions of Morehouse College, Spelman College, and Atlanta University into the Atlanta University Consortium. At that time, Atlanta University moved from its original campus to co-locate with Morehouse and Spelman, leaving the original campus to Morris Brown College. At this time, Fountain Hall (then Stone Hall) ceased to be the administration building for Atlanta University.

However, this period of significance would exclude the tenure of Morris Brown as the occupant of Stone (Fountain) Hall. While this period of the building's history is not included in the guiding documents from the 1970s, it should be considered in a current assessment of period of significance. While the building is significant for its association with its architect, G. L. Norrman, its primary significance is its association with African American education, an association that includes the Morris Brown era. It will be important to better understand the events that occurred during this era and to define a reasonable end date for the period of significance.

Because of the indeterminate period of significance, it will be prudent to consider building features that date to the Morris Brown era as character-defining, until a determination can be made. The stabilization recommendations will endeavor to retain materials to the greatest extent possible. Prior to the development of rehabilitation plans, it will be important to finalize a period of significance that comprehensively considers the history of the building and can definitively document its character-defining features.

Chronology:

Original Construction - 1882: The building was originally constructed in 1882 as Stone Hall. The building is T-shaped in plan, with a primary front, east block (Front Wing) and a rear, west block (Rear Wing). The building contained classrooms, offices, the Chapel, the Library, and the Normal School Room. Historic photographs also indicate other support spaces including a Laboratory and a Printing Office. The initial construction is believed to have included both the main front block of the building and the Rear Wing, although there are differences in the brick masonry type and detailing that may indicate that the construction was phased in some way. Both the Front Wing and the Rear Wing were configured with a central, double-loaded corridor, with rooms to either side. An exception occurs in the Rear Wing where the Chapel and the Normal School Room completely fill the floor on the first and second floors. Please refer to Exhibit A for historic photographs and probable locations of the building's primary spaces.

Library Moves – 1906: In 1906 a new Carnegie Library was constructed and the library moved out of Stone Hall. It is not known if any changes were made to the building at that time.

Victory Campaign – 1944: A white marble plaque at the building's front entrance is engraved "$100,000 Victory Campaign" and a list of names (probable donors) follows. It is probable that this campaign was followed by work to the building, but the scope of this work is not known.



Figure 3 Victory Campaign plaque 1

Late 20th Century: A number of changes to the interior of the building have occurred that appear to date from later in the 20th century. These include the reconstruction of the interior stairs, new restrooms, changes to the configuration of the Chapel, suspended acoustical tile ceilings, resilient tile flooring, hollow metal frame and flush wood doors, and numerous steel stud and drywall partitions that subdivide several of the larger spaces into offices and other smaller spaces. These elements will be further discussed below.

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SECTION 2

CHARACTER-DEFINING FEATURES

Overview of Character-Defining Features

Character-defining features are the visual and physical features that give a building its identity and distinctive character. They may include the overall building shape, its materials, craftsmanship, decorative details, interior spaces and features, and aspects of its site and environment. It will be these character-defining features that must be preserved during the initial building stabilization and any subsequent restoration and/or rehabilitation. Even though buildings may be of historic, rather than architectural significance, it is their tangible elements that embody the building's significance for association with specific events or persons and it is those tangible elements both on the exterior and interior that should be preserved.

Stone (Fountain) Hall - Listing of Character-Defining Features:

The following listing of character-defining features is organized by Exterior and Interior. The building exterior has changed little since it was originally constructed and most of the exterior character-defining features are also original building features. The interior has been more impacted by change over time. Interior character-defining features are divided into Original Features (dating from the building's original construction in 1882) and late 20th Century (encompassing alterations to the building from the mid-20th century to the present, inclusive of possible changes due to the 1944 Victory Campaign) features. While there may have been early 20th century changes to the building, there is no documentation of these changes and they cannot be readily discerned by observing the building at present. Because the later history of the building remains to be documented, the later 20th century features may or may not be character-defining and their status must be determined prior to any rehabilitation work.



Figure 4 Front façade with central tower and prominent setting

Exterior:

Setting:

1. Prominent setting at top of hill and as focal point for the primary campus greenspace.
2. Boulder & plaque centered on the building; Edmund Asa Ware's burial site.

Building massing / shape:

1. Three and a half story main block (Front Wing) with central clock tower projecting above main building block.
2. Three and a half story rear block (Rear Wing).
3. Both building masses are banded with limestone water table and belt coursing, as well as bands of decorative corbelled brickwork. These elements do not align between the Front Wing and Rear Wing and the brick corbeled details care distinctly different.



Figure 5 Historic photograph of memorial boulder & plaque[8]



Figure 6 Rear Wing



Figure 7 Fountain Hall from above

[8] Men by memorial, Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia.

Roof and Related Features:

1. Hipped, steeply pitched roof.
2. Original, character-defining slate roofing shingles no longer exist. Current asphalt shingles are very recent and not character-defining.
3. Shed-roof dormers at third floor windows. Wall cladding at dormer sides is pressed metal, as is the cornice at roof eave.
4. Pyramidal clock tower roof with metal finial and pressed metal wall panels at clock faces. Clock faces are recent replacements of the original, character-defining feature.
5. Bell within clock tower and bell and clock mechanism. Bell is commemorative and is engraved “TO ATLANTA UNIVERSITY FROM THE CONGREGATIONAL CHURCH SPENCER, MASS. MAY 1888 DEDICATED TO THE EDUCATION OF YOUTH WITHOUT REGARD TO SEX, RACE OR COLOR FOR YE ARE ALL ONE IN CHRIST CAL.III 28”.
6. Central brick chimney on west (rear) façade of Rear Wing.
7. Wood louvered vent with flared pyramidal roof at Rear Wing.
8. Roof drainage system is modern and not character-defining.



Figure 8 Shed-roof dormers



Figure 9 Clock tower



Figure 10 Brick chimney at west facade



Figure 11 Wood louvered vent at Rear Wing

Openings:

1. Central arched brick entry at Front Wing. Brick springs from limestone blocks. The arched opening leads to a recessed entry with brick walls, one of which contains the white marble Victory Campaign plaque. Granite steps lead from

grade to a wide landing under the arch and then continue up to the front door. The lower flight of steps has been parged with concrete and the originally extended ends of the lowest tread have been cut back to make it flush with the other treads. The ceiling of the entry is beadboard.

2. Main entry door with segmental arch-headed transom. Wood door casing is paneled with a large bullnose brick mold. Historic photos indicate the original doors were 18 panels (3 wide) and were originally solid wood. Sometime between 1908 and 1915, the top 12 panels were glazed. The transom contains stained glass. Figure 12, clockwise from bottom left, shows the doors, oldest (1890) to most recent.



Figure 12 Historic to current front entry doors[9]

3. Punched window openings, grouped singly, in pairs, or in triples, with pairs and triples always separated by a narrow section of brick wall. Frames generally appear to be original and have a large, bullnose brick mold. Second floor windows have a taller head which slopes outward. Sash appear to have been replaced. The replacement sash are six over six double-hung, which is consistent with the original window type and configuration based on historic photographs. Basement windows are smaller, typically with six lites.



Figure 13 Typical second floor windows

[9] Theatre, Athletics, Group, Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia

4. Stained glass windows at Chapel. The Chapel, located at the second floor of the Rear Wing, originally had commemorative stained glass window sash (based on historic photographs). Only two pairs of stained glass sash still exist, one on the north façade and one on the south. The stained glass has a leaf motif at the top with diamond panes below with the commemorative inscription.
5. Tripartite arched openings at the clock tower.
6. Limestone lintels at each window opening.



Figure 14 Stained glass windows

Masonry:

1. Stone base at basement level on front facade. The stone minimally turns the corner on to the north and south facades. The stone is generally square cut and of varying sizes. The stone has a greenish cast with horizontal striations. The stone type is not known. The original mortar appears to have been black or dark gray and is observable in deeply eroded joints. A more recent orange-tan repointing mortar covers most of the early mortar and is not-character-defining.



Figure 15 Stone base at front facade

2. At Front Wing of building above the basement level, the brick is a reddish-orange brick of fairly consistent coloration and size, with very tight mortar joints. The historic mortar is also reddish. The mortar has been covered in many locations with a thin repointing mortar, reddish-pink in color, which is not character-defining. There may be some faint evidence of dark penciling on the original mortar joints but determining this would require mortar analysis. The brick is set in a running bond pattern with no visible header courses except immediately above the water table.
3. At the Rear Wing above the basement level, the brick is more irregular in size and color. The brick is reddish-orange in color and fairly soft. The mortar joints are wider than on the front block. The mortar is tan with fairly large aggregate. The brick is set in a common bond with header courses every sixth course.
4. The brick at the basement level of both the Front Wing and the Rear Wing is the same. This brick is reddish-brown in color. Like at the stone on the front façade, there is evidence of a dark gray or black original mortar. The non-character-defining repointing mortar is tan with a fairly large aggregate. The brick is set in a common bond with header courses every sixth course.



Figure 16 Distinctly different brick above and below basement at Front Wing

Interior

Plan configuration:

Both the Front Wing of the building and the Rear Wing originally had double-loaded central corridors with rooms opening off both sides. Exceptions were for the larger spaces, the Chapel and the Normal School Room, which each occupied an entire floor of the Rear Wing. The Library occupied the south end of the first floor and extended the full width of the building, stopping the corridor short of the exterior wall. A door with transom at the end of the corridor created the entrance to the room. The framed opening of doors can also be seen at the walls at the ends of other corridors, possibly an

indication that there were other large spaces at the ends of other floors. The Printing Office was similarly located at the end of the corridor on the third floor of the Rear Wing.

The floor levels of the Front Wing and the Rear Wing do not align. This was probably done to achieve the higher ceiling height needed for the Chapel.

This plan configuration is largely intact today, however many larger rooms have been subdivided into offices and other smaller spaces.

Original character-defining features:

1. Double-loaded corridors with larger spaces at some ends and large spaces filling two floors of the Rear Wing.

Late 20th Century possible character-defining features:

1. Some subdivision of spaces may date from the period of significance and may be character-defining.

Primary Spaces:

There are several known significant spaces that originally existed within the building. These spaces are generally described below. Many of the features of the spaces (walls, ceiling, etc.) are further described within the specific feature descriptions.

The Chapel was located on the second floor of the Rear Wing. It is a tall space with cast iron columns, coffered plaster ceiling, plaster walls with wood wainscot and stained glass windows. The Chapel has been modified over time. All but two pairs of stained glass windows have been removed. A stage has been added at the west end of the room with flanking dressing rooms. Anterooms have been added at the entrances to the room on the east end. An enclosed support space has been added at the east end of the room and a window added high on the east Chapel wall, connecting the Chapel to a small second floor support space. The current suspended acoustical ceiling hides the tops of the cast iron columns. The Chapel originally had a wood floor.



Figure 17 Historic view of Chapel[10]



Figure 18 Current view of Chapel

[10] Buildings and Grounds, Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia.

The Normal School Room occupied the first floor, immediately below the Chapel. A historic photograph reveals cast iron columns supporting plastered beams. Chalkboards wrapped the walls, mounted above a wood wainscot. The walls were plastered. This space has been subdivided into several rooms with a central corridor.
The cast iron columns remain, but other features of this space have been lost.



Figure 19 Historic view of Normal School Room[11]

The Graves Library was a long, narrow room that occupied the south end of the first floor of the Front Wing. Two cast iron columns supported beams that were plastered. The walls were plastered with a high wood base. Spaces between windows were fitted with wood bookshelves. The space was entered through a tall wood door with transom. The Library had a wood floor. The Library moved out of the building in 1906. The space has been subdivided into six smaller offices. One cast iron column remains, the other has been removed. The wall that encapsulates the remaining cast iron column has a long transom at the top of the wall, extending from either side of the column. The transom appears to be early to mid-20th century. Most other features of the Library have been lost. [12]



Figure 20 Historic view of Graves Library[12]

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[11] Buildings and Grounds, Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia.

[12] Graves Library, Interior, Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia.



Figure 21 Recitation Room[13]



Figure 22 Current view from point cloud of Recitation/Presumed W.E.B. Du Bois Office



Figure 23 Presumed Location of W.E.B. Du Bois Office

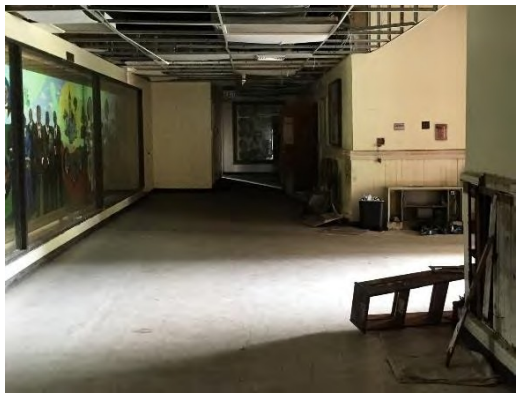


Figure 2 Lobby

The space at the northeast corner of the second floor of the Front Wing (Room 206-A) is the presumed location of W.E.B. Du Bois office. This space is much the same as many of the office/classroom spaces in the building with plaster walls with wood wainscot. It is one of the few spaces that has a wood board ceiling.

The change in wall plane, which appears near the entry door of what is reported to have formerly housed W.E.B Du Bois office, is the only room in the building with this condition. This element also appears in an historic photograph of the 'Recitation Room' as seen in Figure 21. Therefore, it may be that the 'Recitation Room' became W.E.B. Du Bois' office.

The Lobby is a "T" shaped space with a small area by the front door that opens to a widened area of the central hall. The west wall is covered with a large mural depicting the history of African American education at Atlanta University that was installed to commemorate the 100th anniversary of the building. Lobby walls are plaster with wood wainscot. The ceiling has been covered with drywall with a suspended acoustical tile ceiling beneath. The floor has been covered with resilient floor tiles.

[13] Buildings and Grounds, Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia.



Figure 25 Corridors



Figure 26 Hidden interior arch under clock tower

The Corridors are primary public spaces and character-defining spaces. They generally remain intact but have been modified by the closing of the exterior ends on some floors and by the enclosure of the stairs. Corridor walls are typically plaster with wood wainscot, however at the third floor they are plaster with wood base. The ceilings have typically been covered with drywall with a suspended acoustical tile ceiling beneath. The floors have been covered with resilient floor tiles

At the second floor, the area under the clock tower was set apart from the corridor by a large, plastered arch. The arch occurs immediately above the masonry wall below that contains the front door. The function of this space is not known, but it was likely an extension of the public space of the corridor.

Original character-defining features:

1. The Chapel was, and remains, a character-defining space. It is not known if the alterations are significant and character-defining. This must be determined prior to any rehabilitation work.
2. The Normal School Room was a character-defining space. It has been significantly modified and few of its features remain. Photographic evidence exists to support a restoration of this space, or at least a return to the historic volume, if it were to be determined that the subsequent modifications are not character-defining.
3. The Graves Library was a character-defining space. It has been significantly modified and few of its features remain. Photographic evidence exists to support a restoration of this space, or at least a return to the historic volume, if it were to be determined that the subsequent modifications are not character-defining.
4. The presumed location of W.E.B. Du Bois Office was, and remains, a character-defining space. The period of significance of this space is clearly the tenure of Du Bois. The primary features from that period remain.
5. The Lobby was, and remains, a character-defining space. The mural is an important character-defining feature. It is not known if the alterations are significant and character-defining. This must be determined prior to any rehabilitation work.

6. The Corridors were, and remain, character-defining spaces. It is not known if the alterations are significant and character-defining. This must be determined prior to any rehabilitation work.
7. The second floor area below the clock tower was a character-defining space. It has been significantly modified by the restrooms now located in this area. It is not known where the restrooms were originally and when they were located to this area. This sequence must be determined to verify which features are character-defining. The arch remains and is a character-defining feature.

Stairs:

The stairs are currently located in the Front Wing on the west side of the corridor, immediately north and south of the Rear Wing. Based upon the window heights relating to the stair landings, this was likely always the stair location. It was common for stairs of this period to be open to the corridors. Some evidence of plastered ceiling beams adjacent to the stair locations may be evidence of this. No evidence remains of the materials and design of the original stairs.

The current stairs appear to date from the late 20th century. They are steel stairs with steel treads and risers and a steel balustrade with slender steel balusters. The balustrade cap is wood and circular in section. There are circular wood handrails on the walls. The stairs are enclosed in new walls separating them from the corridors.

Original character-defining features:

1. Location and opening to corridors.

Late 20th Century possible character- defining features:

1. Steel stairs with steel and wood balustrade.

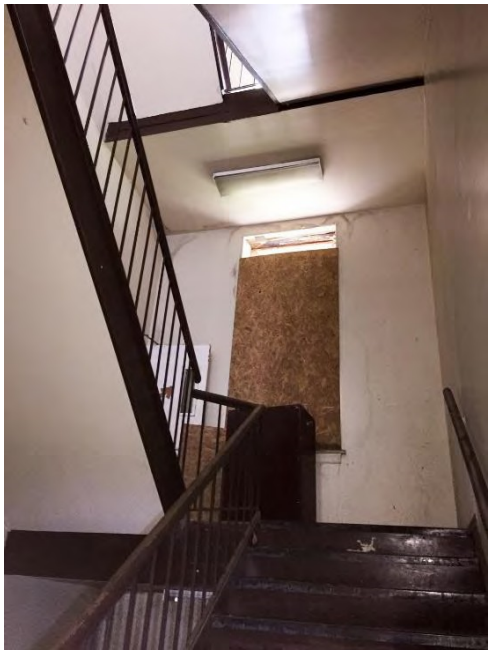


Figure 27 Current stair, typical

Flooring:

Historic photographs reveal that the floor finishes in the primary spaces were wood. This includes the Chapel, Library, and classrooms. These finishes are no longer exposed to view. Currently most spaces have resilient floor tiles, 12 inches by 12 inches in size and typically light gray in color. Where the tiles are failing, a plywood subfloor can be seen beneath. Some offices and classrooms have carpet floorcovering, as does the Chapel, where a carpet with a leaf pattern is used. At the basement level some spaces have quarry tile. The bathrooms have ceramic tile.

The current resilient floor tile and carpet floor finishes are believed to date from the later 20th century and are not believed to be character-defining. The quarry tile and ceramic tile may also date from the late 20th century and this should be verified to determine if they are character-defining. It is not known if the original wood flooring was subsequently covered with other finishes within the period of significance.

Original character-defining features:

1. Wood flooring, possibly extent beneath existing finishes. Size and species to be determined.

Late 20th Century possible character-defining features:

1. Resilient floor tile, 12” by 12”, light gray.
2. Quarry tile at basement floors.
3. Ceramic tile at restrooms.



Figure 28 Resilient floor tile, typical

Walls:



Figure 29 Typical exterior wall with historic finishes and recent gypsum board clad partition

Walls were originally finished with plaster, although historic photographs show two spaces on the 3rd floor, the Laboratory and Printing Office, which had exposed brick with no wall finish. Most original and/or early walls still retain the plaster finish. The spaces on the 3th floor, believed to have been the Laboratory and Printing Office also currently have plaster wall finish. More recent partition walls have gypsum wallboard as the finish material. Ceramic tile is used on the restroom walls and appears to be late 20th century. All wall surfaces are painted, except for ceramic tile.

Many of the original walls had a wood wainscot of vertical boards with a heavy molding at the cap and a wide base at the floor. The base has horizontal beading, similar to that on the window casings, at the lower floors. The wainscot is currently painted, although historic photographs show a dark color which may indicate transparent finished wood. Original, plastered walls that did not have the wainscot, had a high wood base.

Original character-defining features:

1. Painted plaster, either directly adhered to masonry walls or on furring strips applied to wood stud walls.
2. Wood wainscot.
3. Tall wood base.

Late 20th Century possible character-defining features:

1. More recent wood stud walls with gypsum wallboard finish, painted.
2. More recent metal stud walls with gypsum wallboard finish, painted.
3. Ceramic tile at restrooms.

Ceilings:

Most ceiling were originally plastered. At some locations, including the Chapel, Library and Normal School Room, exposed beams were plastered, creating a coffered appearance. Three spaces on the second floor at the north end of the building, including the space that served as W.E.B. Du Bois' office, have wood board ceilings that appear to be original. In most spaces there are currently suspended acoustical tile ceilings. These include both two foot by two foot tiles and two foot by four foot tiles. The suspended ceilings all appear to date from the late 20th century. The original plaster or wood finishes typically still exist above the suspended ceilings.

Original character-defining features:

1. Painted plaster on furring strips applied to wood joists.
2. Painted wood boards applied to wood joists.
3. Plastered coffered beams at some spaces.

Late 20th Century possible character-defining features:

1. Suspended acoustical ceilings, 2 by 2 and 2 by 4.

Window casings and trim:



Figure 30 Typical window casing trim with beaded molding and chamfered edges

The wood window casings and sills throughout the building are original. The casings are wide boards that rest on a plinth block at the sills. The casings are mitered at the top. The edges are chamfered. At the center of each casing board, there is a strip of beaded molding running the length of the board. At the wider boards between double and triple windows, there are two beaded strips.
The third floor window casings are similar but lack the beaded molding. The projecting sills have a simple wood apron that is cut on an inward facing angle at the edges. All casings and trim are currently painted. Historic photographs reveal that they may have been transparently finished originally.

Original character-defining features:

1. Wood window casings and sills.

Doors:

Historic photographs reveal that the original doors were wood, stile and rail, raised panel doors. The doors depicted in the photographs are all four panel doors, see Exhibit F. The photographs also show wood door casings and operable two-lite transoms over some doors. They appear to have a transparent finish. One original door frame was found encapsulated in the wall separating the Room 103-A, a Men's Restroom, from the Lobby. This door had a transom and has wide wood casing trim with the same beaded detail and chamfered edges as the window casings.

The original doors have been replaced with flush wood doors in hollow metal frames. Many of the corridor doors have a single, narrow, vertical lite. Most doors have a transparent finish and a few are painted. These doors and frames appear to date from the late 20th century.

Original character-defining features:

1. Wood four panel doors with wood trim, similar to the window trim.
2. Two-lite operable transoms at some doors.

Late 20th Century possible character-defining features:

1. Flush wood doors in hollow metal frames, some with narrow vertical lites.



Figure 31 Original wood panel doors with transom[14]



Figure 32 Exposed original wood frame



Figure 33 Original wood door, attic



Figure 34 Flush wood door with vertical lite, typical



Figure 35 Flush wood door, typical

[14] Graves Library, Interior, Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia.

