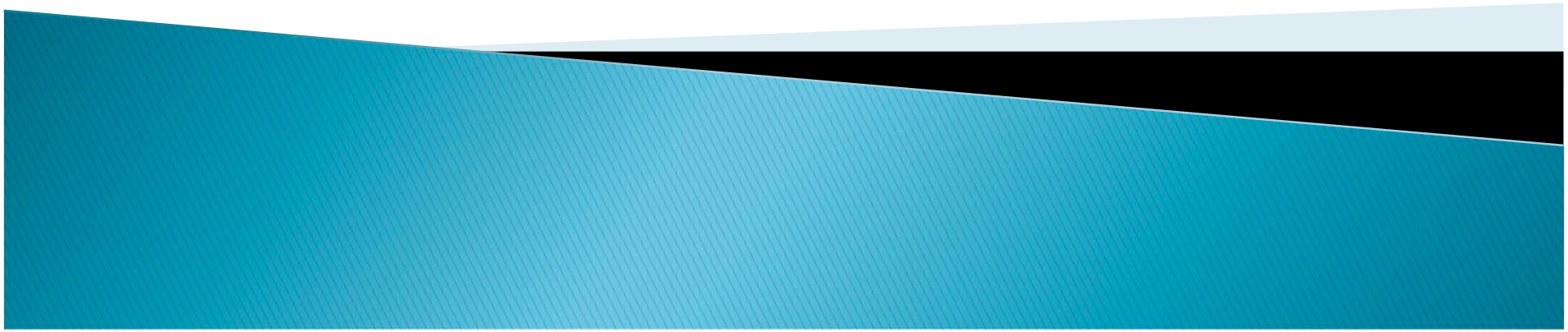
Exterior Envelope Condition Summary

Town Office-Town of Bar Harbor, Maine



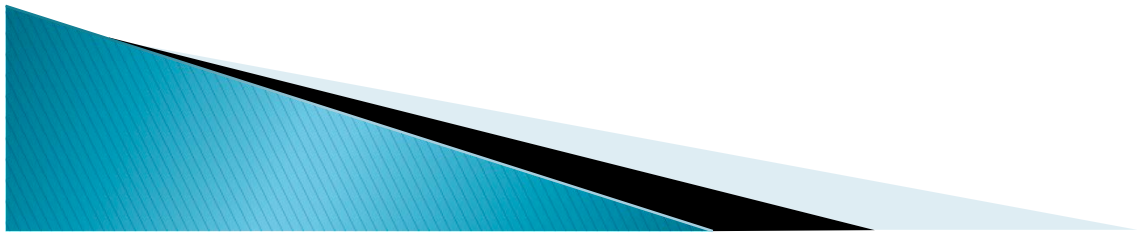
Interesting Fact about the Building

The town office (originally the High School) was designed by local architect Fred L. Savage (1861-1924). Although known for perfecting the “shingle style” residential design, Savage’s institutional work has only a few remaining examples. The current town office is one such example.