Cast iron columns:

Cast iron columns were used to create the larger open spaces need for several of the major rooms. The Chapel and the space below it, which was used for the Normal School Room, each have six, fluted cast iron columns with Corinthian capitals. The Library had two cast iron columns, which were also fluted, but had a stylized leaf capital. One of the Library columns remains inside a newer wall, the other was removed and a new steel beam inserted to carry the load.



Figure 36 Fluted cast iron column

Original character-defining features:

1. Fluted cast iron columns with Corinthian capitals at Library and Normal School Room.
2. Fluted cast iron columns with leaf motif capitals at Library.

Chalkboards:

Historic photographs reveal that chalkboards existed in many spaces. They are continuous from wall to wall with a wood cap at the top and a wood rail at the bottom, and installed over the wood wainscot. These boards no longer exist. The current chalkboards are framed in aluminum. Their date of installation is unknown.

Original character-defining features:

1. Historic wood framed, wall to wall chalkboards. See Figure 21, Recitation Room.

Late 20th Century possible character-defining features:

1. Current aluminum framed chalkboards.



Figure 37 Current chalk boards, typical

General Condition

The subsequent sections of this report will provide information on the condition of the building as well as recommendations to stabilize and secure the building for the next five years. Although setting is considered within character defining features, the scope of stabilization does not address recommendations for the larger landscape. Because the period of significance is not yet resolved, it is not certain if the more recent materials will be determined to be character-defining. However, some of these materials are in an advanced state of deterioration and their unstable condition and/or the presence of biological growth on the materials warrants their removal as a component of the stabilization process. See Exhibit E for risk of mold growth based on temperature. These materials include acoustical ceiling tile, carpet, vinyl composition tile (where loose and broken), and some gypsum board (where severely molded). The extent and configuration of these materials is documented in the point cloud scan and photographically to support future in-kind replacement should they be deemed character-defining.

Recommendation

Other than as described above, the building's character-defining features are generally in a deteriorated but in salvageable condition. The recommendations for the stabilization is aimed at securing the future of these materials by addressing the causes of deterioration. As stabilization commences and progresses, in the event that unforeseen conditions or materials arise, it is critical to alert the preservation architect or consultant to review and advise prior to continuing work. There may be original materials unidentified within this or subsequent documentation that are of significant value to the project and should be protected.

EXTERIOR ENVELOPE

The exterior envelope has multiple parts including roof, roof drainage, site drainage, exterior walls, and windows. This narrative section describes the construction and the condition of these various parts.

Generally, the building walls appear fairly stable with localized issues, but the roof is in a dire condition with missing shingles, holes, gaps, leaks, missing flashings and sealants. The foundation is being compromised by water flowing into and around the building perimeter, creating a wet environment in the basement and sub-basement areas. The structure at the clock tower is damaged due to water infiltration and subsequent rot of the wood framing. The building walls are subject to water infiltration in multiple locations above-grade, mainly due to the compromised roof drainage system. The wood windows are deteriorated, as well, due to water infiltration and lack of coating (paint).

Details of the above-outlined conditions are described below, along with a set of recommendations to secure and mothball. As is the case for this narrative section alone, there are **Urgent Items** that have been identified that the Lord Aeck Sargent Team recommends should be addressed as soon as possible, before the end of 2018, to stop the free flow of water into the building. These are described in the **Executive Summary**.

The mothballing recommendations assume that the **Urgent Items** work will be complete prior to the **Mothballing** work. Mothballing recommendations do not replace or duplicate any **Urgent Items**.

ROOF

The roof is comprised of two intersecting gables over the Front Wing and Rear Wing with a clock tower at the east, and shed-roofed dormers on all sides at the attic level. The main areas, including clock tower and dormers, are roofed in asphalt shingles. There is one wood vent structure over the Rear Wing at the ridge and one masonry chimney at the far west elevation of the Rear Wing.



Figure 38 Overall roof image looking north



Figure 39 Overall roof image looking west

Morris Brown College estimates that the existing asphalt shingle roof was installed around 1993-1999, giving the roof an age of approximately 19-25 years. The typical lifespan of asphalt shingle roofing material is 15 to 30 years depending upon the grade of materials used, quality of installation, maintenance program, and weather conditions experienced.

The appearance and condition of the roofing material indicates that it is a commodity-grade roofing material that has ***now exceeded the end of its service life***. Upon inspection, it is not evident that roof maintenance has been performed for some time since breaches in roofing material (e.g. holes, missing and loose shingles, missing edge metal elements, corroded and loose metal flashings) could be clearly observed. The majority of roof is in a compromised, unstable condition. Based on visual inspection via drone (no lift or exterior access were available at the time of survey), the majority of intact or still-fastened shingle surfaces appear weathered with minimal top-surface granule remaining. Typically, sealants are deteriorated, and in most cases missing from critical flashing and counter flashing areas. This is evident at the chimney, dormer sidewalls, west face of tower, roof rakes and roof eaves. These conditions, especially at the tower, have created serious deterioration of the structure and spaces below.

There is ***one large open hole*** in the roof-to-wall intersection, visible at the Attic level at the North intersection of the Front Wing and Rear Wing where the gable roofs meet (see images below). This is an area that exhibits, at the exterior wall surface, extensive water intrusion at the Basement Level, excessive vegetative and biological growth at the exterior wall surface, areas of cracking, deteriorated mortar joints and efflorescence. The structural integrity of this load-bearing masonry wall is compromised, and bracing is recommended (**see Structural Narrative**). Drainage elements, downspouts and gutters, are also severely compromised in this area, which is contributing to the overall deterioration of the building at this location. Heavy vegetation limited a direct view of this corner of the building at the roof eave level but the large opening is visible from the interior attic level.



Figure 40 North corner where gable roof intersects



Figure 41 Corresponding gap at eave-to-wall intersection, viewed from attic

ROOF & SITE DRAINAGE

The roof drainage system consists of gutters and downspouts, area drains (two observed), and what appears to be non-functioning subsurface drain tie-ins (perforated plastic drain piping).

Perimeter gutters at the eaves are generally still present, but displaced or loose from eaves, corroded, and compromised by debris within including vegetative growth in some areas.

The majority of downspouts remain attached to the gutters at roof levels above, but discharge at the water table above the stone masonry base directly onto the face of the walls. It is likely that a majority of the gutters and downspouts are clogged and non-functional, or minimally functional. Two locations were noted where non-functioning clay pipe boots remain in place.

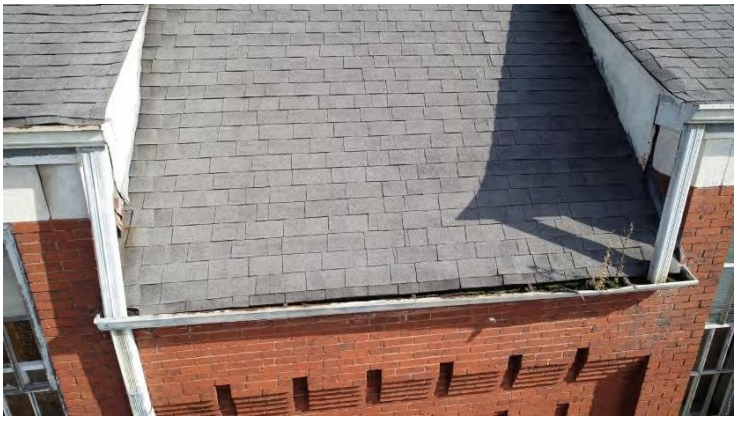


Figure 42 South Elevation section of gutter at eave clogged with debris and vegetation

The slope of the exterior grade directly adjacent to the building is a contributing factor to water intrusion into the building and moisture issues evident on the surface of the walls. There is a lack of adequate positive drainage at all building faces, and many downspouts currently discharge water onto the wall surface and then directly to the building perimeter.

At the North elevation, the concrete walkway adjacent to the building face acts as a channel to direct water discharge to the west, but there is a large open crack between the paving surface and the wall, allowing water entry and a large amount of moisture to sit next tothe building foundation.

The grade at the west and adjacent north elevations (at the intersecting wing) have negative drainage. There is also a concrete pad, (impervious surface), that impedes the drainage of water from the building perimeter. Heavy vegetative growth in this area is indicative that there is an abundance of moisture present.

Grade conditions at the west elevation are poor. There is an abundance of vegetative growth and infrastructure system elements that appear to be obsolete.



Figure 43 East Elevation downspout discharge at water table



Figure 44 East Elevation non-functioning clay downspout boot

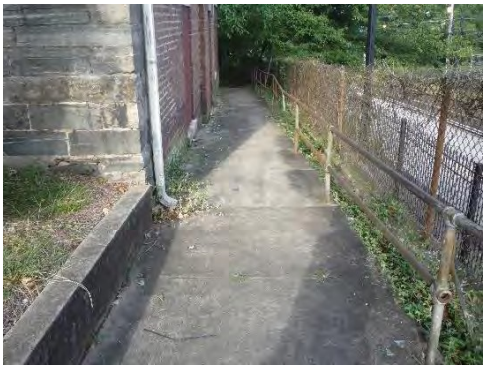


Figure 45 North Elevation sidewalk



Figure 46 North Elevation open joint at sidewalk & downspout discharge




Figures 47-48 West Elevation downspout and concrete walk blocking flow of discharge West-NW Elevation slab on grade holding moisture to exterior walls




Figures 49-50 Grade at same level at lower level window openings allowing water entry West-NW Elevation wall with heavy biological growth

South images



Figure 51 Connection to subgrade drainage



Figure 52 Drain

West images



Figure 53 Drainage directed toward structure



Figure 54 Slope & vegetation

DORMERS

The dormers are generally in a compromised condition and are allowing water in where the dormer walls meet the roof. Sidewall metal panels and step flashings are typically loose or missing, leaving visible open joints that are contributing to corrosion and loss of coating material. Sealants are deteriorated or missing, and paint is peeling at both wood trim and metal components.





Figures 55-56 Northwest Elevation dormer with deteriorated metal panels and flashings Southwest Elevation Dormers

WOOD GABLE VENT at ROOF OF REAR WING:

The wood vent structure at the east-west gable roof was only visible via drone. Photographs indicate that wood elements are in fair condition although less than 5% of paint coating is remaining.

The mansard-shaped base of this structure has vertically applied asphalt shingles that are generally in a severely deteriorated state with missing or failing shingles and with no counter-flashing visible.

CLOCK TOWER:

The four-sided clock tower roof is comprised of four parts: 1) an asphalt shingled lower level mansard base, above which is 2) a metal panel-clad midsection with clocks on all four faces, 3) a steeply-sloped four sided roof with dormers over each clock face, and 4) a metal tower finial at the peak of the roof.

All faces of both roof levels have missing and deteriorated shingles, holes in the roof decking, missing wood trim elements, and openings (breaches in the exterior envelope), measuring up to approximately 2-4 inches.

The mansard-shaped base of this structure has vertically applied asphalt shingles that are in a severely deteriorated state (missing, falling off, no counter flashing visible). Metal flashing and cladding elements at the base and midsection are severely deteriorated with open seams and missing components. Vertical openings to either side of the clock faces have been infilled with plywood, which is loose and deteriorated. Wood trim is typically deteriorated and the paint coating is absent or weathered away.

Gutters at the mansard level drain to the back of the tower (West) and there is little to no cricketing evident in this area. Sealants and counter flashing in this area are deteriorated and gutters and downspouts appear to be loose and heavily corroded.

The metal tower finial is corroded and the condition of its securement was not visible at the time of assessment.



Figure 57 Open hole in roof at north upper level, inside face



Figure 58 Effflorescence at mid-tower level, south inside face of roof deck



Figure 59 missing shingles, deteriorated metal flashing and panels at east elevation of tower



Figure 60 Open joint at west inside face of clock



Figure 61 West tower base with deteriorated flashing, counter flashing and sealant (no cricket visible)



Figure 62 Metal tower finial showing corrosion

EXTERIOR WALLS AND FENESTRATION

The exterior walls are load bearing brick masonry with wood windows and sashes. Wall elements include projecting bays with cornices that have brick corbelling, stone sills and a stone masonry base.

The overall condition of the exterior walls varies by elevation. Generally the brick masonry appears stable and in fair condition (see structural narrative for descriptions of cracks and localized mortar loss) on the east, west and south main elevations, although there are areas of biological and/or vegetative growth on all facades and areas of mortar joint erosion and repointing with incompatible mortar.

The north-northwest elevation has suffered extensive water intrusion at the intersection of the building wings mainly due to a large opening at the wall-to-roof intersection in this same area (see roof section above). Poor drainage at grade and heavy vegetative growth also have contributed to concentrated areas of mortar loss at the brick masonry, severe deterioration of wood elements, and corrosion of metal flashings. There are also several large cracks and spalls in the brick masonry in this area. The condition is similar, although not as severe (roof is not breached), at the intersection of the building wings on the south side.

At the main entry, which is underneath the tower, there are areas of heavy efflorescence which indicates that the breaches in the roof and walls at the upper tower levels have allowed water to migrate into the walls below.



Figure 63 Exterior view of main entry under tower



Figure 64 Main entry

Where walls project from the main field of the wall, it is typical that these areas exhibit more water-intrusion related issues, such as effloresce, staining, biological growth, and deteriorated mortar joints. This is likely due to deteriorated cornice flashings above, or failure of step flashings where dormers are located above.



Figure 65 Exterior view of efflorescence tracking down under dormer

At the sub-basement level, interior damp and actively wet areas were observed at the South, East and North walls with standing water at the East side adjacent to a small mechanical room.

At the perimeter on-grade for the first few vertical feet of wall area, and at specific areas where the roof is severely compromised, there is evidence of water intrusion at the exterior walls. This evidence includes area of deteriorated mortar joints, staining, biological and vegetative growth, and spalled and eroded brick masonry.

The windows exhibit significant deterioration. The lower level windows, First floor, Basement and Sub-Basement, are generally sheathed in painted oriented strand board (OSB) that has been pieced together to cover the large window openings. The OSB has deteriorated. There are numerous sashes in the open position (displaced in the frame), as well as broken panes and severely deteriorated wood frame and sash elements.

The stained glass windows are also significantly deteriorated. There are numerous panes of broken glass. Intermediate metal stabilizing bars appear to be loose, panels are typically bowed, loose in the wood sash, and likely need re-caming and cleaning. There are visible gaps at wood trim elements and typically there is little to no remaining paint coating.

The limestone sills and water table are in stable condition but need cleaning. At the dormer bay projections, it is typical that the limestone lintels appear to be slightly displaced and mortar is missing. This is likely due to areas of water infiltration from unsecure or missing flashings at the roof areas above.



Figure 66 North elevation: sheathed lower level windows



Figure 67 South elevation: upper level windows with sheathing at interior



Figure 68 East elevation windows



Figure 69 East elevation upper windows



Figure 70 Area of displaced stone lintels at east elevation at window head

Recommendations

Note that all of the work described in this section below is meant to be temporary, to halt further damage caused by the infiltration of water into the building. None of the recommendations can be considered long-term to securing the water-tightness of the building, nor can they be considered long term measures needed to maintain the building's integrity, which will include first and foremost a new roof and new roof drainage system.

Mothballing

- **Main Gable Roofs:** Patch open holes in asphalt shingle main roof with in-kind material. If decking is deteriorated or absent, fasten ¾"-inch exterior grade plywood to span opening (on top) in roof deck and then cover with asphalt shingle roofing assembly.
- **Waterproof openings at dormer sidewalls and chimney:** Temporarily re-secure (tuck in) existing step flashing and metal panels) at dormer sidewalls and chimney. Install secondary metal counter flashing and sealant at top edge.
- **Stabilize wood gable vent**: Install asphalt shingle roofing over existing asphalt shingles. Gently remove loose paint and debris from wood surfaces and re-paint.
- **Trim back and remove vegetation** from building perimeter.
- **Clean wall surfaces** of vegetative biological growth.
- **Clean and secure coal chute:** Clear dirt and debris from coal chute/cleanout at base of chimney and secure doors.
- **Stop water infiltration at north concrete walkway:** Clean and prepare joint at north concrete walkway adjacent to building wall and install new sealant at joint.
- **Secure windows from damage, allowing for ventilation**: Remove existing exterior and interior sheathing from window openings. Stabilize wood trim, frame and sashes and install protective ¾-inch exterior grade (painted) plywood cover, (in accordance with NPS Preservation Brief 31 guidelines). Within each protective plywood panel should be a metal mechanical vent, (louvered opening), with free area provided to meet the requirements of the Mechanical Ventilation Options 1 to 3 (see HVAC Narrative).
- **Stop water infiltration at building cornice:** Protect historic metal cornice flashings (at masonry wall bay projections). Gently clean off debris and loose paint and re-fasten (with galvanically compatible) fasteners minimally as necessary to secure to substrate. Re-seal where open seams and edges are present. Apply sacrificial layer of new paint coating to exposed surfaces.
- **Secure Clock Tower**: Remove non-historic sheathing at rectangular openings in walls. Install pressure-treated blocking and ¾-inch exterior grade plywood at all openings, caulk edges and paint (all sides). Protect clock faces and historic metal wall panels at Tower. Gently clean off debris and loose paint and re-fasten (with galvanically compatible) fasteners minimally as necessary to secure to substrate. Re-seal where open seams and edges are present. Apply sacrificial layer of new paint coating to exposed surfaces.

Maintenance

- Every six months, perform a visual inspection around the building perimeter to check for any change in the appearance of the exterior including any signs of water infiltration.

INTERIOR FINISH ELEMENTS

Condition

Significant portions of interior materials have been compromised due to moisture intrusion and vandalism. Large quantities of furniture and documents have been left in the building making it difficult to assess the condition of some interior material.

Carpet that remains in the building has been compromised by moisture intrusion and may be hosting mold. What appears to be vinyl composition tile is prevalent throughout the building and may consist of asbestos material. In many cases the tile is secured to the subfloor; where water intrusion is widespread, tiles and subfloor are loose and deteriorated.

Ceramic tile exists on floors and walls primarily in the Basement of the Front Wing and restrooms throughout; it is in good condition except where piping or bathroom fixtures have been forcibly removed. Gypsum and/or plaster walls are most damaged near the front tower from obvious moisture intrusion at exterior brick walls. Wall finishes at the corners at the intersection of the Front Wing and Rear Wing have delaminated.

Ceiling materials which appear to have been added later in the 20th century have deteriorated beyond repair; the grid systems have warped or broken, many acoustical ceiling tiles are missing from all spaces and mold is common on this material. Condition of exposed areas of lath and plaster ceilings vary room to room from largely intact to none remaining. On the second floor of the Front Wing, the original classroom areas have bead-board ceilings that appears undamaged above the ACT grid system.

Wood wainscoting is present on the entry and upper level. This is generally in stable condition with the exception of the southeast corner of the main entry, where pieces are loose, missing, or lying on the floor. These should be protected and kept in-place for future reinstallation.

Wood trim at the interior side of the windows appears generally stable, and should remain undisturbed with no further work.

Wood trim is present and apparently stable at a few extant original door/transom openings view-able at some locations, including behind some newer walls. This should remain undisturbed with no further work.

Hollow metal frames and flush wood doors are generally stable with mold growth on some surfaces. These should remain and be cleaned where the mold/mildew is obviously present.

Recommendations

Mothballing

- Clear building of furniture and documents. Store in a safe and climate controlled space. Some furniture is significant to the building, including the piano and organ in the Chapel, and should be stored in a safe, climate-controlled space to be returned to Morris Brown.
- Clear building of trash and loose debris.
- Broom clean interior.
- Remove all carpet.
- Remove loose resilient floor tiles and replace rotted subflooring.
- Remove acoustical ceiling tiles and grid systems.
- Remove full panes of broken glazing within interior storefront systems.
- Provide interior access to all windows that may be hidden by interior walls.
- Clean, remove mold growth, and fix all interior doors in an open position to allow air circulation. Use a soft door stop, like a sand bag, to avoid damaging doors.
- Remove loose lath and plaster. Do not remove adjacent plaster which is sound.
- Use bleach to remove mold from surfaces which are to remain.
- The murals at the front entry shall remain in-place. No work should be done to the murals at all, and absolutely no bleach should be near these. The lighting scheduled for this location shall remain minimum 2 ft away, and all conduit and fasteners shall be installed in the least-invasive method possible. See electrical scope for more detail.

Maintenance

- Every six months, perform a visual inspection of the building interior to check for any change in the appearance including any signs of water infiltration, mold growth, or finishes that are beginning to come loose.

EXTERIOR WALLS AND FENESTRATION - STRUCTURAL

Condition

The exterior walls are solid brick construction with stone sills, along with stone and brick fenestration. The brick work is generally in good condition. There are areas of mortar loss and indications of past patches with a different type of mortar. There are a couple cracks in the exterior walls, notably at the south east corner of the building. These cracks do not pose a structural concern at this time and are likely due to large temperature changes on the south wall with no control joints.

The corner where the Rear Wing meets the Front Wing has significant mortar loss due to the water running down the walls at the valleys. Gutters and downspouts are damaged or missing. The base of the wall on the north side has significant mortar loss and is beginning to crumble and collapse.

The walls in the sub-basement appear to transition from brick to a stacked stone. There is a face stone and water table on the exterior. The interior is covered with a skim coat of cement, presumably for waterproofing and prevent mortar loss. The walls and columns in the basement appear to be sound other than the two locations mentioned above.

Recommendations

Mothballing

- The base of the walls damaged by the water running down the building should be rebuilt or shored with additional concrete masonry units. This occurs at two locations: the north and south intersections of the Front Wing and Rear Wing.

Maintenance

- Every six months, perform a visual inspection around the building perimeter to check for any change in the appearance of the exterior walls including any new cracks in the brick or shifting of trim work.

INTERIOR FRAMING - STRUCTURAL

Condition

Most of the interior structure is dry and stable. There are occasional soft spots in the floor that can be from rot or old holes poorly patched. There are a few locations of the floor and wall framing that are in questionable condition:

- The east wall of the main corridor running north south in the Front Wing has a noticeable dip near the center of the building. The corridor floor slopes to this wall. There are no other signs of distress associated with this particular condition.
- The floors and exterior wall to the north and south of the tower have significant rot and water damage. The precise condition of the framing could not be identified due to the finishes still covering the top and bottom of the floors.
- The ends of rafters and ceiling joists on the north side of the Rear Wing have rot and the ceiling finishes have fallen off. This is also in the area where a large section of roof sheathing has previously been replaced.

Recommendations

Mothballing

- To maintain the safety of the space and to prevent further damage, add temporary walls under the rotten floor and ceiling framing on each side of the tower and on the north edge of the west wing.
- The settlement of the center load bearing wall can be left as is until further investigation (i.e. demolition is made to determine specific damage and or extent of damage.

Maintenance

- Every six months, perform a visual inspection of the building interior to check for any change in the appearance including any framing that may be coming loose, or finishes that are beginning to fail (e.g. crack or come loose).

SPECIALTIES AND EQUIPMENT

Condition

Elevator was not reviewed. Power is off, and existing signage banned use.

Artifacts to be protected include 2 murals on Level 1 – Front Wing, the tower bell, the tower clock mechanisms, a piano, and an organ located in the Chapel.



Figure 71 Mural on Level 1 of Front Wing



Figure 72 Artwork at Level 1 of Front Wing



Figure 73 Clock mechanisms

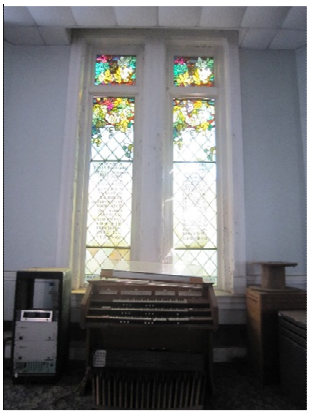


Figure 74 Organ



Figure 75 Piano

Recommendations

Mothballing

- Install permanent signage to restrict use.
- Remove artifacts or protect in place.

Maintenance

- Every six months, perform a visual inspection of the building interior to check for any change in appearance including any signs of water infiltration, mold growth, or finishes that are beginning to come loose.

ELECTRICAL SYSTEMS

Condition

The main service originates from a nearby pole located at the Southwest corner of the building. Service Feeders route down the pole underground and enter a switchboard. All major pieces of electrical equipment have been vandalized and/or stolen. Equipment and wiring that remain appear damaged by both vandalism and water intrusion.



Figure 76 Existing Pole Mounted Transformers.



Figure 77 Existing Service Switchboard, unusable.

Recommendations

Mothballing

- Provide new 60A, 208/120V single-phase, 18-pole load center located in the Mechanical room near existing service switchboard. New service will originate from existing pole.
- Provide security and egress lighting for routine inspections and for supervised guided tours. Lighting shall be provided in all main corridors, stairwells, Chapel, mechanical room and attic. Luminaires will be fluorescent-type strip fixtures with wire guards and be chain hung (from structure), or wall mounted (surface-mounted) and will provide foot candle levels as recommended by IESNA.
- Provide additional accent lighting for the Mural Box located at the Main Entrance of building using thin strip-lights mounted at the top and bottom faces of the wall above and below the mural box so that there is no chance of damage to the murals.
- Provide only surface-mounted MC type conduit.
- Provide switches (in surface-mounted switch boxes) to control lighting at the entrance way of each space.
- Provide battery backup exit signs at the main exit, and at each stairwell on each floor.
- Provide additional circuits for additional HVAC fans with motor rated disconnect switches, Security System, and Fire Alarm System.
- Note that building exterior and site lighting are not included for this project.

Maintenance

- Panelboard: Once a year, perform an IR scan and visual inspection of the panelboard and confirm lugs are tightened to the manufacturer's recommendations.
- Lighting: Once a year perform visual inspection for all lighting fixtures, repair/replace lamps/ballasts as necessary.
- Exit Signs: Once a month test battery for 30 seconds. Once a year test all emergency and exit lighting for 90-minutes using a testing agency.

FIRE ALARM/FIRE PROTECTION AND SECURITY SYSTEMS

Condition

The Fire Alarm Control Panel is located in the Mechanical room. Equipment appears damaged and cannot be used. There is no sprinkler system.



Figure 78 Existing FACP vandalized.



Figure 79 Existing FA Annunciator Panel and Pull-station, Main Entrance.

Recommendations

Mothballing

- Provide new Fire Alarm System with battery backup, including detection and notification devices in accordance with NFPA-72 2013.
    - Option #1: Wireless system.
    - Option #2: Wired system with wiring protected in EMT conduit, surface mounted.
- Locate new Fire Alarm Control Panel (FACP) in Mechanical room next to new electrical panel.
- FA system signal shall be directed to a central station or the Fire Department.
- Provide a new Security System to include: intrusion detection system (IDS) to monitor interior of the building in entrances and corridors using motion detectors. Connect detectors to the IDS Panel. IDS shall use a cellular device for reporting. Configure panel to report intrusion to a 24/7 monitoring service.

Maintenance

- Once a year test Fire Alarm system per NFPA 72-2013 using a certified testing agency.

PLUMBING SYSTEMS

Condition

In general, the Plumbing systems are in disrepair and altogether non-functional. The natural gas piping in the building is in-place, however the gas meter on the exterior of the building has been removed and the service line capped above grade. The domestic cold water service appears to be supplied from the south and routed into the crawl space and then to the sub-basement mechanical room and building. Exterior service shut-off valves and water meter could not be located at the site. The main sanitary drain appears to be exiting to the west in the ceiling space of the sub-basement mechanical room.



Figure 80 Existing NG Water Heaters vandalized.



Figure 81 Existing NG line.

Recommendations

Mothballing

- The natural gas system is considered in-operable and no further provisions need to be made.
- Locate the domestic cold water entry (retain a utility survey company to locate the line on the exterior and trace into the building) and cut and cap the incoming domestic service. Locate the exterior in-ground service valve and/or provide a new service valve as necessary. Drain the existing domestic water system.
- Cut and cap the main sanitary drain or drains exiting the Building to prevent sewer gasses from entering the Building through dry fixture traps or broken sanitary piping.
- It is recommended to remove existing Plumbing fixtures and piping that has been damaged or vandalized. These items, in particular the vitreous china fixtures, could present a safety concern.

Maintenance

- Once a year perform visual inspection and confirm no water is leaking from the domestic cold water entry or anywhere else in and around the building.

MECHANICAL SYSTEMS

Condition

The HVAC systems including air handlings units, ductwork, and air distribution devices are intact but not functioning. Duct insulation is in disrepair.

The HVAC systems are comprised of two air handling units located in the sub-basement. The air handling units are connected to common outside air, return air, and supply air ductwork. Outside air is ducted to the units from the south side of the building, and main supply duct and return duct risers are located adjacent to the north stairwell.

Recommendations

Mothballing

One of three HVAC options may be selected for ventilating the mothballed building. The options listed are in order of most costly/most effective to least costly/least effective. The most costly option (Option 1) includes more fans (9 total) and louvers than the other options and therefore the best fresh air circulation. The least costly option (Option 3) includes only two fans in the basement and louvers on the upper floors. Although none of these systems will guarantee that mold will not continue to grow in the building, the chance of mold growth will decrease with increased fresh air circulation. We recommend Option 1 for the highest fresh air circulation, but the college may choose the option that the project budget will accommodate.

Option 1: Forced Ventilation

The design will provide forced ventilation at each floor. This will be achieved by locating louvers in the lower half of each of eight windows distributed evenly on the north, south, and west side of the building and a sidewall fan through two windows, one on the east end of the north side of the building and one on the west end of the south side of the building on the Basement-3rd floors. The louvers shall be sized for the windows (32”x48” and 42” x 48”), and the two fans shall each be sized for 4500 cfm and 0.5” w.g. pressure.

For the sub-basement, two louvers and one fan shall be provided. The louvers shall be sized for the full size of the existing openings on the north side of the sub-basement (approximately 32”x32”), and a sidewall fan shall be provided on the south side of the sub-basement through an existing opening. The fan shall be sized for 3300 cfm and 0.5” w.g. pressure.

Option 2: Modified Forced Ventilation

The design is similar to Option 1 except louvers will be located at the upper levels and fans will be provided at the sub-basement. Louvers shall be located in the lower half of each of eight windows distributed evenly on the north, south, and west side of the building on the Basement-3rd floors. The louvers shall be sized for the windows (32”x48” and 42” x 48”). Six fans each sized at 6000 cfm and 1” w.g. pressure shall be installed in existing openings at the sub-basement level with two on each of the north, south, and west exposures.

To provide a path for air from Basement-3rd floors to the sub-basement, a 5 ft length of the supply and return branch ducts from the main duct risers at each floor (both upper level and lower level) shall be demolished at the connection to the main ducts. Existing fire and smoke dampers located at the branch connections shall remain in place, and ducts shall be demolished

beyond the dampers. Similarly, a 5 ft length of the main supply and return ducts in the sub-basement shall be demolished between the air handling units and duct penetration of the 1st floor slab

Option 3. Passive Ventilation

The design is similar to Option 2 except the main duct branches serving the floors will not be demolished, and the louvers located on the upper levels will provide passive cross ventilation instead of forced ventilation. The upper floors do not appear to contain mold and the passive ventilation will provide air circulation to maintain mold-free conditions. In order to provide appropriate louver area for passive cross ventilation, louvers shall be provided in all windows (above and below the sash) on the north, south, and west sides of the building on the 2nd-4th floors and the upper level of the 1st floor.

Louvers and fans will still be required at the basement and lower level of the 1st floor to provide forced ventilation because the basement and lower part of the first floor are damp and have visible mold on the surfaces. Forced ventilation will be provided at these levels to dry out the spaces and prevent future mold growth.

At both the sub-basement and basement, two louvers and one fan shall be provided. The louvers shall be sized for the full size of the existing openings on the north side of the building (approximately 32”x32”), and a sidewall fan shall be provided on the south side of the building through an existing opening. The fan shall be sized for 3300 cfm and 0.5” w.g. pressure.

General notes applicable to all options:

- No louvers or fans will be required in the attic. The air leakage through the roof and existing bell tower is sufficient to ventilate the attic spaces.
- Interior doors of all interior spaces, including stairwells, shall be propped open to allow air circulation.
- Fans and louvers located at the sub-basement and basement levels shall be high security, heavy millwork type construction.
- Fans shall operate using a timer switch during daytime hours only while the ventilation air is dryer.
- Portable monitors shall be provided in at least two locations in the building to record temperature and humidity. These units may be powered by portable battery packs or may be wired to the electrical service. See Exhibit E for a table of temperature and humidity conditions that allow mold to grow.

Maintenance

- Quarterly (once per season), perform visual inspection that fans are operating, louvers are not blocked, and all interior doors are opened to allow proper air circulation. At each visit, record the temperature/humidity from two sensors.

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SECTION 3

RECOMMENDATIONS & ASSOCIATED COSTS — FOUNTAIN HALL

NOTE: see plans that follow for Specific Items Recommendations' Locations

TESTING		**COST**
General		
	Perform Hazardous Material testing for asbestos-containing material (ACMs). Lead-based paint testing is not needed for the purposes of mothballing. *Lead-based paint is assumed throughout the building for the scope of these mothballing recommendations.*	
	SUBTOTAL	
URGENT ITEMS *see Exhibit G*		
General		
	Secure Tower Roof from Water Infiltration: Install asphalt shingle roofing over existing asphalt shingles (roof and lower mansard shingles area). If decking is deteriorated or absent, fasten ¾"- inch exterior grade plywood to span opening (on top) in roof deck and then cover with asphalt shingle roofing assembly.	$8,938
	Install Temporary Cricket behind Tower: Fabricate temporary ¾-inch exterior grade plywood cricket and install behind tower. Cover plywood with asphalt shingle roofing assembly. Install step flashing at cricket to back of tower masonry wall and apply sealant to top edge of flashing.	$8,369
	Close Hole in Roof at Northwest Eave (intersection of Front Wing roof eave and Rear Wing roof eave): Patch opening with ¾-inch exterior grade plywood, caulk edges and paint.	$20,944
	Direct Roof Water Discharge away from Building: Clear and clean all existing downspouts and gutters of dirt and debris. Install sections of gutter and downspouts where sections are missing. Disconnect existing buried perforated drainpipe that are buried from downspouts in all locations (since these are likely non-functioning). Install perforated drain pipe above-grade at all downspout outlets and extend a distance away to achieve positive drainage (approximately ten to 25 feet depending on location), to direct all water discharge away from building face and perimeter.	$13,381
	SUBTOTAL	**51,631**

RECOMMENDATIONS & ASSOCIATED COSTS — FOUNTAIN HALL

NOTE: see plans that follow for Specific Items Recommendations' Locations

EXTERIOR ENVELOPE *includes roof, exterior walls & trim including masonry and wood, windows, doors, chimney, and site drainage*

General

	Main Gable Roofs: Patch open holes in asphalt shingle main roof with in-kind material. If decking is deteriorated or absent, fasten ¾"-inch exterior grade plywood to span opening (on top) in roof deck and then cover with asphalt shingle roofing assembly.	$33,810
	Stop water infiltration at building cornice: Protect historic metal cornice flashings (at masonry wall bay projections). Gently clean off debris and loose paint and re-fasten (with galvanically compatible) fasteners minimally as necessary to secure to substrate. Re-seal where open seams and edges are present. Apply sacrificial layer of new paint coating to exposed surfaces.	$9,165
	Secure windows from damage, allowing for ventilation: Remove existing exterior and interior sheathing from window openings. Stabilize wood trim, frame and sashes and install protective ¾-inch exterior grade (painted) plywood cover, (in accordance with NPS Preservation Brief 31 guidelines). Within each protective plywood panel should be a metal mechanical vent, (louvered opening), with free area provided to meet the requirements of the Mechanical Ventilation Options 1 to 3 (see Mechanical Engineers narrative).	$75,866
	Trim back and remove vegetation from building perimeter.	$4,700
	Clean wall surfaces of vegetative biological growth.	$82,500

Specific Items

EE-01	Waterproof openings at dormer sidewalls and chimney: Temporarily re-secure (tuck in) existing step flashing and metal panels) at dormer sidewalls and chimney. Install secondary metal counterflashing and sealant at top edge.	$6,678
EE-02	Stabilize wood gable vent: Install asphalt shingle roofing over existing asphalt shingles. Gently remove loose paint and debris from wood surfaces and re-paint.	$2,880
EE-03	Clean and secure coal chute: Clear dirt and debris from coal chute/cleanout at base of chimney and secure doors.	$700
EE-04	Stop water infiltration at north concrete walkway: Clean and prepare joint at north concrete walkway adjacent to building wall and install new sealant at joint.	$1,125
EE-05	Secure Clock Tower: Remove non-historic sheathing at rectangular openings in walls. Install pressure-treated blocking and ¾-inch exterior grade plywood at all openings, caulk edges and paint (all sides). Protect clock faces and historic metal wall panels at Tower. Gently clean off debris and loose paint and re-fasten (with galvanically compatible) fasteners minimally as necessary to secure to substrate. Re-seal where open seams and edges are present. Apply sacrificial layer of new paint coating to exposed surfaces.	$14,263
EE-06	Secure all exterior doors & fire escape. All shall be non-accessible (fia blocking installation from the interior)with the exception of the front doors, the door to the sub-basement, and 0-2 other specific exterior doors (at the discretion of Morris Brown College) via functioning hardware and keys.	$1,350

Allowances

	Premium for high work equipment on exterior walls and roof	$25,000
	Miscellaneous Unknown - Allowance	$10,000
	General Conditions / Fee / Bonds, Insurances & Fees / Contingency	$99,423
	SUBTOTAL	**$367,459**

RECOMMENDATIONS & ASSOCIATED COSTS — FOUNTAIN HALL

NOTE: see plans that follow for Specific Items Recommendations' Locations

INTERIORS

General

	Clear building of furniture. *Note that some furniture (TBD by NPS and Morris Brown) is significant to the building and shall be salvaged in a secure, ventilated location (TBD by NPS and Morris Brown) for future use in the building.*	$28,216
	Clear all interior spaces of trash and loose debris.	$19,824
	Remove all acoustical ceiling tiles and grid systems (this is present in most of the previously-occupied space)	$39,648
	Secure plaster/lath where failing or falling. The scope of this will be determined as work progresses, e.g. removal of room debris and of acoustical ceiling tiles and grid (**I-04** below) will reveal conditions currently hidden. To secure, remove either or both of loose plaster and lath to allow safe passage throughout building. Provide allowance for this work.	$26,432
	Bleach-clean interior doors of any mold growth and fix in an open position with a wood wedge door stop to allow pressurized air circulation as will occur with active ventilation (see **Mechanical** section below).	$4,140
	Broom clean building after all other mothballing work is complete.	$6,608

Specific Items

I-01	Remove all carpet (*see floor plan for carpeted rooms tagged*)	$8,192
I-02	Remove resilient floor tiles where loose. (*Note: only loose tile locations are noted in plans for removal. Where this finish is secure, the floor finish can remain.)*	$4,893
I-03	Remove rotted subfloor and replace with 3/4" plywood subfloor.	$8,541
I-04	Remove full pane of glass at interior storefront system and clean opening of any broken glass where pane is currently damaged.	$112
I-05	Remove stud wall and wall finish where this hides window and below-grade wall.	$633
I-06	Remove interior finish materials showing significant biological growth (*see photos for specific finishes to be removed*).	$43,950
I-07	Clean interior finish materials showing biological growth (*see photos for specific finishes to be cleaned*).	$18,920

Allowances

	Miscellaneous Unknown - Allowance	$10,000
	General Conditions / Fee / Bonds, Insurances & Fees / Contingency	$81,645
	SUBTOTAL	**$301,754**

RECOMMENDATIONS & ASSOCIATED COSTS — FOUNTAIN HALL

NOTE: see plans that follow for Specific Items Recommendations' Locations

STRUCTURE

General

Specific Items

S-01	Install 6x6 posts under the ends of the two roof trusses near the east end of the trusses at the west end of the R ear Wing (*where these are missing*).	$3,000
S-02	Install a temporary wall under the attic ceiling joists between the two roof trusses at the north end of the Front Wing.	$1,875
S-03	Rebuild or shore brick load-bearing walls with CMU where these have been compromised by water infiltration.	$33,075
S-04	Repair/replace the rotted/compromised framing in the walls of the Clock Tower above the masonry walls.	$109,200
S-05	Install (temporary) bracing walls under the rotten floor and ceiling framing at the north and south sides of the Clock Tower at all levels, and at the north edge of the Rear Wing.	$53,130
S-06	Replace the missing strong-back and kickers at the north end of the Front Wing.	$1,900
S-07	Build two temporary walls north-south across the room to the height of the roof trusses. Provide a bay of bracing or sheathing at each end of the temporary wall. Extend the top plate out to the top chord of the trusses. Wrap the top chord of the trusses with a fabric choker to avoid damaging the wood. Draw a 5,000lb capacity chain or wire rope taught between trusses on opposite sides of the room.	$13,400

Allowances

Miscellaneous Unknown - Allowance	$20,000
General Conditions / Fee / Bonds, Insurances & Fees / Contingency	$87,384
SUBTOTAL	**$322,964**

RECOMMENDATIONS & ASSOCIATED COSTS — FOUNTAIN HALL

NOTE: see plans that follow for Specific Items Recommendations' Locations

MECHANICAL

General

The overall intent for the mechanical scope is to introduce active / passive ventilation to the building to keep the interiors relatively dry and absolutely free of biological growth. Three options are presented below, listed in order of preference from 1 to 3 where Option 1 is the most-recommended although it is also the one that requires the most work.

Option 1	This design will provide forced cross ventilation at each floor. This will be achieved by locating louvers in the lower half of the windows along one side of the building at each floor and ventilation fans through the windows on the other side of the building. There are windows or existing openings available at each level to provide space for louver and fans.	*Option 1 cost is $136,956 and is included in base estimate*
Option 2	The design is similar to Option 1 except louvers will be located at the upper levels and fans will be provided at the sub-basement and lower level of Floor 1. The existing supply and return duct branches exiting the main chase in the middle of the building will be demolished in order to open the main duct risers at each floor. Air will flow through the louvers into the existing duct and out through the fans, providing forced ventilation from floor to floor.	***Option 2 cost is $80,748.***
Option 3	The design is similar to Option 2 except the main duct branches serving the floors will not be demolished and the louvers located on the upper levels will provide passive cross ventilation instead of forced ventilation. The upper floors do not appear to contain mold and the passive ventilation will provide air circulation to maintain mold-free conditions. However, louvers and fans will be provided at the basement and lower level of the 1st floor to provide forced ventilation because the basement and lower part of the first floor are damp and have visible mold on the surfaces. Forced ventilation will be provided at this level to dry out the spaces and prevent future mold growth.	***Option 3 cost is $108,852.***

RECOMMENDATIONS & ASSOCIATED COSTS — FOUNTAIN HALL

NOTE: see plans that follow for Specific Items Recommendations' Locations

ELECTRICAL

General

The overall intent for the electrical scope is to provide a new service that will power some lighting, a fire alarm system, and mechanical ventilation (see Mechanical options above). Generally, all conduit shall be surface-mounted MC type, and all switches to control lighting shall be provided at the entrance way of each space. No exterior or site lighting is provided herein. An itemized listing of this scope is described in the General and Specific Items listed below.