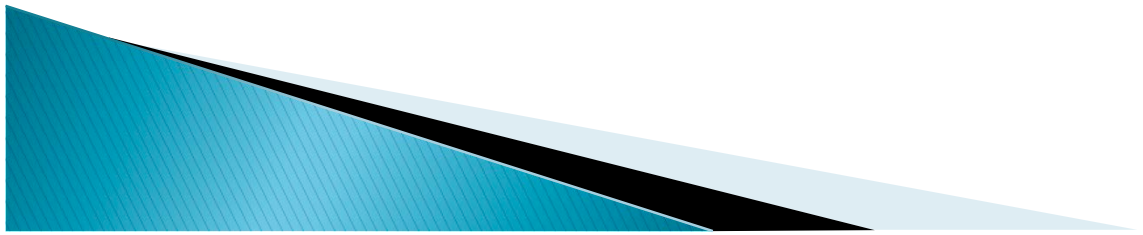
Exterior Facade

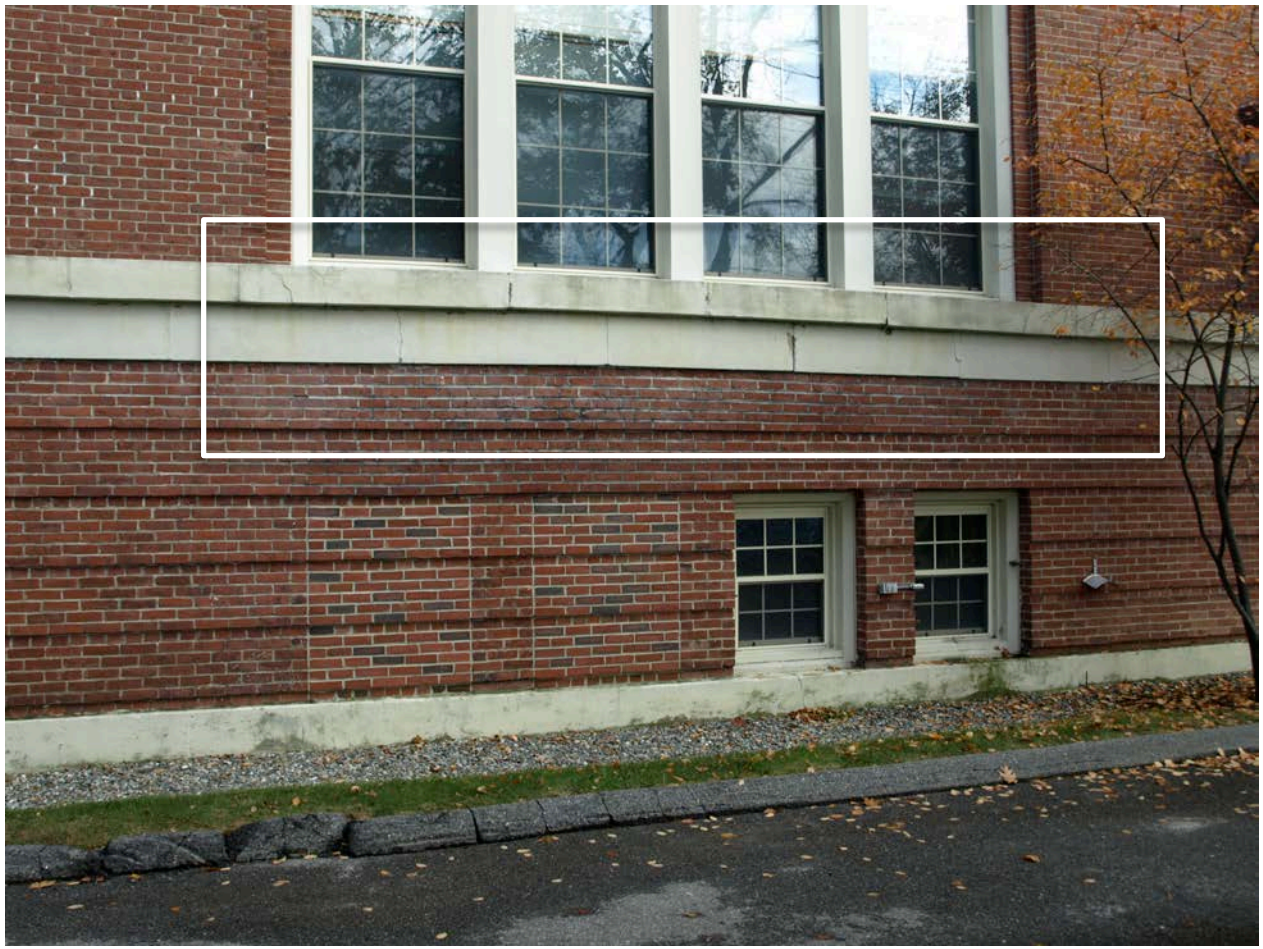
Currently, the building is experiencing moisture infiltration across its façade in many locations. As moisture enters into the building's masonry it migrates into voids and becomes trapped. The resulting damage (due to the freeze/thaw cycles) is fractured bricks, expanding assemblies, and damage to adjacent building materials.