Provide new 60A, 208/120V single-phase, 18-pole load center located in the Mechanical room near existing service switchboard. New service will originate from existing pole. Provide circuits for HVAC fans. See Mechanical description above for the three options. Provide circuits for the Fire Alarm System.	*see Cost Estimate for detail*
Provide a new Fire Alarm System with battery backup, including detection and notification devices in accordance with NFPA-72 2013. 1. Option #1: Wireless system. 2. Option #2: Wired system with wiring protected in EMT conduit, surface mounted. Locate Fire Alarm Control Panel (FACP) in the Mechanical room next to the new electrical panel. Upon activation of the FA system, the signal will be sent to a central station or the Fire Department. Alternatively, an option for the college to consider, is to have the FA system activate a loud alarm that can be heard from outside of the building, to alert the security patrol that is currently surveying the campus 24/7.	*Option 1 is included in base estimate.* ***Option 2 is a $63,748 add to the project subtotal.***
Provide a new Security System to include: intrusion detection system (IDS) to monitor interior of the building in entrances and corridors using motion detectors. Connect detectors to the IDS Panel. IDS shall use a cellular device for reporting. Configure panel to report intrusion to a 24/7 monitoring service.	$39,000

Specific Items

E-01	Provide security and egress lighting in all main corridors, stairwells, Chapel, W.E.B. Dubois office, mechanical rooms (including in sub-basement) and attic. Luminaires will be fluorescent-type strip fixtures with wire guards and be chain hung, or wall mounted and will provide foot candle levels as recommended by IESNA.	*see Cost Estimate for detail*
E-02	Provide exit signage & lighting with battery backup at the main exit on Level 1 of Front Wing, and at every stairwell exit at every floor level.	
E-03	Provide accent lighting for the Mural Box located at the Main Entrance of building using thin strip-lights mounted at the top and bottom.	
E-04	Provide new electrical and fire alarm panels.	
	SUBTOTAL	**$241,969**

RECOMMENDATIONS & ASSOCIATED COSTS — FOUNTAIN HALL

NOTE: see plans that follow for Specific Items Recommendations' Locations

PLUMBING

General

	For the record, the natural gas system is considered in-operable and no further provisions need to be made.	
	Locate the domestic cold water entry and cut and cap the incoming domestic service. Locate the exterior in-ground service valve and/or provide a new service valve as necessary. Drain the existing domestic water system.	$1,500
	Cut and cap the main sanitary drain or drains exiting the Building to prevent sewer gasses from entering the Building through dry fixture traps or broken sanitary piping.	$1,000

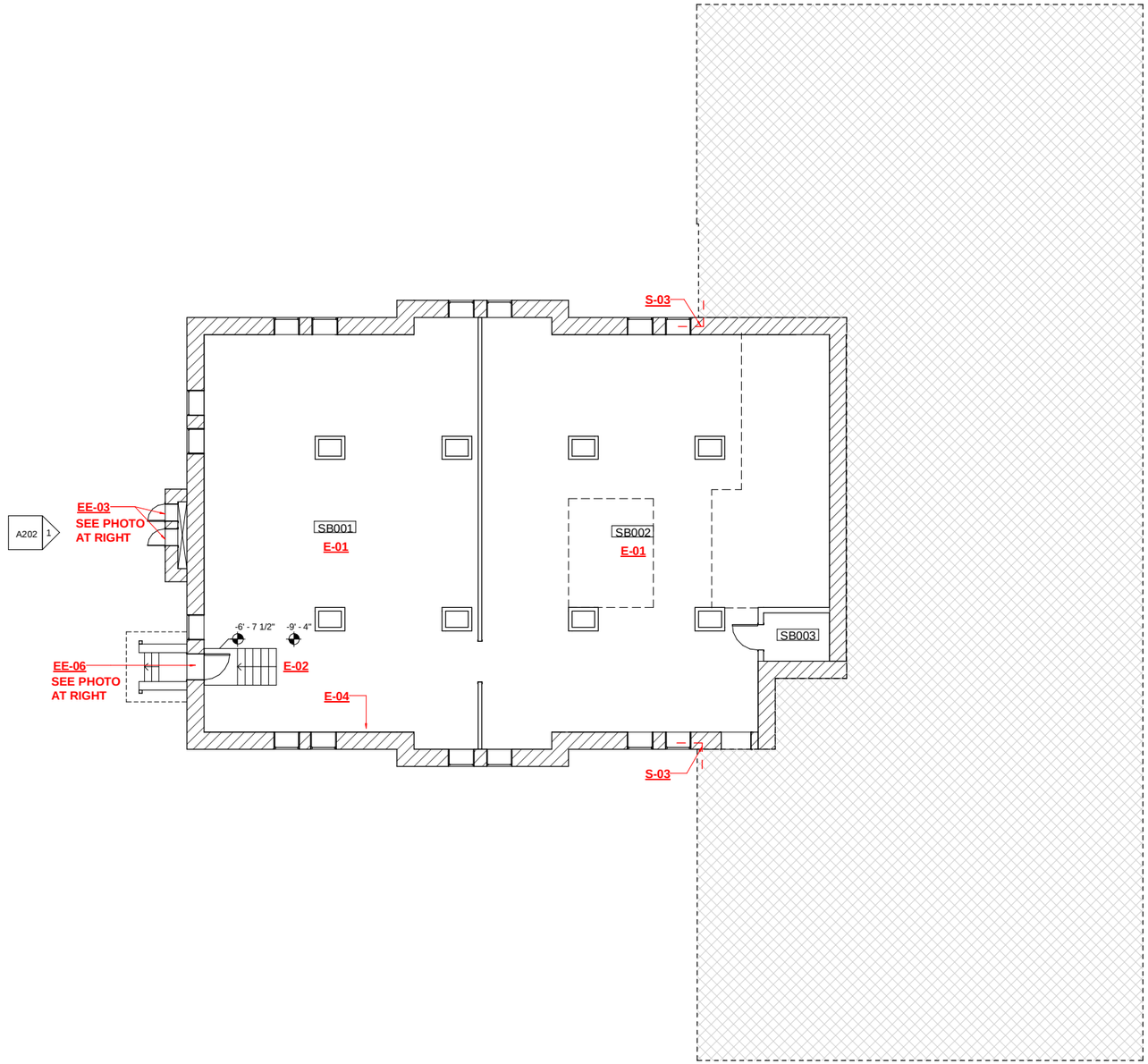
Specific Items

P-01	Remove existing Plumbing fixtures and piping that has been damaged or vandalized. These items, in particular the vitreous china fixtures, could present a safety concern.	$5,250

Allowances

	Miscellaneous Unknown - Allowance	$2,500
	General Conditions / Fee / Bonds, Insurances & Fees / Contingency	$3,802
	SUBTOTAL	**14,052**

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EE-03



EE-06

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REVISION:

SHEET TITLE
SUB-BASEMENT FLOOR PLAN

SCALE (U.N.O.)

JOB NAME
Owner

Project Name

LOCATION
Enter address here

SEAL

ISSUE DATE
Issue Date

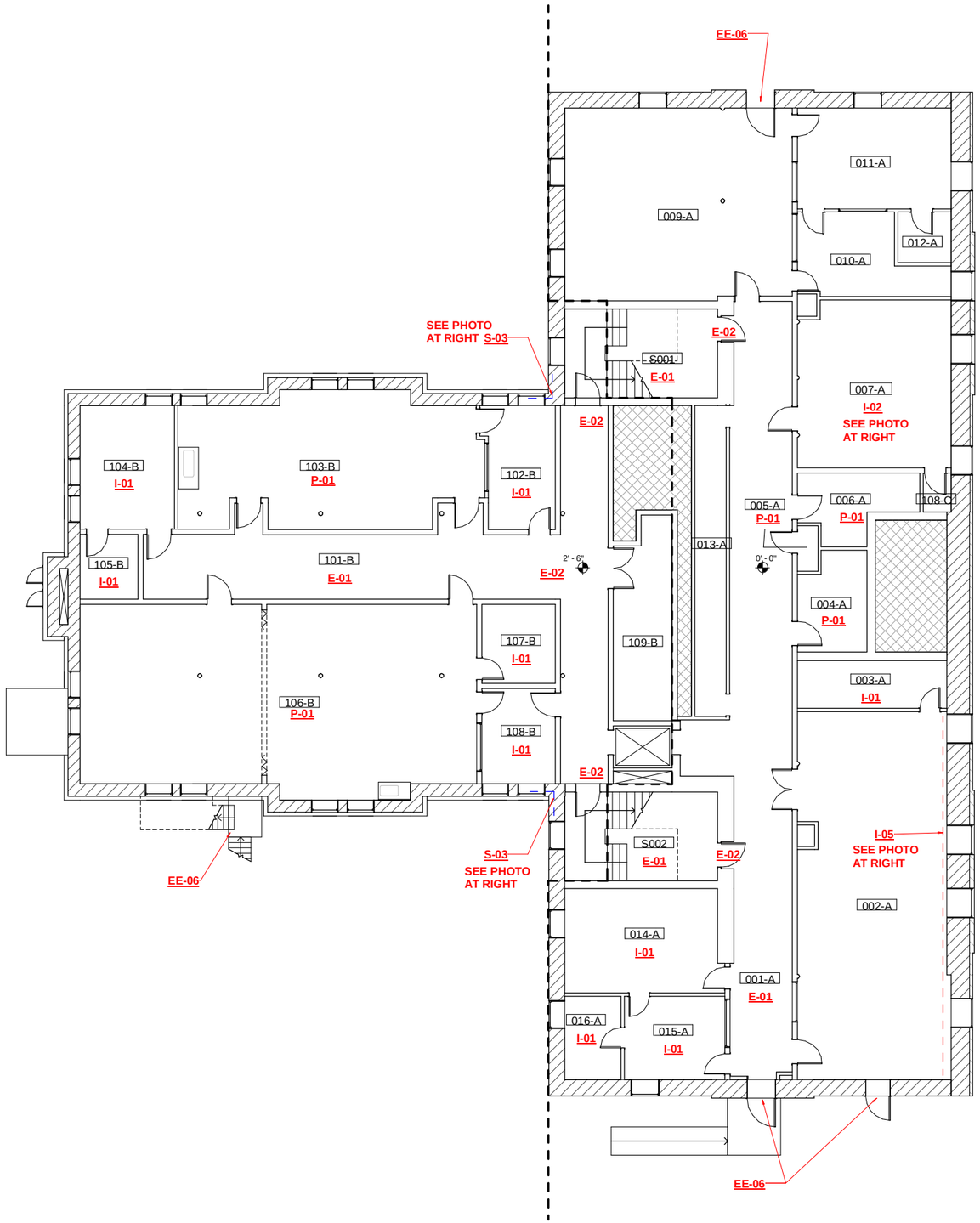
JOB. NO.
Project Number

DWG. NO.
A101

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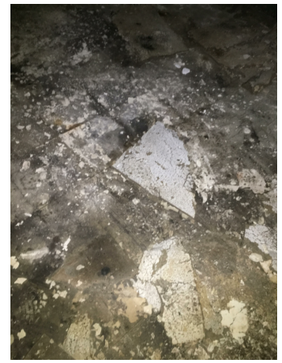
ROOM 002-A
I-05



ROOM 101-B (SOUTH)
S-03



ROOM 102-B
S-03



ROOM 007-A
I-02

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REVISION:

SHEET TITLE
BASEMENT FLOOR PLAN - FRONT WING &
FIRST FLOOR PLAN - REAR WING

SCALE (U.N.O.)

JOB NAME
Owner

LOCATION
Project Name
Enter address here

SEAL

ISSUE DATE
Issue Date

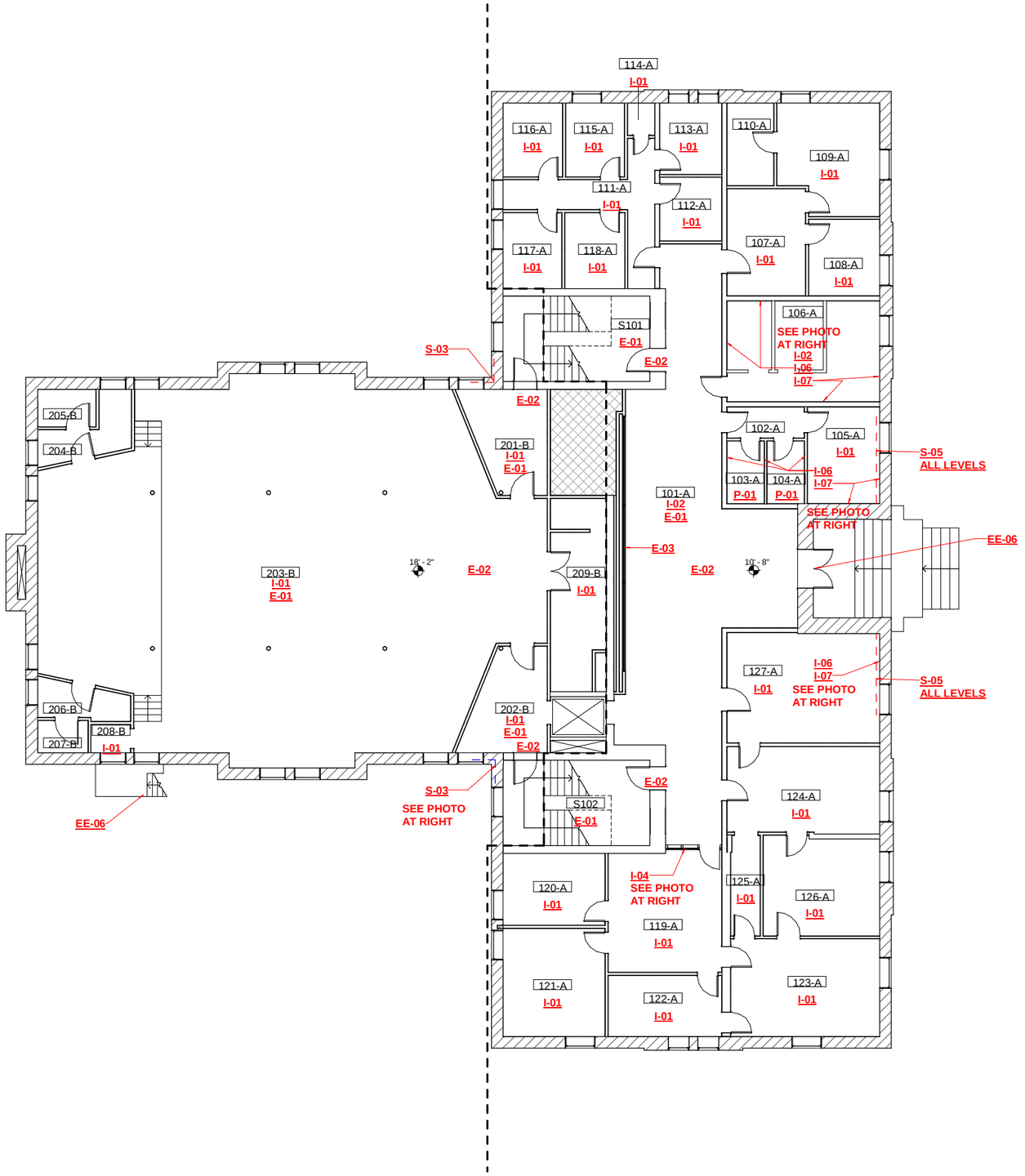
JOB. NO.
Project Number

DWG. NO.
A102

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ROOM 127-A
I-07



ROOM 119-A
I-04



ROOM 105-A
I-06 & I-07



ROOM 103-A
I-06 & I-07



ROOM 106-A
I-02



ROOM 202-B
S-03

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REVISION:

SHEET TITLE
FIRST FLOOR PLAN - FRONT WING & SECOND FLOOR PLAN - REAR WING

SCALE (U.N.O.)

JOB NAME
Owner

Project Name

LOCATION
Enter address here

SEAL

ISSUE DATE
Issue Date

JOB. NO.
Project Number

DWG. NO.
A103

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ROOM 205-A
I-06



ROOM 205-A
I-06 & I-07



ROOM 223-A
I-06



204-A
P-01 - TYPICAL



211-A
I-01 - TYPICAL

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REVISION:

SHEET TITLE
SECOND FLOOR PLAN - FRONT WING

SCALE (U.N.O.)

JOB NAME
Owner

Project Name

LOCATION
Enter address here

SEAL

ISSUE DATE
Issue Date

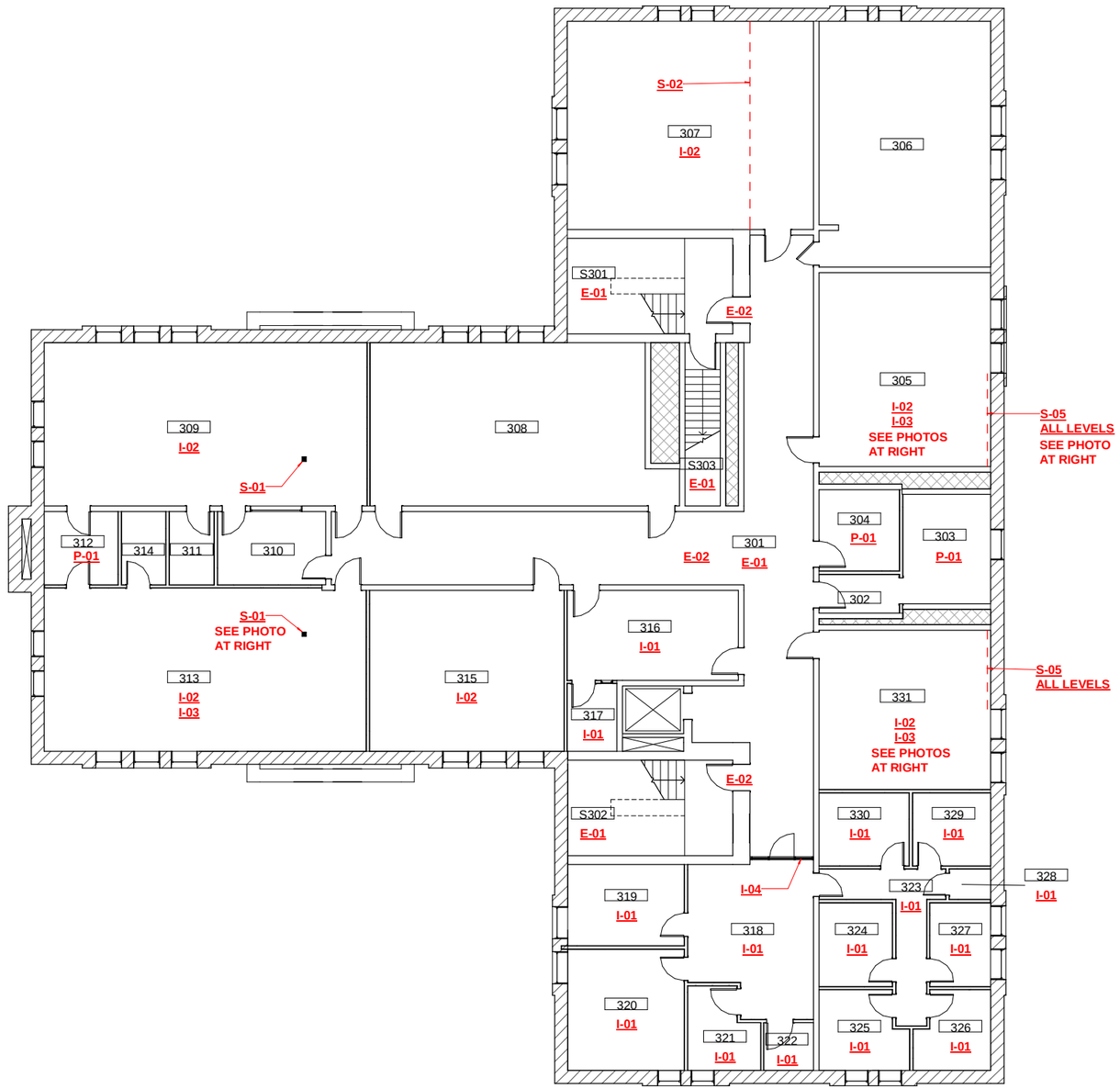
JOB. NO.
Project Number

DWG. NO.
A104

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ROOM 313
S-01



ROOM 305
I-03 & S-05



ROOM 331
I-02 & I-03



ROOM 305
I-02 & I-03

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REVISION:

SHEET TITLE
THIRD FLOOR PLAN

SCALE (U.N.O.)

JOB NAME
Owner

Project Name

LOCATION
Enter address here

SEAL

ISSUE DATE
Issue Date

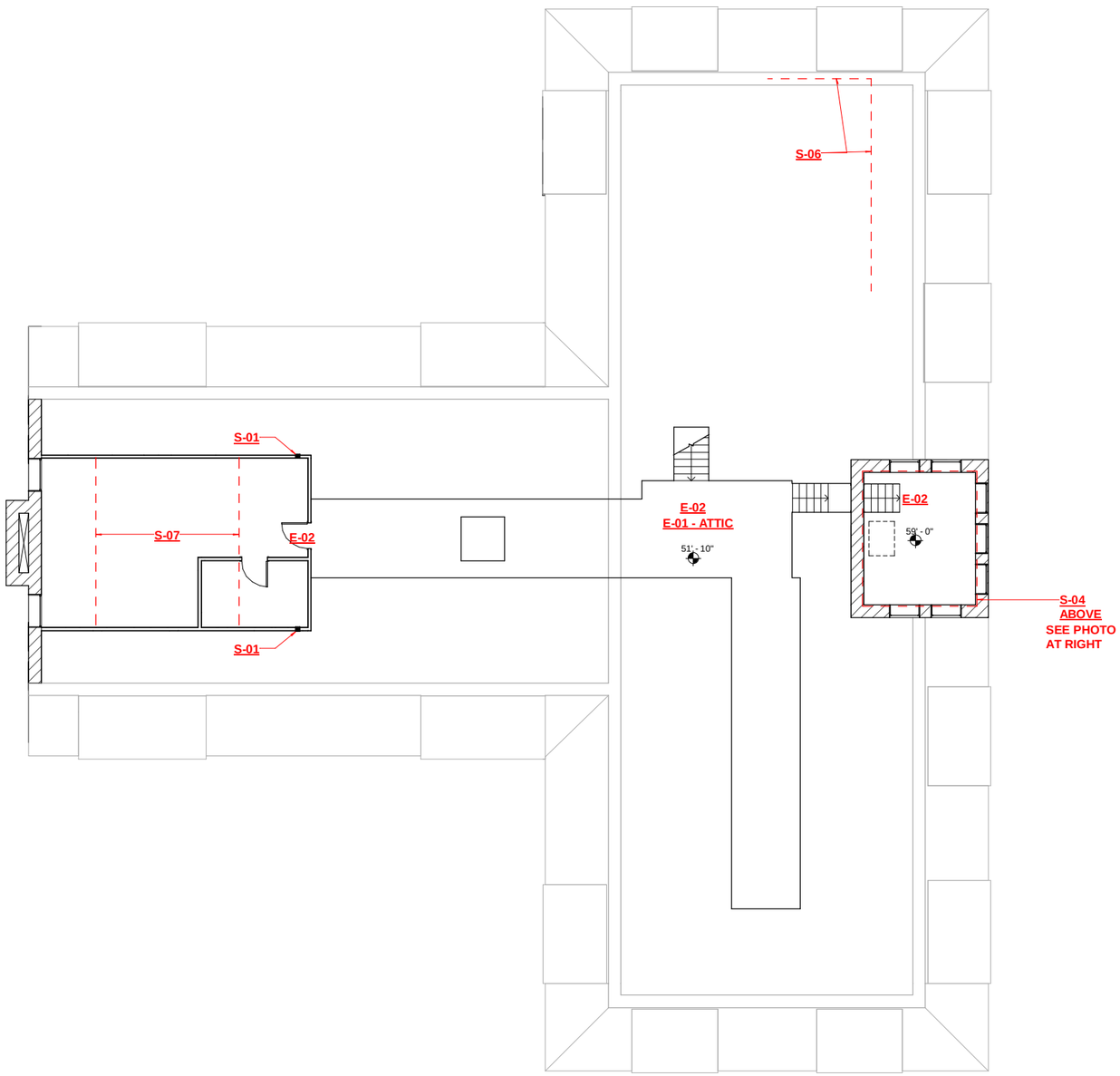
JOB. NO.
Project Number

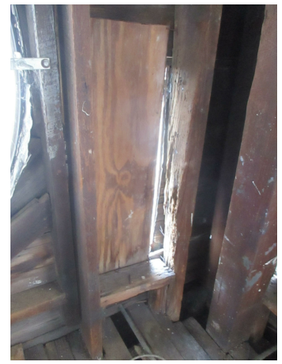
DWG. NO.
A105

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S-04

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REVISION:

SHEET TITLE
ATTIC FLOOR PLAN

SCALE (U.N.O.)

JOB NAME
Owner

Project Name

LOCATION
Enter address here

SEAL

ISSUE DATE
Issue Date

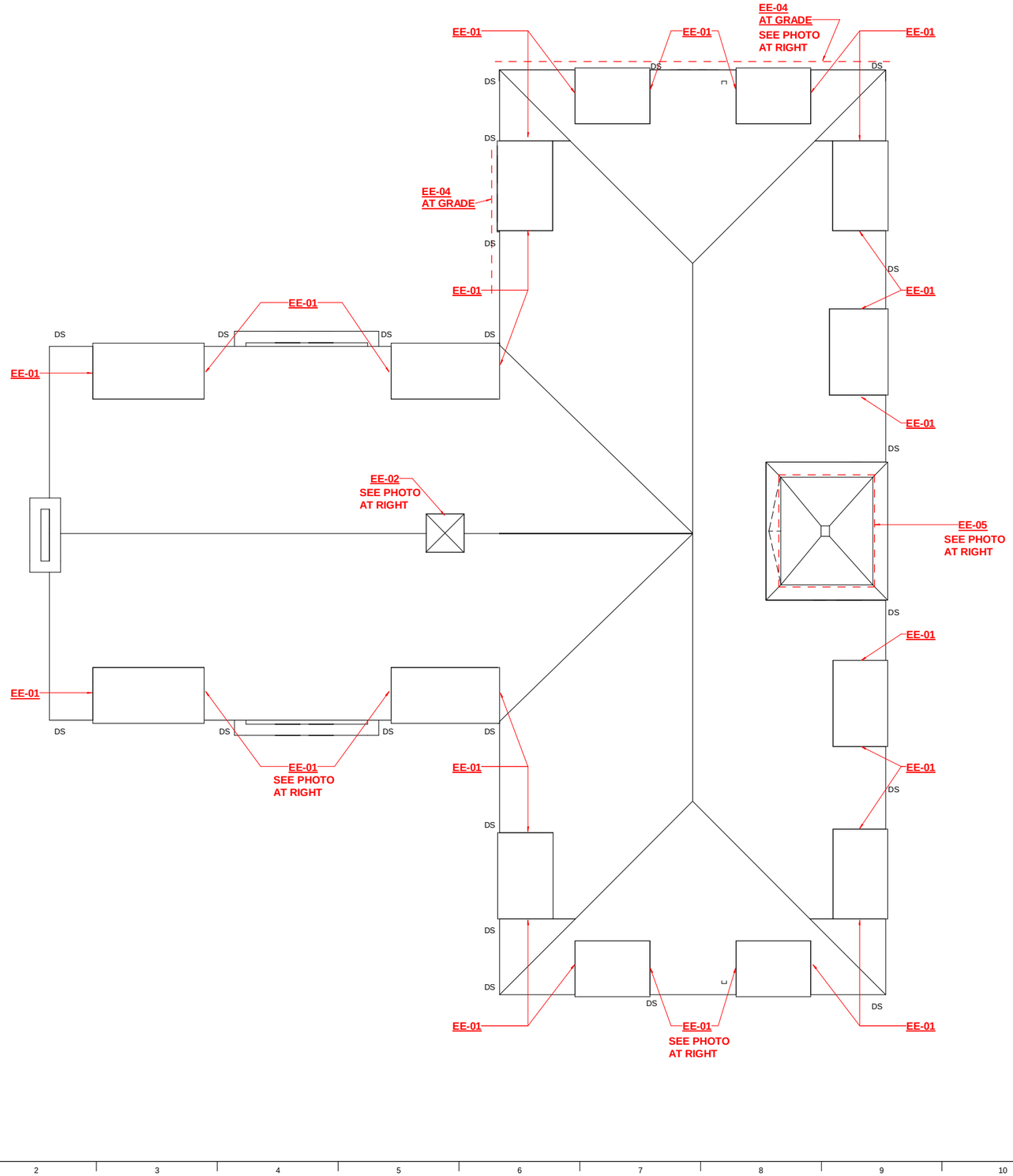
JOB. NO.
Project Number

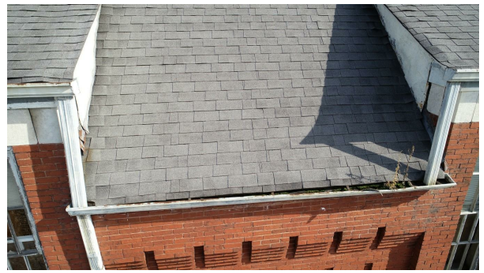
DWG. NO.
A106

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SOUTH ELEVATION
EE-01



EE-02



EE-04



EE-05

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REVISION:

SHEET TITLE
ROOF PLAN

SCALE (U.N.O.)

JOB NAME
Owner

Project Name

LOCATION
Enter address here

SEAL

ISSUE DATE
Issue Date

JOB. NO.
Project Number

DWG. NO.
A107

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FOUNTAIN HALL (STONE HALL) 1882

- Presumed Location of Graves Library
- Presumed Location of W.E.B. Du Bois Office
- Presumed Location of Normal School Room
- Presumed Location of Printing Office
- Possible Location(s) of Laboratory

A

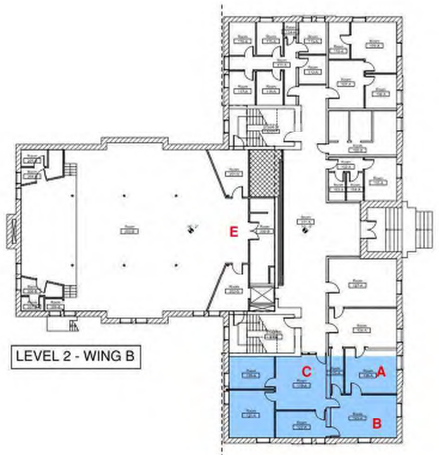




B

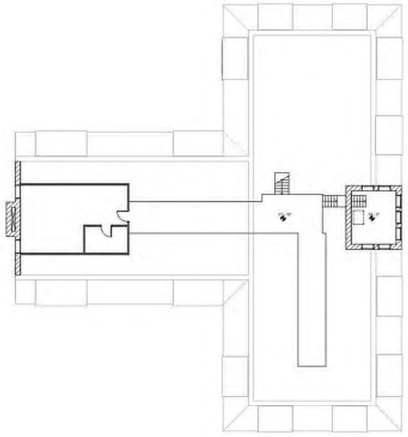
C



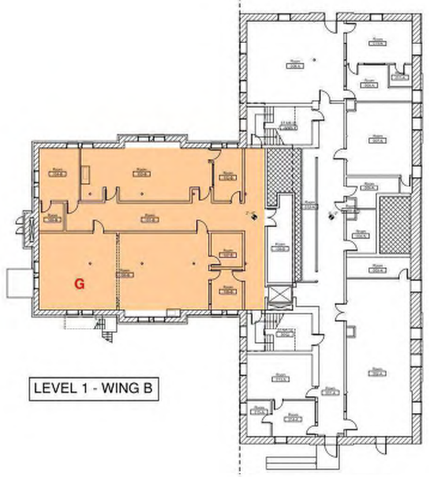


LEVEL 2 - WING B

LEVEL 1 - WING A



ATTIC

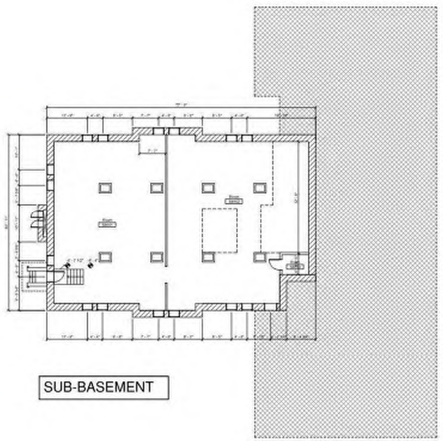


LEVEL 1 - WING B

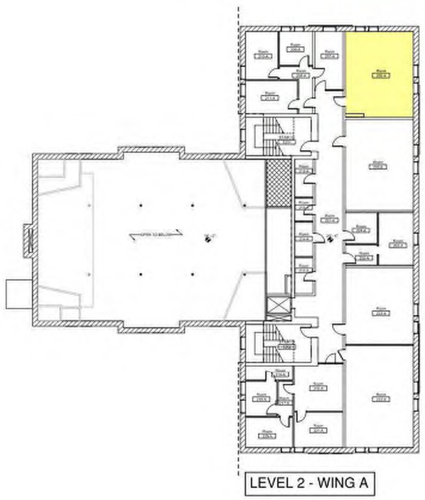
BASEMENT - WING A



LEVEL 3



SUB-BASEMENT



LEVEL 2 - WING A

D



E



F



G



Images A, B & C[1]

[1] Graves Library, Interior, Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia.

Images D & E[2]

[2] Stone Hall Laboratory, Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia

Images F & G[3]

[3] Buildings and Grounds, Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia.

EXHIBIT A

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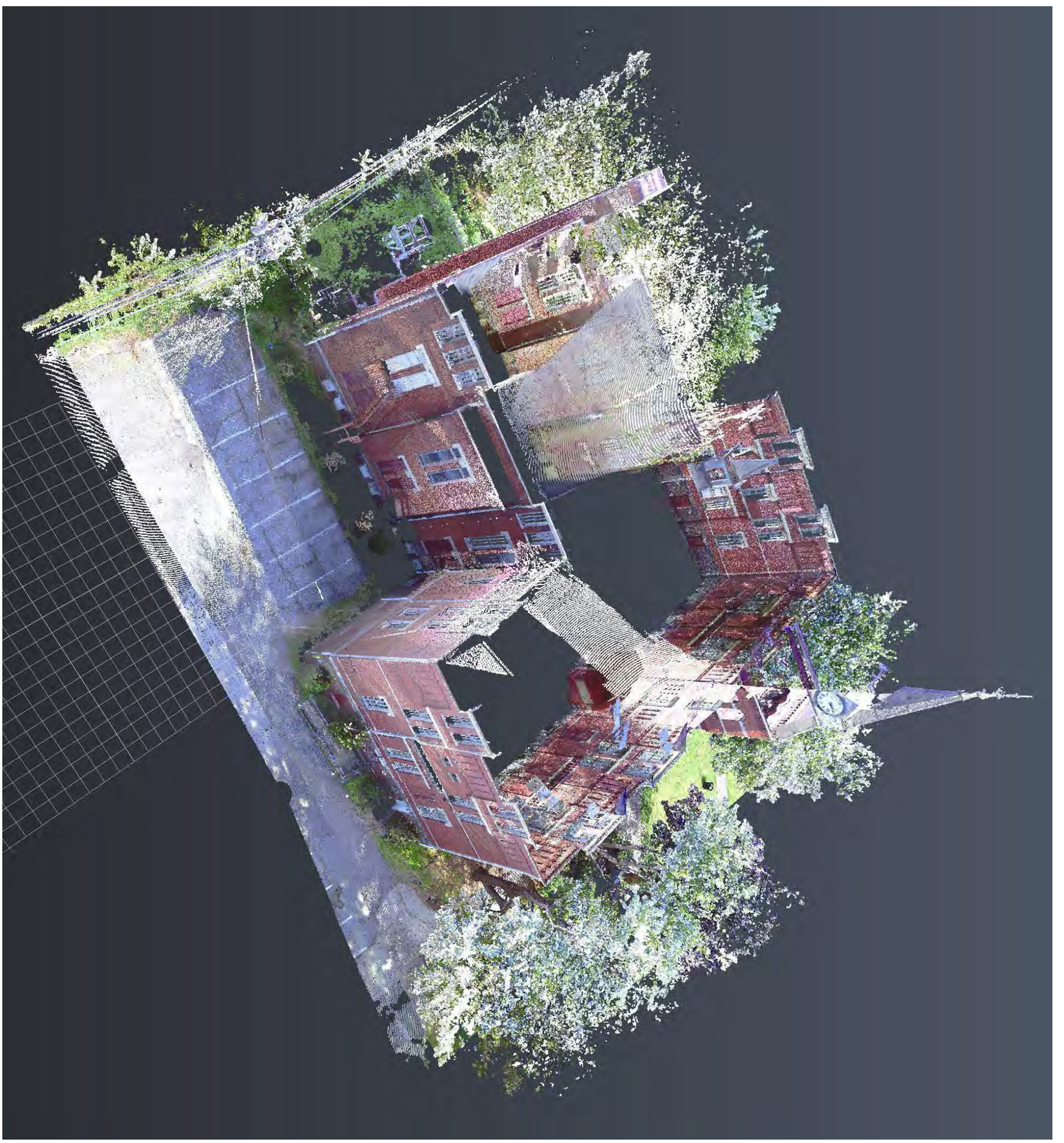


EXHIBIT B

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EXHIBIT C

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SCHEMATIC DOCUMENT COST ANALYSIS

For

MORRIS BROWN COLLEGE - FOUNTAIN HALL

Atlanta, Georgia

Prepared: March 06, 2019 *Revised: September 13, 2019*

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL

DIVISION SUMMARY

EXTERIOR ENVELOPE		367,459
INTERIOR		301,754
STRUCTURAL		322,964
MECHANICAL		136,956
ELECTRICAL		241,969
PLUMBING		14,052

PROJECT TOTAL		**$**	**1,385,153**	
GSF	**39,000**	**$**	**35.52**	**COST/SF**

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL

DIVISION DETAIL

EXTERIOR ENVELOPE

EE-100	Patch Open Holes In Asphalt Shingles 25% - Allowance	3,220	SF	5.00	16,100
EE-101	Replace Damaged Roof Decking With 3/4" Plywood	3,220	SF	5.50	17,710
EE-102	Metal Cornice - Clean And Refasten	470	LF	15.00	7,050
EE-103	Metal Cornice - Seal Open Seams	470	LF	2.00	940
EE-104	Metal Cornice - Repaint	470	LF	2.50	1,175
EE-105	Remove Existing Plywood From Windows	3,943	SF	2.00	7,886
EE-106	Stabilize Window Frames, Sashes, Trim	154	EA	250.00	38,500
EE-107	Install New Exterior Grade Plywood Covering	3,943	SF	4.00	15,772
EE-108	Install 2' x 2' Louvers In Each Window Plywood	154	EA	25.00	3,850
EE-109	Paint Plywood	3,943	SF	2.50	9,858
EE-110	Remove Vegetation Around Building	470	LF	10.00	4,700
EE-111	Clean Wall Of Biological Growth - Allowance	5,500	SF	15.00	82,500
EE-112	EE-01 Resecure Step Flashing At Dormers	252	LF	10.00	2,520
EE-113	EE-01 Install Counter Flashing And Sealant On Dormers	252	LF	6.50	1,638
EE-114	EE-01 Resecure Metal Panels On Dormers	504	SF	5.00	2,520
EE-115	EE-02 Gable Vent - Install Asphalt Shingles Over Extg	120	SF	8.00	960
EE-116	EE-02 Gable Vent - Clean And Repaint Exterior	192	SF	10.00	1,920
EE-117	EE-03 Clean Coal Chute And Ash Doors And Secure	2	EA	350.00	700
EE-118	EE-04 Clean Crack/Seal Joint At North Walk To Buildin	75	LF	15.00	1,125
EE-119	EE-05 Clock Tower - Remove Plywood From Openings	175	SF	5.00	875
EE-120	EE-05 Clock Tower - Install New Plywood And Framing	175	SF	20.00	3,500
EE-121	EE-05 Clock Tower - Seal And Paint New Plywood	175	SF	4.50	788
EE-122	EE-05 Clock Tower - Clean And Refasten Metal Panels	364	SF	15.00	5,460
EE-123	EE-05 Clock Tower - Paint Metal Panels	364	SF	10.00	3,640
EE-124	EE-06 Secure Exterior Doors With Interior Blocking	4	EA	125.00	500
EE-125	EE-06 Secure Fire Escape	1	EA	250.00	250
EE-126	EE-06 Insure Proper Functioning Of Front Door Locks	2	EA	300.00	600
EE-127	Pemium For High Work Equipment On Exterior Walls A	1	LS	25,000.00	25,000
EE-128	Miscellaneous Unknown - Allowance	1	LS	10,000.00	10,000

	EXTERIOR SUBTOTAL		**268,036**
	GENERAL CONDITIONS	10.0%	26,804
	FEE	10.0%	29,484
	BONDS, INSURANCES, AND FEES	3.0%	9,730
	CONTINGENCY	10.0%	33,405
	EXTERIOR TOTAL		**$ 367,459**

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL
INTERIOR					
I-100	Hazardous Materials Abatement	26,432	SF	*NIC*	*NIC*
I-101	Remove Damaged FF&E - Allowance	26,432	SF	0.50	13,216
I-102	Salvage Historic FF & E/Store For Future Use - Allowan	1	LS	15,000.00	15,000
I-103	Demo/Remove ACT System - Allowance	26,432	SF	1.50	39,648
I-104	Clean Building Of Trash And Debris - Allowance	26,432	SF	0.75	19,824
I-105	Secure Loose And Falling Plaster And Lath - Allowance	26,432	SF	1.00	26,432
I-106	Bleach Clean All Interior Doors	138	EA	20.00	2,760
I-107	Wedge/Block Interior Doors Open	138	EA	10.00	1,380
I-108	Broom Clean Building Upon Work Completion	26,432	SF	0.25	6,608
I-109	I-01 Demo/Remove Carpet	10,923	SF	0.75	8,192
I-110	I-02 Demo/Remove Loose Resilient Floor Tiles	6,524	SF	0.75	4,893
I-111	I-03 Demo/Remove Rotted Subfloor	1,314	SF	1.50	1,971
I-112	I-03 Install New 3/4 Plywood Subfloor	1,314	SF	5.00	6,570
I-113	I-04 Demo/Remove Storefront Glass	112	SF	1.00	112
I-114	I-05 Demo/Remove Wall In Room 002-A	506	SF	1.25	633
I-115	I-06 Demo/Remove Finishes With Significant Biological	2,930	SF	15.00	43,950
I-116	I-07 Clean Finishes With Some Biological Growth	1,892	SF	10.00	18,920
I-117	Miscellaneous Unknown - Allowance	1	LS	10,000.00	10,000
	INTERIOR SUBTOTAL				**220,109**
	GENERAL CONDITIONS		10.0%		22,011
	FEE		10.0%		24,212
	BONDS, INSURANCES, AND FEES		3.0%		7,990
	CONTINGENCY		10.0%		27,432
	INTERIOR TOTAL			**$**	**301,754**

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL
STRUCTURAL					
S-100	S-01 Replace 6 x 6 Posts In Attic West Wing	2	EA	750.00	1,500
S-101	S-01 Replace 6 x 6 Posts In 3rd Floor West Wing	2	EA	750.00	1,500
S-102	S-02 Install Temp Wall 3rd Floor Room #307	25	LF	75.00	1,875
S-103	S-03 Shore Deteriated Brick Load Bearing Wall	735	SF	45.00	33,075
S-104	S-04 Repair/Replace Rotted Wood Clock Tower Framin	1,680	SF	65.00	109,200
S-105	S-05 Temp Shoring Wall Under Clock Tower	1,248	SF	15.00	18,720
S-106	S-05 Temp Shoring Wall At North Face West Wing	2,294	SF	15.00	34,410
S-107	S-06 Replace Missing Attic Strongback And Kickers	38	LF	50.00	1,900
S-108	S-07 Construct Two Temp Walls In West Wing Attic	440	SF	25.00	11,000
S-109	S-07 Install Fabric Chokers	2	EA	450.00	900
S-110	S-07 Install Chain Binder	1	EA	1,500.00	1,500
S-111	Miscellaneous Unknown - Allowance	1	LS	20,000.00	20,000
	STRUCTURAL SUBTOTAL				**235,580**
	GENERAL CONDITIONS		10.0%		23,558
	FEE		10.0%		25,914
	BONDS, INSURANCES, AND FEES		3.0%		8,552
	CONTINGENCY		10.0%		29,360
	STRUCTURAL TOTAL			**$**	**322,964**
MECHANICAL					
	OPTION 1 - FORCED CROSS FLOOR VENTILATION				
M-100	Delete Louvers In Windows - See EE-108 Above	(154)	EA	25.00	(3,850)
M-101	Add Louvers In Windows 3' x 4' - Allowance	77	EA	250.00	19,250
M-102	Install Fans In Windows - Allowance	77	EA	500.00	38,500
M-103	Electrical Power To Fans - Allowance	77	EA	500.00	38,500
M-104	Miscellaneous Unknown - Allowance	1	LS	7,500.00	7,500
	MECHANICAL SUBTOTAL				**99,900**
	GENERAL CONDITIONS		10.0%		9,990
	FEE		10.0%		10,989
	BONDS, INSURANCES, AND FEES		3.0%		3,626
	CONTINGENCY		10.0%		12,451
	MECHANICAL TOTAL			**$**	**136,956**

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL
ELECTRICAL					
E-100	E-01 Add Flourescent Security And Egress Lighting	20	EA	1,000.00	20,000
E-101	E-02 Add Battery Backup Exit Signage	20	EA	850.00	17,000
E-102	E-03 Provide Accent Lighting At The Mural Box	1	EA	2,500.00	2,500
E-103	E-04 Provide New 60A Electrical Panel And Primary Ser	1	EA	10,000.00	10,000
E-104	E-04 Provide Wireless Fire Alarm System - Option 1	39,000	SF	2.00	78,000
E-105	Security System - Limited Areas Per Narrative	39,000	SF	1.00	39,000
E-106	Miscellaneous Unknown - Allowance	1	LS	10,000.00	10,000
	ELECTRICAL SUBTOTAL				**176,500**
	GENERAL CONDITIONS		10.0%		17,650
	FEE		10.0%		19,415
	BONDS, INSURANCES, AND FEES		3.0%		6,407
	CONTINGENCY		10.0%		21,997
	ELECTRICAL TOTAL				**$ 241,969**
	.				
PLUMBING.					
P-100	Natural Gas Service - Currently Inoperative	-	LS	*NIC*	*NIC*
P-101	Domestic Water Service - Cut, Cap And Drain	1	LS	1,500.00	1,500
P-102	Sanitary Sewer System - Cut, Cap And Drain	1	LS	1,000.00	1,000
P-103	P-01 Demo/Remove Fixtures And Piping - Allowance	35	EA	150.00	5,250
P-104	Miscellaneous Unknown - Allowance	1	LS	2,500.00	2,500
	PLUMBING SUBTOTAL				**10,250**
	GENERAL CONDITIONS		10.0%		1,025
	FEE		10.0%		1,128
	BONDS, INSURANCES, AND FEES		3.0%		372
	CONTINGENCY		10.0%		1,277
	PLUMBING TOTAL				**$ 14,052**

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL

ALTERNATES

MECHANICAL - OPTION 2 FORCED VERTICAL BUILDING VENTILATION

M-100	DELETE Louvers In Windows - See EE-108 Above	(154)	EA	25.00	(3,850)
M-101	Demo/Remove Branch Ductwork Exiting Chase - Allowa	1	LS	5,000.00	5,000
M-102	ADD Louvers In Windows 3' x 4' Upper Floors - Allowai	63	EA	250.00	15,750
M-103	Install Fans In Subbasement And Lower 1st Flr - Allowai	37	EA	500.00	18,500
M-104	Electrical Power To Fans - Allowance	37	EA	500.00	18,500
M-105	Miscellaneous Unknown - Allowance	1	LS	5,000.00	5,000

	MECHANICAL OPTION 2 SUBTOTAL		**58,900**
	GENERAL CONDITIONS	10.0%	5,890
	FEE	10.0%	6,479
	BONDS, INSURANCES, AND FEES	3.0%	2,138
	CONTINGENCY	10.0%	7,341
	MECHANICAL OPTION 2 TOTAL	**$**	**80,748**

MECHANICAL - OPTION 3 COMBINATION FORCED AND PASSIVE VENTILATION

M-100	DELETE Louvers In Windows - See EE-108 Above	(154)	EA	25.00	(3,850)
M-101	ADD Louvers In Windows 3'x4' Upper Floors - Allowanc	63	EA	250.00	15,750
M-102	ADD Louvers In Windows 3'x4' On 1st Floor - Allowanc	38	EA	250.00	9,500
M-103	Install Fans In Subbasement And Basement - Allowance	53	EA	500.00	26,500
M-104	Electrical Power To Fans - Allowance	53	EA	500.00	26,500
M-105	Miscellaneous Unknown - Allowance	1	LS	5,000.00	5,000

	MECHANICAL OPTION 3 SUBTOTAL		**79,400**
	GENERAL CONDITIONS	10.0%	7,940
	FEE	10.0%	8,734
	BONDS, INSURANCES, AND FEES	3.0%	2,882
	CONTINGENCY	10.0%	9,896
	MECHANICAL OPTION 3TOTAL	**$**	**108,852**

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL

ELECTRICAL - OPTION 2 HARD WIRED FIRE ALARM SYSTEM

E-100	DELETE E-04 Wireless Fire Alarm System - Option 1	(39,000)	SF	2.00	(78,000)
E-101	ADD Hardwired Fire Alarm System In EMT	39,000	SF	3.00	117,000
E-102	Miscellaneous Unknown - Allowance	1	LS	7,500.00	7,500
	ELECTRICAL OPTION 2 SUBTOTAL				**46,500**
	GENERAL CONDITIONS		10.0%		4,650
	FEE		10.0%		5,115
	BONDS, INSURANCES, AND FEES		3.0%		1,688
	CONTINGENCY		10.0%		5,795
	ELECTRICAL OPTION 2 TOTAL			**$**	**63,748**

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EXHIBIT E

Temperature @ 60F

T	RH	DP	PI	Days to Mold	EMC
60.8°F	72%	52°F	40	No Risk	13.8%
60.8°F	73%	52°F	39	71	14%
60.8°F	74%	52°F	38	54	14.3%
60.8°F	75%	53°F	37	42	14.6%
60.8°F	76%	53°F	36	33	14.9%
60.8°F	77%	53°F	35	26	15.2%
60.8°F	79%	54°F	33	18	15.8%
60.8°F	80%	55°F	32	15	16.2%
60.8°F	82%	55°F	31	11	16.9%
60.8°F	85%	56°F	28	7	18.2%
60.8°F	89%	58°F	26	5	20.1%
60.8°F	95%	59°F	22	3	24.1%

Temperature @ 65F

T	RH	DP	PI	Days to Mold	EMC
64.4°F	70%	54°F	33	No Risk	13.2%
64.4°F	71%	55°F	32	123	13.4%
64.4°F	72%	55°F	31	90	13.7%
64.4°F	73%	55°F	30	67	14%
64.4°F	74%	56°F	30	51	14.2%
64.4°F	76%	57°F	28	31	14.8%
64.4°F	78%	57°F	27	21	15.4%
64.4°F	80%	58°F	25	14	16.1%
64.4°F	82%	59°F	24	10	16.9%
64.4°F	85%	60°F	22	7	18.1%
64.4°F	87%	60°F	21	5	19%
64.4°F	89%	61°F	20	4	20.1%
64.4°F	95%	63°F	17	3	24%

Temperature @ 70F

T	RH	DP	PI	Days to Mold	EMC
69.8°F	66%	58°F	25	No Risk	12.2%
69.8°F	68%	59°F	24	340	12.6%
69.8°F	69%	59°F	24	232	12.9%
69.8°F	70%	60°F	23	163	13.1%
69.8°F	71%	60°F	22	117	13.3%
69.8°F	72%	60°F	22	86	13.6%
69.8°F	74%	61°F	21	49	14.1%
69.8°F	76%	62°F	20	30	14.7%
69.8°F	78%	63°F	19	19	15.3%
69.8°F	80%	63°F	18	13	16%
69.8°F	83%	64°F	17	8	17.1%
69.8°F	85%	65°F	16	6	18%
69.8°F	91%	67°F	14	3	21.1%

Temperature @ 75F

T	RH	DP	PI	Days to Mold	EMC
75.2°F	65%	63°F	18	No Risk	11.9%
75.2°F	67%	63°F	17	493	12.3%
75.2°F	69%	64°F	17	225	12.7%
75.2°F	71%	65°F	16	113	13.2%
75.2°F	73%	66°F	15	62	13.7%
75.2°F	75%	67°F	14	37	14.3%
75.2°F	78%	68°F	13	19	15.2%
75.2°F	81%	69°F	12	11	16.2%
75.2°F	84%	70°F	11	7	17.4%
75.2°F	92%	73°F	9	3	21.6%

Temperature @ 80F

T	RH	DP	PI	Days to Mold	EMC
80.6°F	65%	68°F	13	No Risk	11.7%
80.6°F	67%	69°F	12	483	12.2%
80.6°F	69%	69°F	12	220	12.6%
80.6°F	71%	70°F	11	111	13.1%
80.6°F	73%	71°F	11	61	13.6%
80.6°F	75%	72°F	10	36	14.1%
80.6°F	79%	73°F	9	15	15.4%
80.6°F	81%	74°F	9	11	16.1%
80.6°F	84%	75°F	8	7	17.2%
80.6°F	91%	78°F	7	3	20.8%

Temperature @ 85F

T	RH	DP	PI	Days to Mold	EMC
84.2°F	65%	71°F	10	No Risk	11.6%
84.2°F	67%	72°F	10	480	12.1%
84.2°F	70%	73°F	9	153	12.8%
84.2°F	73%	75°F	9	60	13.5%
84.2°F	76%	76°F	8	28	14.3%
84.2°F	79%	77°F	7	15	15.3%
84.2°F	82%	78°F	7	9	16.3%
84.2°F	85%	79°F	6	6	17.5%
84.2°F	91%	81°F	6	3	20.6%

This chart summarizes what combinations of Temp & RH% allow mold to form on wood surfaces.

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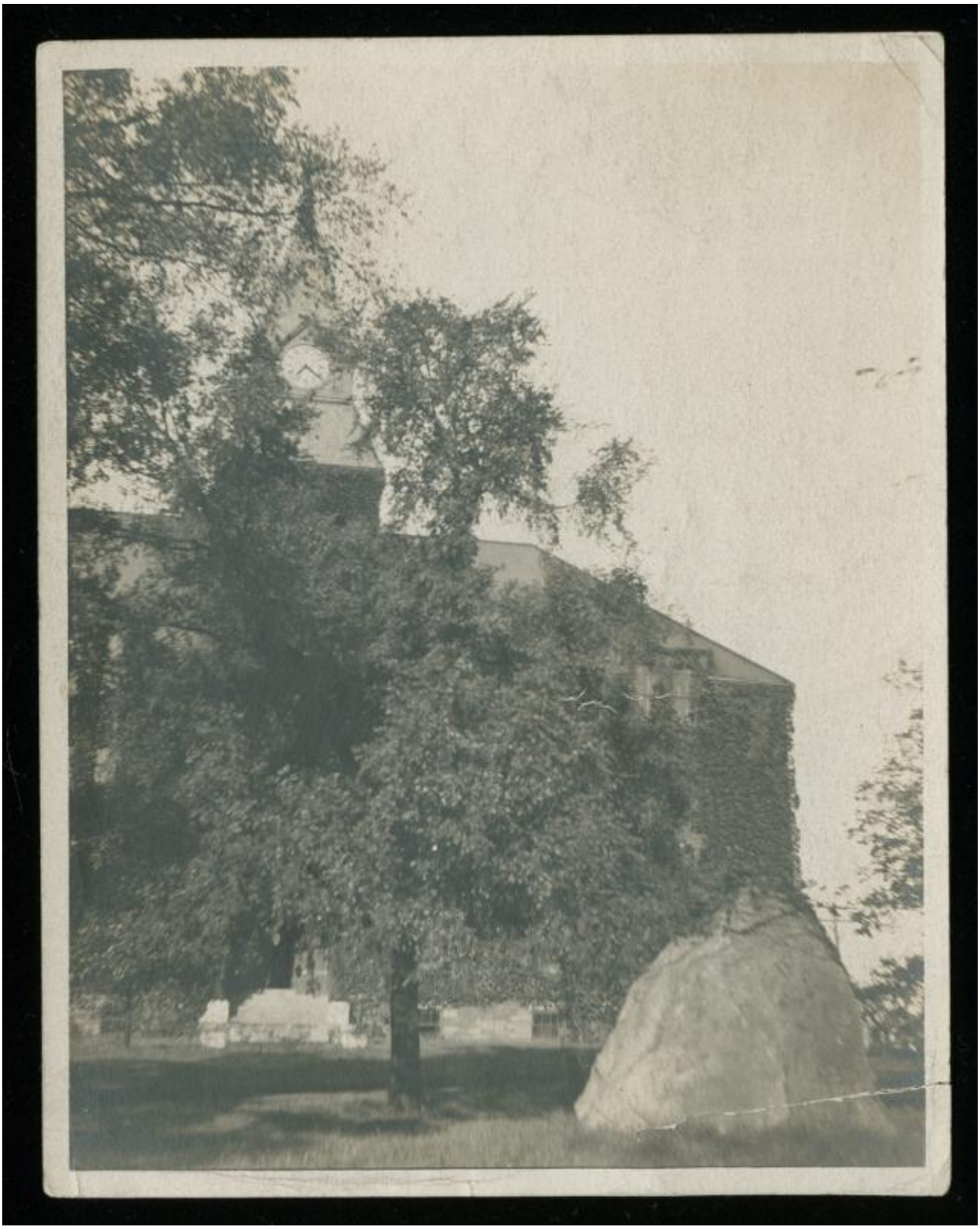
EXHIBIT F

Atlanta University Photographs, Robert W. Woodruff Library, presented in the Digital Library of Georgia.















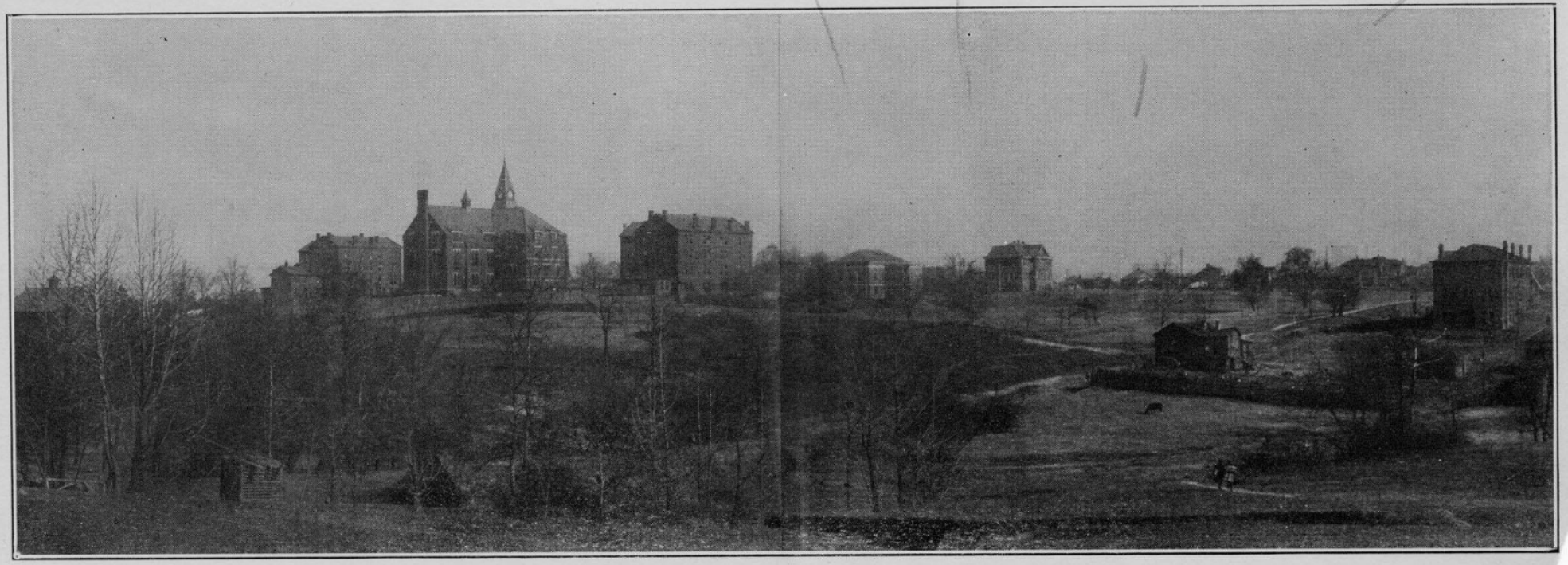








Robert W. Woodruff Library of the Atlanta University Center



ATLANTA UNIVERSITY — A view from the west side of the campus

Robert W. Woodruff Library of the Atlanta University Center



Robert W. Woodruff Library of the Atlanta University Center


J. H. KUHNS'
Studio Photo
ATLANTA,
GA.





Stone Hall. W. Hunter St. North Hall.



Atlanta University



Robert W. Woodruff Library of the Atlanta University Center

UNIVERSITY



STONE HALL



Robert W. Woodruff Library of the Atlanta University Center









Chapel in Stone Hall.









MAY DAY PARTY



III Year Normal Class. 1893

Margaret Gilbert mattie Butts

Biggie Edwards Mamie Coles. Paige Peggy Anna Maxwell



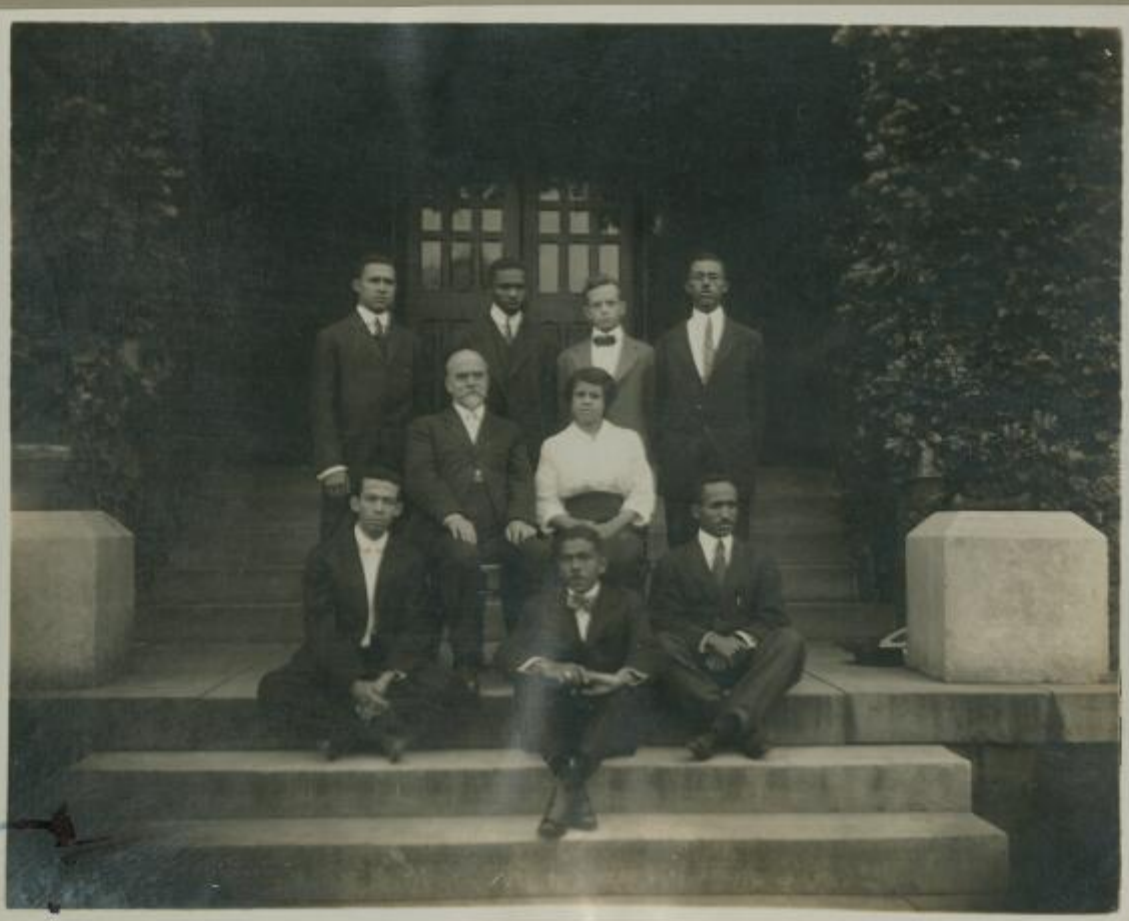
mattie Harrison Janie Wright Jessie Fields Julia Blount

Emma Burke Daisy Fambro Tempie Johnson Maude Holmes.



Group of students in 1890.


THE GRADUATING CLASS OF 1915







Wm. A. Price Bro. Knox
1913



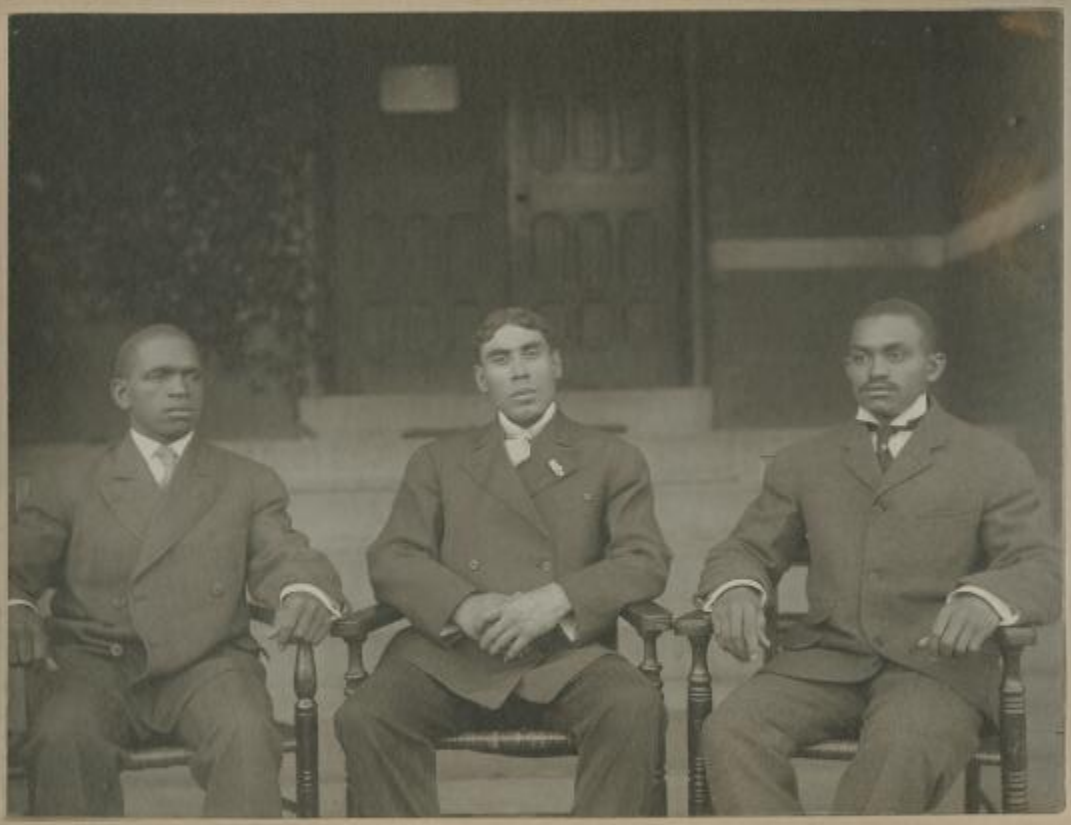
Group of A. U. Teachers. 1896.

Robert W. Woodruff Library of the Atlanta University Center





Class of 1890.



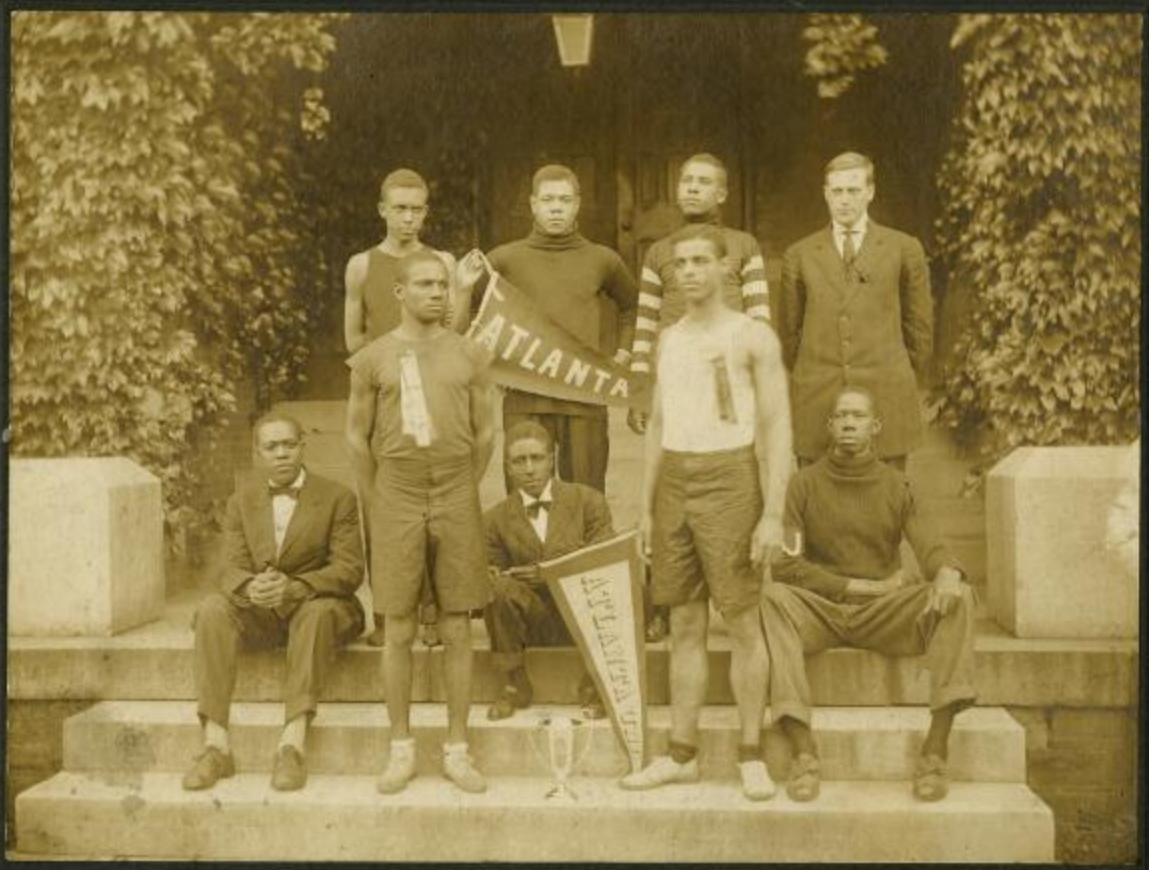


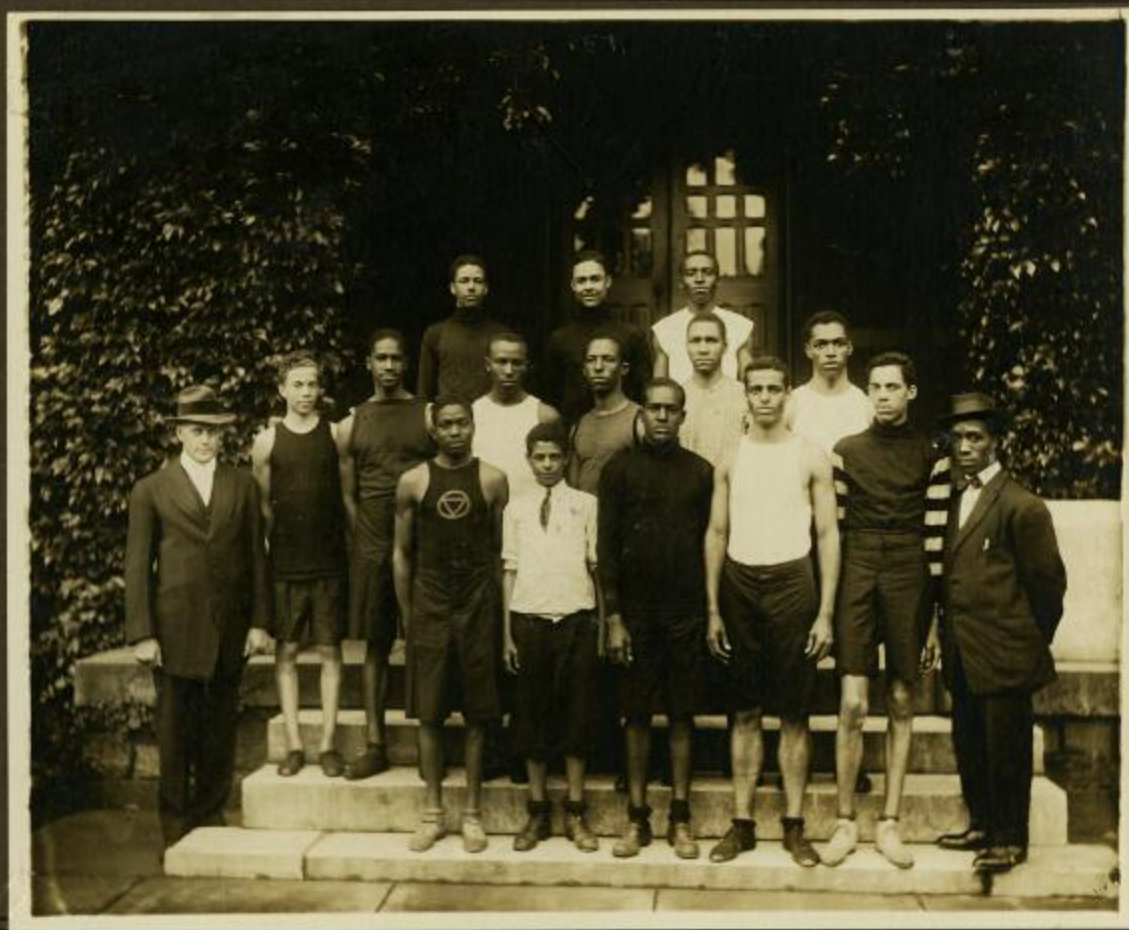
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Robert W. Woodruff Library of the Atlanta University Center


A
A
H.C. THORNTON, PHOTO.


ATLANTA





[Football Team]







[TWELFTH NIGHT (Atlanta Univ.) June, 1908]



Atlanta University Seniors in Shakespeare's "The Merchant of Venice"

Class 1905 [See Bulletin of A.U., June, 1905 (No. 156), p. 1.]



[TAMING OF THE SHREW (Atlanta Univ.) [June, 1906]



Atlanta University seniors in Shakespeare's "The Merchant of Venice"
Class 1905

E. E. LOCKE PHOTOGRAPHER



[TAMING OF THE SHREW (Atlanta Univ.) June, 1906]



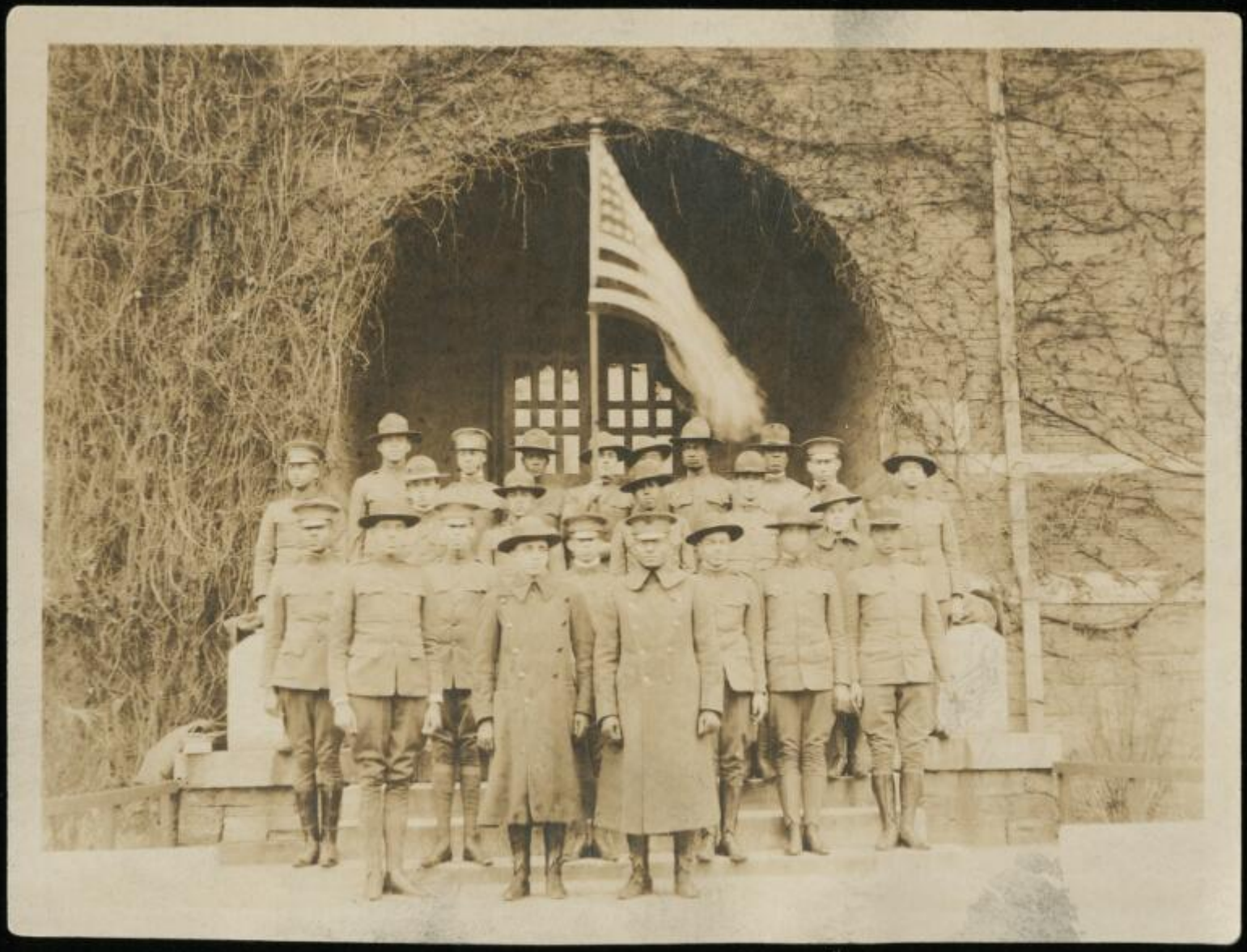
[TAMING OF THE SHREW (Atlanta Univ.) June, 1906.]



[TWELFTH NIGHT (Atlanta University) June, 1908]



[Twelfth Night – Atlanta (Univ.)] June, 1903





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EXHIBIT G

JOHN WESLEY HAMMER CONSTRUCTION CO., INC.
118 Barry Street, Decatur, GA 30030 404 378-3885 ♦ Fax 404-378-7640

November 17, 2018; Revised September 11, 2019

Fountain Hall Repairs
643 Martin Luther King Jr., Drive
Atlanta, GA

Re: Mothball Fountain Hall

In regard to the Urgent Items in the Executive Summary we propose the following:

Secure Tower Roof from Water Infiltration:
We found it not to be leaking but will install another layer (patch) of asphalt shingles, or approved roofing, over repaired decking if desired.
$8,937.50

Install Temporary Cricket behind Tower
$8,368.75

Close Large Holes in Main Roof
This area appears to be the largest source of water infiltration and should be repaired immediately. Please see drawing for area details.

1 Replace missing shingles and repair decking
2 Replace missing shingles and repair decking
3 Replace missing shingles and repair decking

$20,943.75

Direct Roof Discharge Away From Building

4 Remove vines, replace missing shingles and repair decking, repair cornice, repair gutter and downspout **$8,881.25**
5 Clean all gutters **$2,500.00**
6 Replace missing downspouts **$500.00**
8 Replace missing downspout **$500.00**
9 Replace missing downspout **$500.00**
10 Replace missing gutter and downspout **$500.00**

$13,381.25

Total Proposal $ 51,631.25

John Wesley Hammer Construction Co Inc will provide permits, lifts, scaffold, material and labor. Thank you for considering John Wesley Hammer Construction Co., Inc for your work. Please let us know if you would like us to proceed.

Sincerely,

Wesley E. Stone, President

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EXHIBIT H

Rehabilitation Review Process

As a resource listed on the National Register of Historic Places, there are funding opportunities to assist in the rehabilitation of Stone (Fountain) Hall. However, the use of these funding sources will require compliance with statutes and requirements of the funding agency. A general requirement of all historic preservation- related funding is that all work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Below are basic requirements of review as an historic structure and those requirements that are dependent on financial sources.

Required Reviews

City of Atlanta – Landmark Status (Fountain Hall was designated on 10/14/1989)

- Review and approval by the Urban Design Commission is required to evaluate any exterior alterations.
- Permitting review and approval as per any construction project within the city.

State Historic Preservation Tax Credits

*Future funding for this program has been discontinued; remaining funds have been allocated and will be depleted by 2021. Program renewal by the Georgia General Assembly is required for additional tax credits to become available.

Federal Funding through Rehabilitation Tax Credits

To be eligible requires listing on National Register of Historic Places (Fountain Hall was listed on 12/2/1974)

- Review by State Historic Preservation Office (SHPO)
- Review by National Park Service (NPS)

Eligibility Requirements (Basics):

1. The historic building must be listed in the National Register of Historic Places or be certified as contributing to the significance of a "registered historic district."
2. The project must meet the "substantial rehabilitation test." Generally describe.
3. The rehabilitation work must be done according to the Secretary of the Interior's Standards for Rehabilitation.
4. After rehabilitation, the historic building must be used for an income-producing purpose for at least five years. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

Grants

Grants that may be awarded will be accompanied by specific review requirements and stipulations.

Associated Online References:

https://www.atlantaga.gov/government/departments/city-planning/office-of-design/urban-design-commission

https://www.atlantaga.gov/government/departments/city-planning/office-of-buildings

https://georgiashpo.org/tax-statecredit

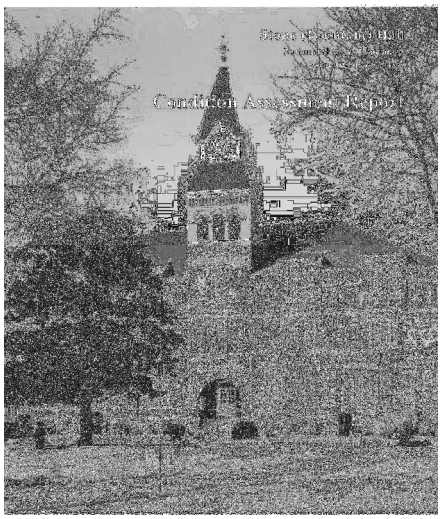
https://www.nps.gov/tps/tax-incentives.htm

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EXHIBIT I

Stone (Fountain) Hall
Condition Assessment





Project Purpose: Develop a 5 – year stabilization or mothballing plan

Limited Historic Research

Laser Scanning

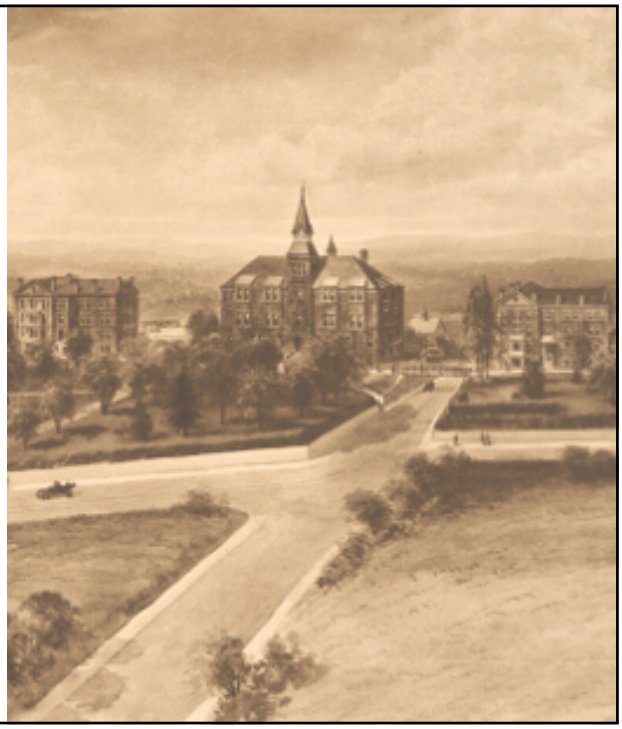
Condition Assessment

Cost Estimating

Report of Findings

Historic Research
Building Chronology and Development

- 1882 – Building constructed for Atlanta University
  Designed by G.L. Norrman,
  Housed Classrooms, Administration, Library and Chapel
- 1906 – Library moves out
- 1929 – Formation of Atlanta University Center
  Relocation of Atlanta University
  Morris Brown deeded the campus
- 1944 – Victory Capital Campaign
- 1974 – National Historic Landmark Designation
- 2003 – Building Closure

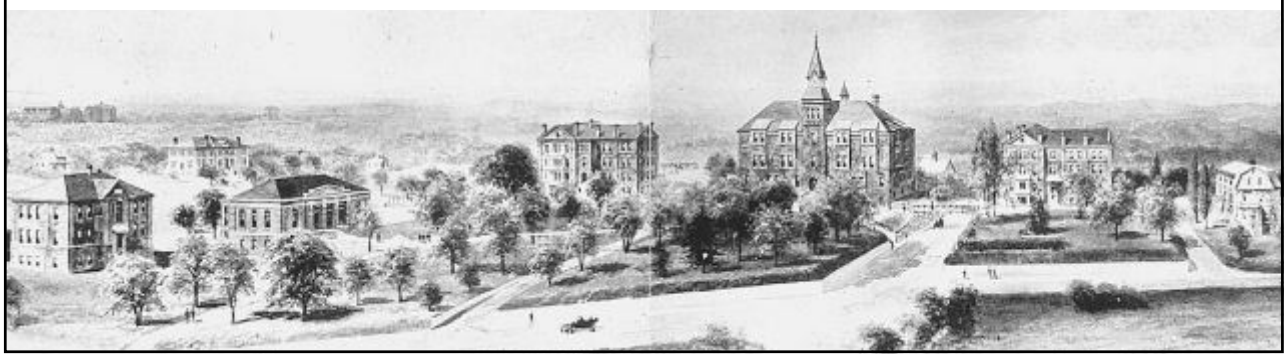


Historic Research
Period of Significance

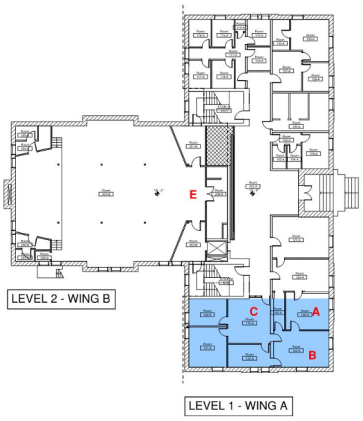
1974 National Historic Landmark Nomination states 19th and 20th century, further implies 1882 – 1929

1976 Atlanta University Center National Register Nomination states 1869 – 1930 for the district

Both ranges of dates would exclude the Morris Brown era



Historic Research
Significant Spaces – Graves Library



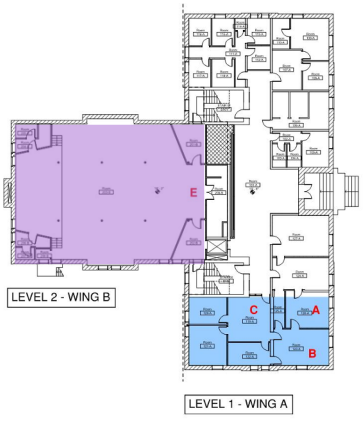
A





B

Historic Research
Significant Spaces – Chapel

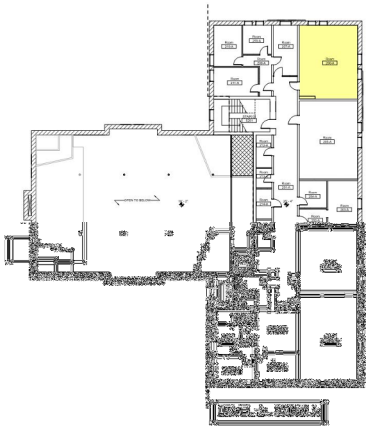


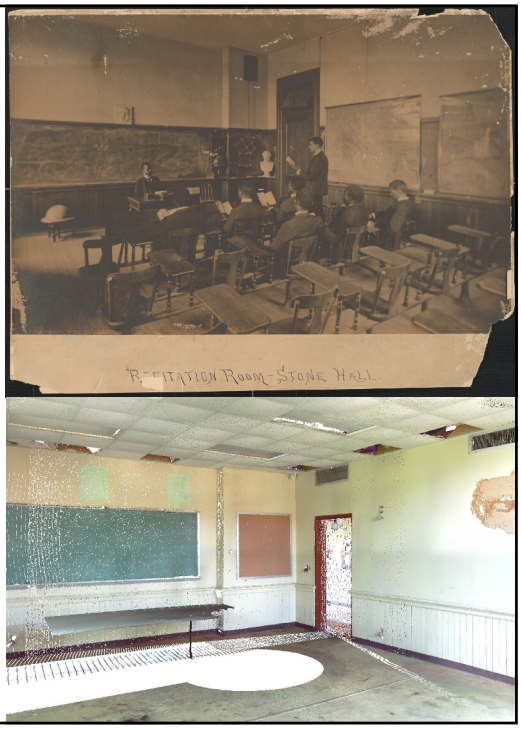
E



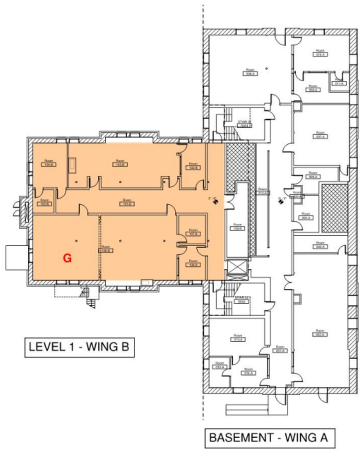


Historic Research
Significant Spaces – W.E.B. DuBois Office

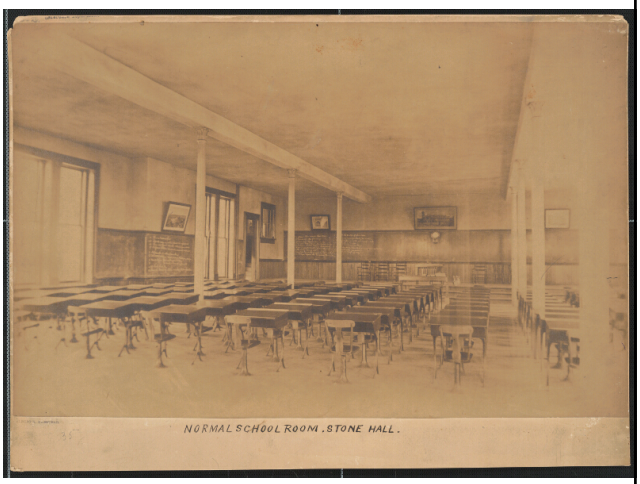




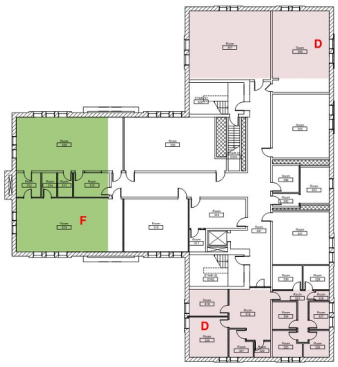
Historic Research
Significant Spaces – Normal School Room



G



Historic Research
Significant Spaces – Printing Office

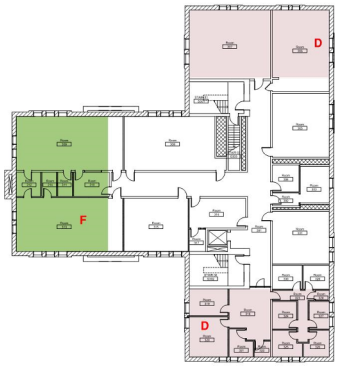


LEVEL 3

D



Historic Research
Significant Spaces – Laboratory

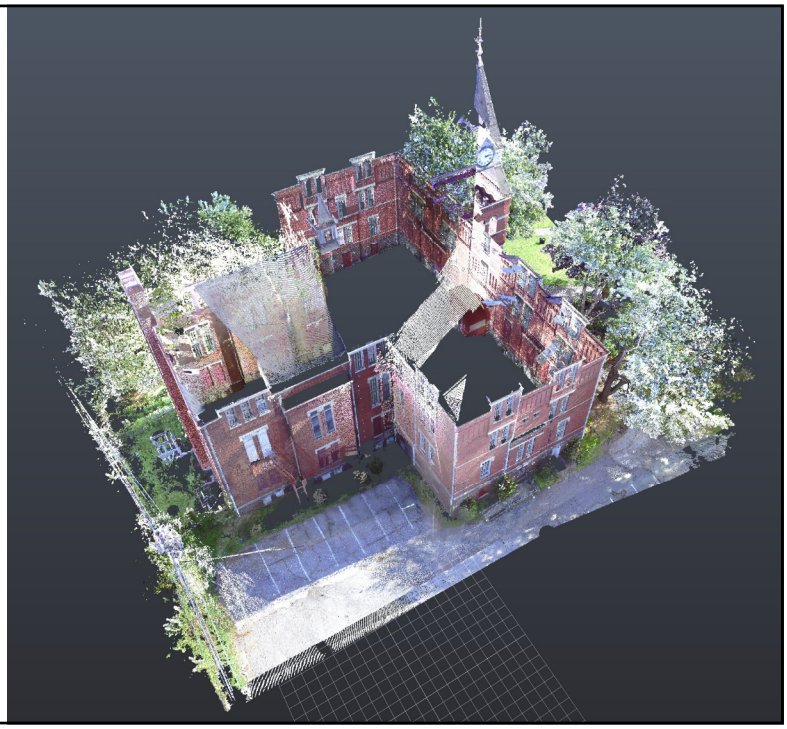


LEVEL 3

F



Laser Scanning



Laser Scanning



Condition Assessment
Exterior

Roof

Exceeded service life and is in a state of failure

Several holes where water is infiltrating building

Intersections of sloped roofing and vertical surfaces at dormers and towers





Condition Assessment
Exterior

Roof

Exceeded service life and is in a state of failure

Several holes where water is infiltrating building

Intersections of sloped roofing and vertical surfaces at dormers and towers





Condition Assessment
Exterior

Clock Tower

- Exceeded service life and is in a state of failure
- Several holes in shingle roofing
- Metal cladding loose and deteriorated
- Intersections of sloped roofing and vertical surfaces at tower
- Lack of cricket on back side





Condition Assessment
Exterior

Clock Tower

- Exceeded service life and is in a state of failure
- Several holes in shingle roofing
- Metal cladding loose and deteriorated
- Intersections of sloped roofing and vertical surfaces at tower
- Lack of cricket on back side





Condition Assessment
Exterior

Roof and Site Drainage

- Gutters and downspouts in a state of failure
- Non-functioning sub-surface tie-ins
- Downspout discharge onto building masonry
- Grade not sufficiently sloping away from building
- Vegetative growth in gutters and around building
- North sidewalk and adjacent concrete slabs trapping moisture





Condition Assessment
Exterior

Roof and Site Drainage

- Gutters and downspouts in a state of failure
- Non-functioning sub-surface tie-ins
- Downspout discharge onto building masonry
- Grade not sufficiently sloping away from building
- Vegetative growth in gutters and around building
- North sidewalk and adjacent concrete slabs trapping moisture





Condition Assessment
Exterior

Masonry Walls

Masonry generally stable

Localized masonry damage

Vegetative growth and efflorescence



Condition Assessment
Exterior

Windows

Windows significantly deteriorated

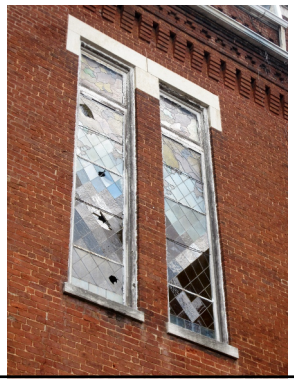
Soft wood

Broken and missing glass

Failed protective boards

Some slight lintel displacement



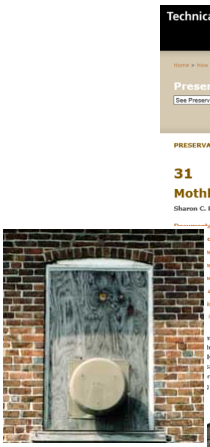




Condition Assessment
Exterior

Mothballing Recommendations

- Patch open holes in roofing; repair deck
- Temporarily re-secure flashings, refasten loose sheet metal
- Stabilize wood gable vent
- Remove and trim vegetation
- Clean wall surfaces to remove vegetation
- Clean and secure coal chute
- Seal joint at north walkway
- Secure and ventilate windows; secure doors and fire escapes




Technical Preservation Services

National Park Service
U.S. Department of the Interior

Preservation Briefs

See Preservation Briefs 1–50

PRESERVATION BRIEFS

31

Mothballing Historic Buildings

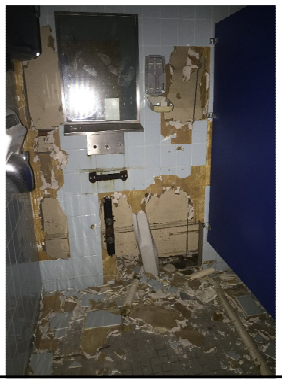
Sharon C. Park, AIA

Condition Assessment
Interior

General

- Moisture infiltration
- Vandalism
- Stored furniture and documents







Condition Assessment
Interior

Floor Finishes

Carpet – Moisture and mold

Composition Tile – Possibly asbestos containing; loose and friable

Ceramic Tile – Stable except where forcibly removed

Subfloors – Deteriorated or missing in areas of water damage





Condition Assessment
Interior

Wall Finishes

Gypsum and Plaster – Deteriorated, loose or missing in areas of water damage

Wood Wainscot – Generally stable

Wood Casings and Trim – Generally stable



Condition Assessment
Interior

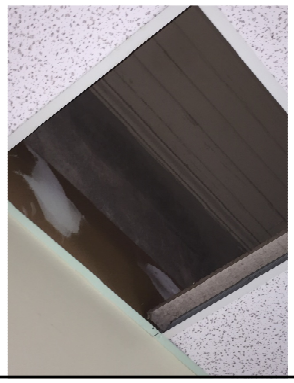
Ceiling Finishes

Acoustical Ceilings – Warped and molded, missing or damaged grids

Plaster on lath – Widely varies from largely intact to loose or missing

Wood Bead-board – Generally stable







Condition Assessment
Interior

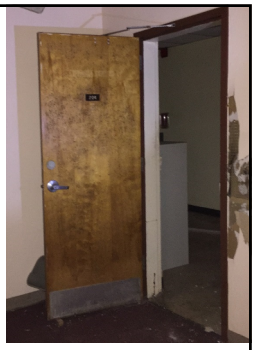
Interior doors

Mostly replaced (20th Century)

Biological growth on surfaces

Remnants of historic frames









Condition Assessment
Interior

Mothballing Recommendations

Clear building of unwanted furniture, trash, debris, carpet, and loose tiles

Secure plaster/lath

Remove glazing from storefront systems for safety and to allow ventilation

Remove rotted materials; clean mold and other biological growth

Open interior doors to allow positive ventilation



Technical Preservation Services

National Park Service
U.S. Department of the Interior

Home > How to Preserve > Preservation Briefs > 31 Mothballing

Preservation Briefs

See Preservation Briefs 1-50

Some of the web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new and in color; Captions are simplified and some complex charts are omitted. To order hard copies of the Briefs, see Printed Publications.

PRESERVATION BRIEFS

31

Mothballing Historic Buildings

Sharon C. Park, AIA

Documentation
Stabilization
Mothballing
Mothballing Checklist
Maintenance Chart
Summary and References
Reading List
Download the PDF

Appropriately mothballed historic building. Photo: NPS files.

When all means of finding a productive use for a historic building have been exhausted or when funds are not currently available to put a deteriorating structure into a useable condition, it may be necessary to close up the building temporarily to protect it from the weather as well as to secure it from vandalism. This process, known as mothballing, can be a necessary and effective means of protecting the building while planning the property's future, or raising money for a preservation, rehabilitation or restoration project. If a vacant property has been declared unsafe by building officials, stabilization and mothballing may be the only way to protect it from demolition.

This building has been successfully mothballed for 10 years because the roof and walls were repaired and structurally stabilized, ventilation louvers added, and the property maintained. Photo: NPS files.

This Preservation Brief focuses on the steps needed to "de-activate" a property for an extended period of time. The project team will usually consist of an architect, historian, preservation specialist, sometimes a structural engineer, and a contractor. Mothballing should not be done without careful planning to ensure that needed physical repairs are made prior to securing the building. The steps discussed in this Brief can protect buildings for periods of up to ten years; long-term success will also depend on continued, although somewhat limited, monitoring and maintenance. For all but the simplest projects, hiring a team of preservation specialists is recommended to assess the specific needs of the structure and to develop an effective mothballing program.

A vacant historic building cannot survive indefinitely in a boarded-up condition, and so even marginal interim uses where there is regular activity and monitoring, such as a caretaker residence or non-flammable storage, are generally preferable to mothballing. In a few limited cases when the vacant building is in good condition and in a location where it can be watched and checked regularly, closing and locking the door, setting heat levels at just above freezing, and securing the windows may provide sufficient protection for a period of a few years.

But if long-term mothballing is the only remaining option, it must be done properly. This will require stabilization of the exterior, properly designed security protection, generally some form of interior ventilation—either through mechanical or natural air exchange systems—and continued maintenance and surveillance monitoring.

Comprehensive mothballing programs are generally expensive and may cost 10% or more of a modest rehabilitation budget. However, the money spent on well-planned protective measures will seem small when amortized over the life of the resource. Regardless of the location and condition of the property or the funding available, the following 9 steps are involved in properly mothballing a building:

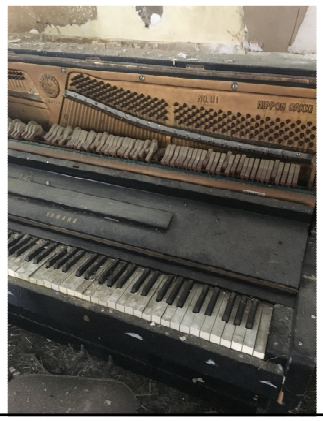
Condition Assessment
Interior

Specialties and Equipment

Elevator not reviewed, power off, and use banned – install permanent signage to resist use

Significant artifacts include murals, piano, organ, and tower clock mechanisms – remove artifacts or protect in place







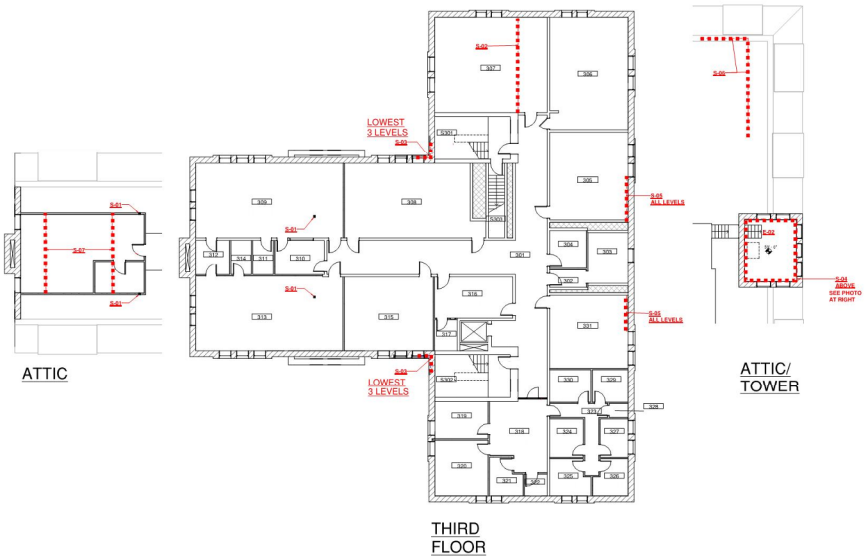
Condition Assessment
Structural

Structural Repairs & Enhancements

Truss supports & roof reinforcement

Masonry repair from water infiltration

Wood framing repair from water damage



Condition Assessment
Electrical

Existing

Major components of equipment vandalized, stolen and/or damaged by water

Mothballing Recommendations

New Electrical Service to Power:

Security and egress lighting (exit signage) from key spaces to exterior

Fire alarm and security systems

Mechanical ventilation



Condition Assessment
Plumbing

Existing

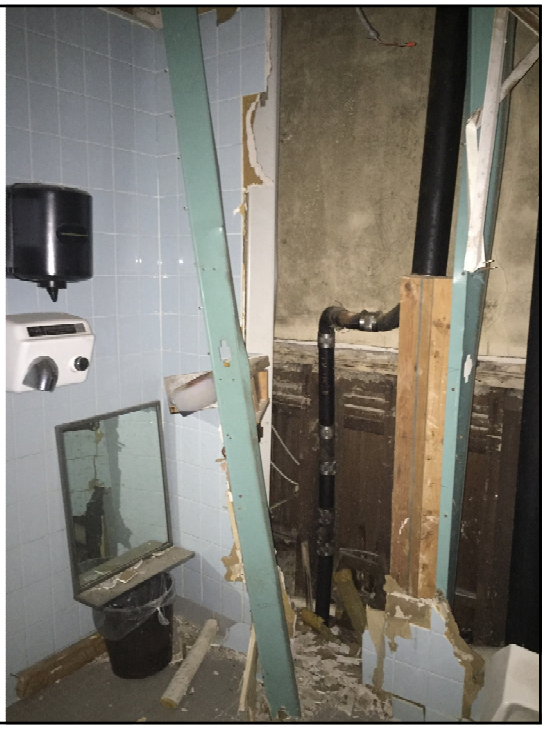
Natural gas is in-operable

System is in disrepair and is in-operable

Mothballing Recommendations

Cap domestic service

Remove existing fixtures and piping where vandalized



Condition Assessment
Mechanical

Goal to decrease chance of mold growth by providing ventilation

Option 1: Forced Ventilation

Basement – 3rd Floor:

Locate louvers in lower half of 8 windows

Install fans in 2 windows at each floor (8 fans total)

Sub-Basement:

Provide 2 louvers and 1 fan

Option 2: Modified Forced Ventilation

Basement – 3rd Floor:

Locate louvers in lower half of 8 windows

Sub-Basement:

Provide 6 fans

Remove existing duct risers to provide a path for air between floors

Option 3: Passive Ventilation

2nd – 3rd Floor:

Locate louvers in lower half of 8 windows

Basement – 1st Floor:

Locate louvers in lower half of 8 windows

Install fans in 2 windows at each floor (4 fans total)

Sub-Basement:

Provide 2 louvers and 1 fan

Condition Assessment
Fire Alarm / Fire Protection / Security

Current Fire Alarm system is not functional

No sprinkler system exists

No security system exists





Mothballing Recommendations

Provide new fire alarm and security devices with battery back-up – wireless or surface mounted conduit

Fire alarm and security to report to central station or fire department

Cost Estimate
Construction Cost

Exterior Envelope	$367,459
Interior	$301,754
Structural	$322,961
Mechanical	$136,956
Electrical	$188,503
Plumbing	$14,052
TOTAL	$1,331,687

EXHIBIT D

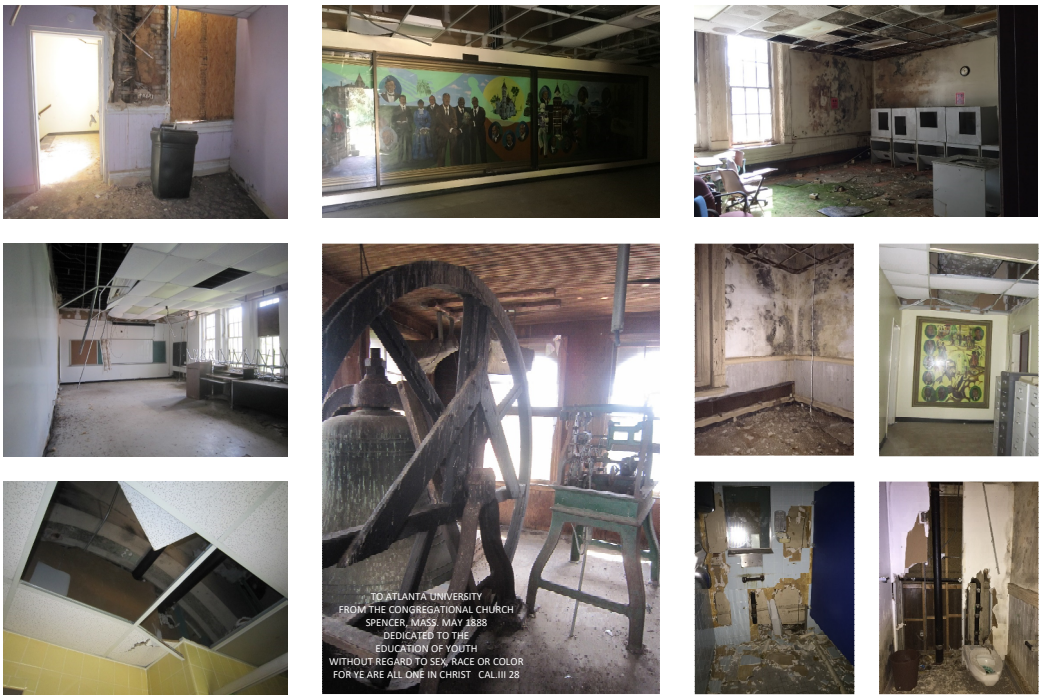
CONDITION ASSESSMENT COST ANALYSIS
For
MORRIS BROWN COLLEGE - FOUNTAIN HALL
Atlanta, Georgia

Prepared: March 06, 2019 *Revised:*

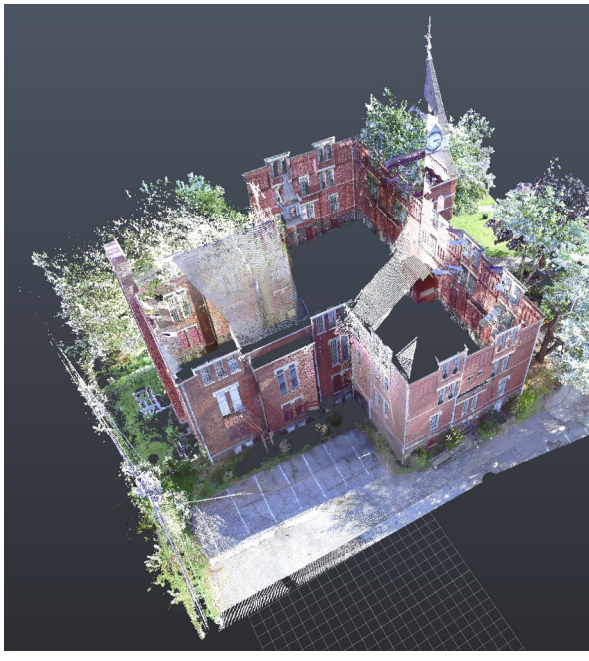
CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL
DIVISION SUMMARY					
EXTERIOR ENVELOPE				367,459	
INTERIOR				301,754	
STRUCTURAL				322,964	
MECHANICAL				136,956	
ELECTRICAL				188,503	
PLUMBING				14,052	
	PROJECT TOTAL			$ 1,331,687	
	GSF	39,000		$ 34.15	COST/SF

Urgent Items
Recommended to Occur Prior to Mothballing

Work Item	Cost Estimate
Secure tower roof from water infiltration	$8,937.50
Install temporary cricket behind tower	$8,368.75
Close large holes in main roof	$20,943.75
Direct roof water discharge away from building	$13,381.25
TOTAL	$51,631.25




YE·BLESSED·OF
MY·FATHER·
INHERIT·THE



FOUNTAIN HALL (STONE HALL) 1882

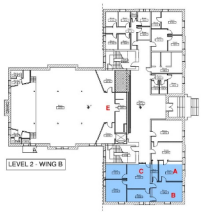
- Presumed Location of Graves Library
- Presumed Location of W.E. Dubois Office
- Presumed Location of Normal School Room
- Presumed Location of Printing Office
- Possible Location(s) of Laboratory

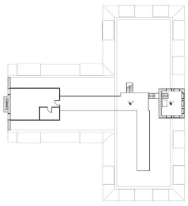


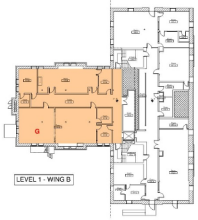
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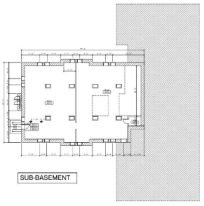
C

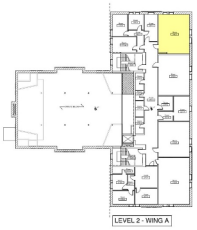












D



E





F



G

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