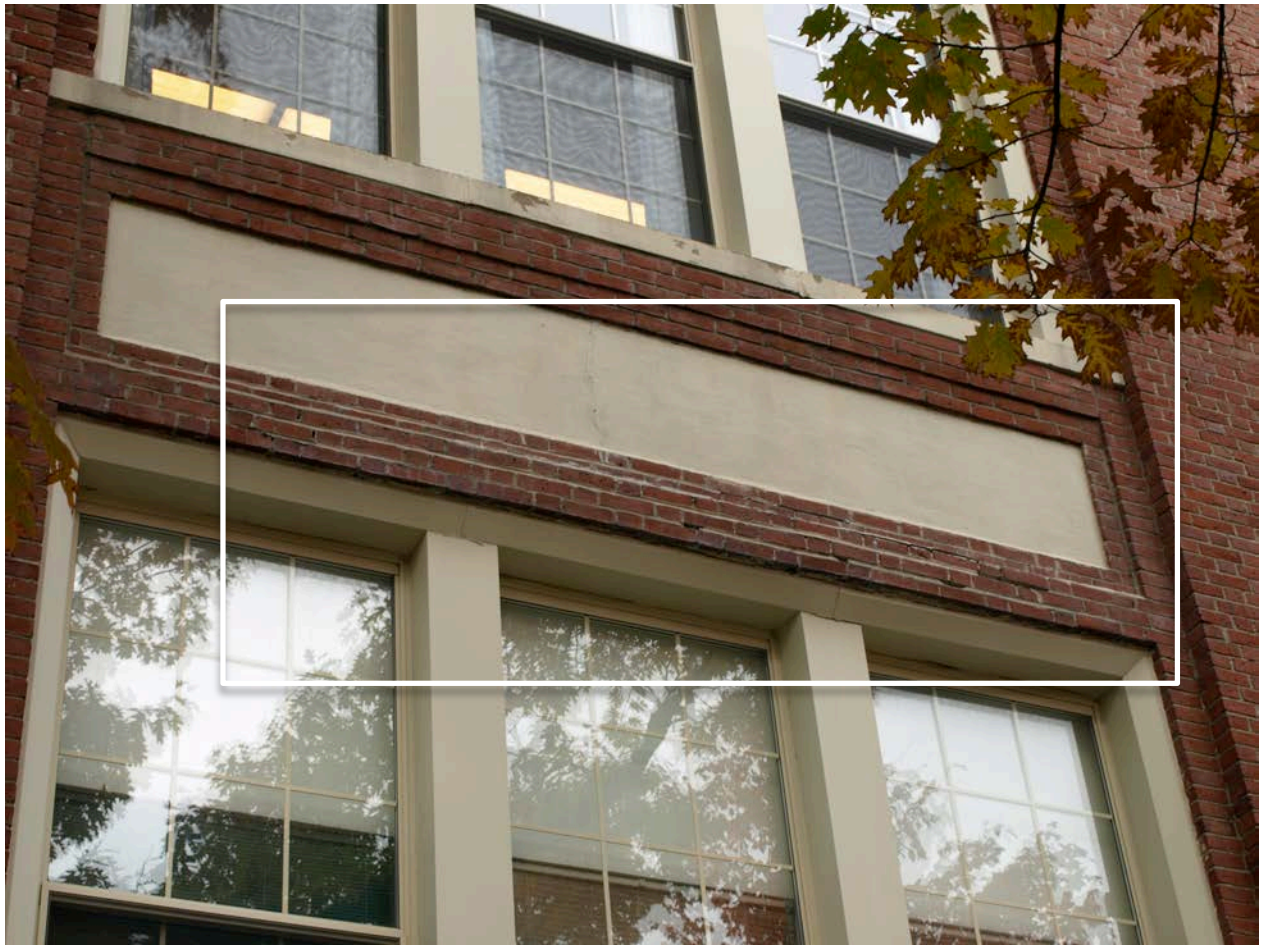
Some of the conditions are exposed:

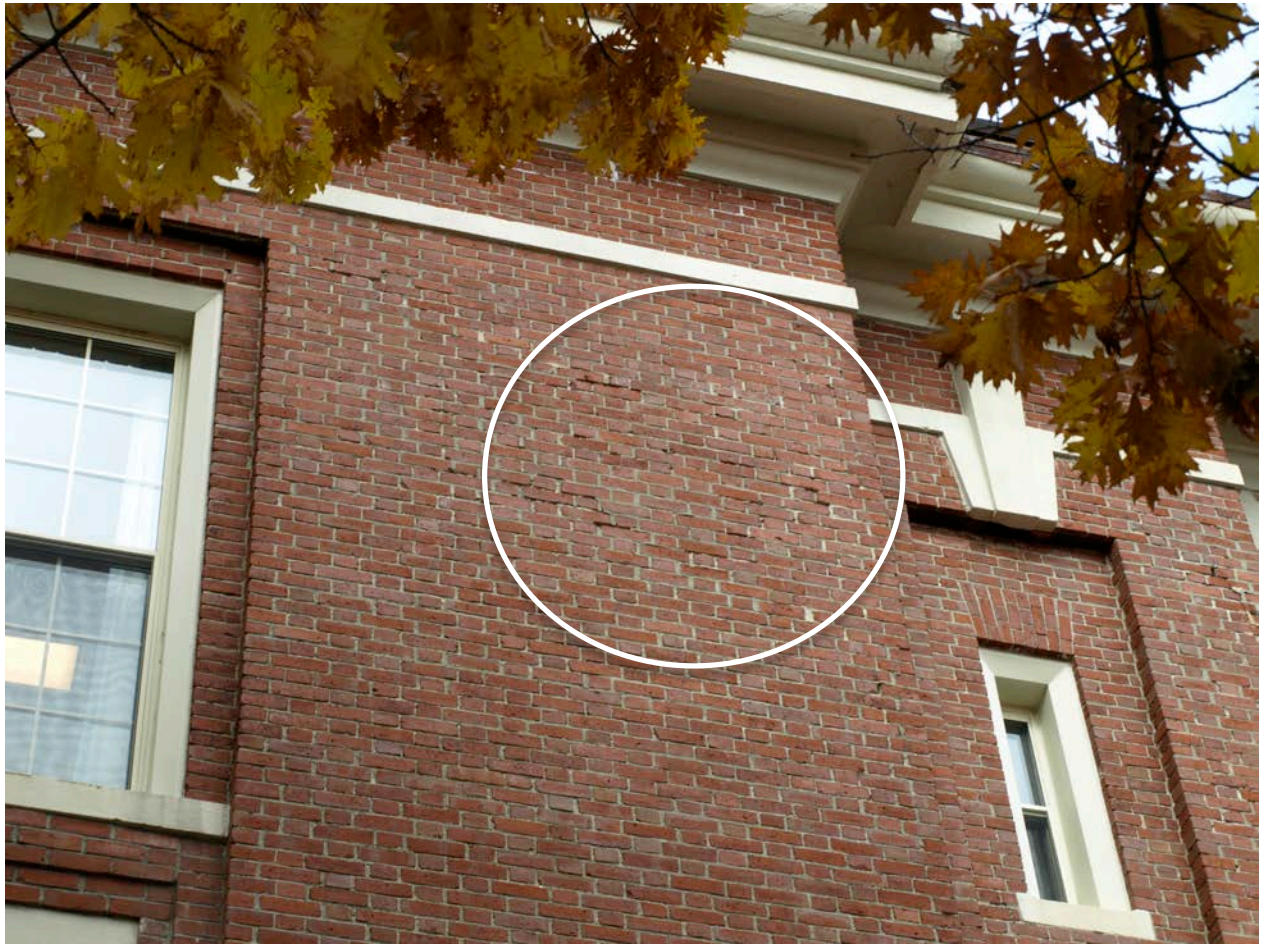


While others may be obscured:

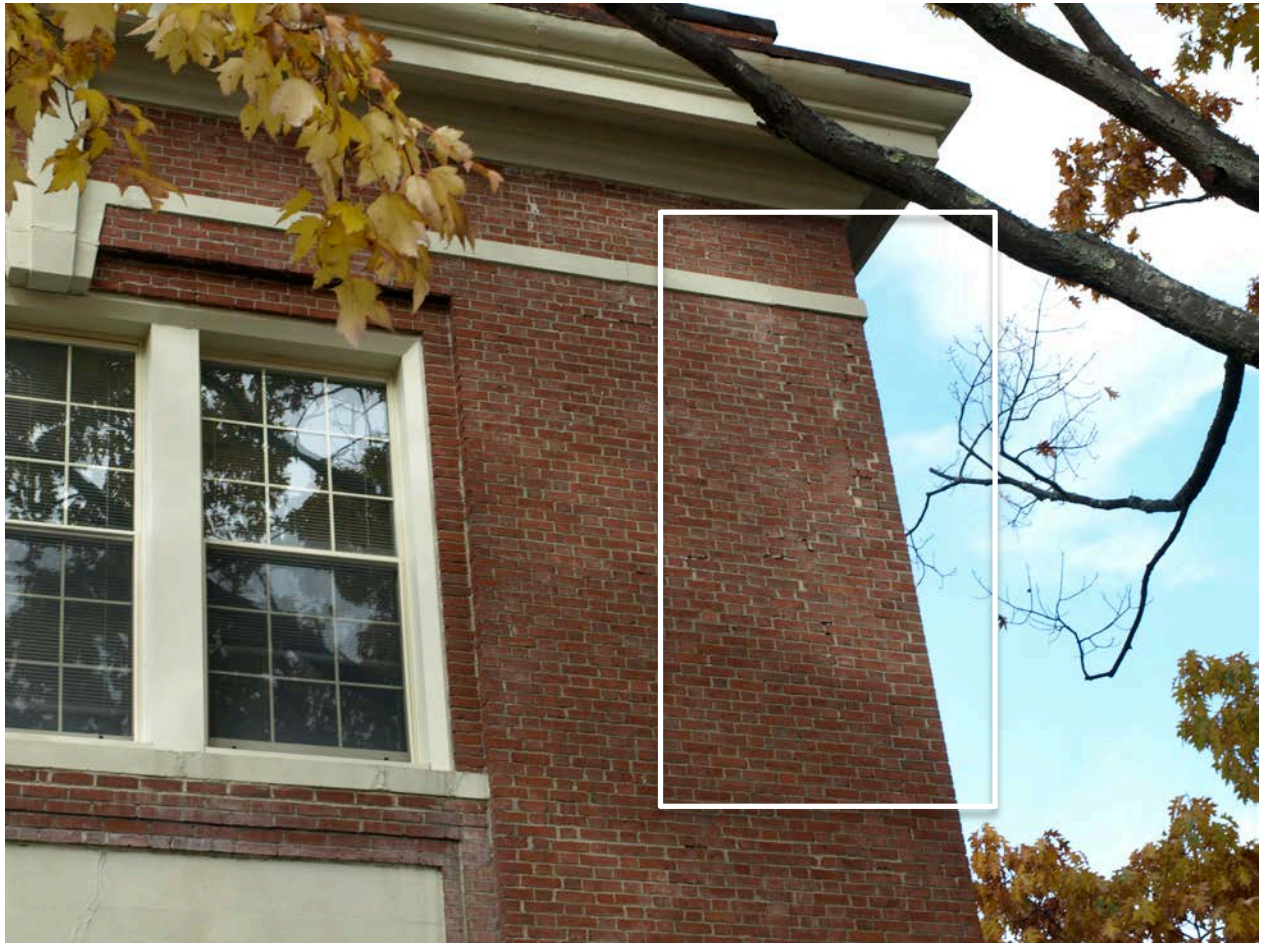








Left unchecked, continual moisture infiltration will cause and accelerated building deterioration which will drive your repair costs up.



Roof System

The current roof is a ballasted system (rock covered) which has been repaired many times. The repairs have aged to the point of concern. The field of the roof appears to be water-tight, but details on the perimeter are in failure. Additionally, existing roof drains are undersized and allow no means to monitor if they are functioning. Access to the roof is dangerous and should be updated for safety.

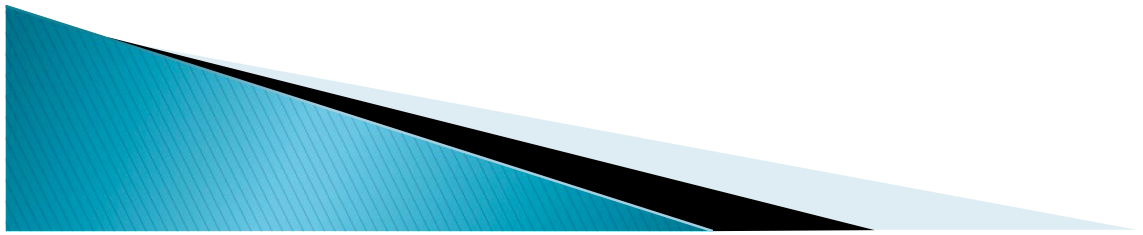

10/25/2011 10:34


10/25/2011 11:09


10/25/2011 10:26


STANLEY
10/25/2011 10:27

To summarize, the two primary systems (facade & roof) that prevent moisture from entering the building are in disrepair. Years of stop-gap maintenance and the progression of damage caused by moisture infiltration have compromised these critical systems to the point of on-going areas of moisture penetration.



There are two methods of approaching the repairs on this building; All elevations & roof at one time or a phased approach.

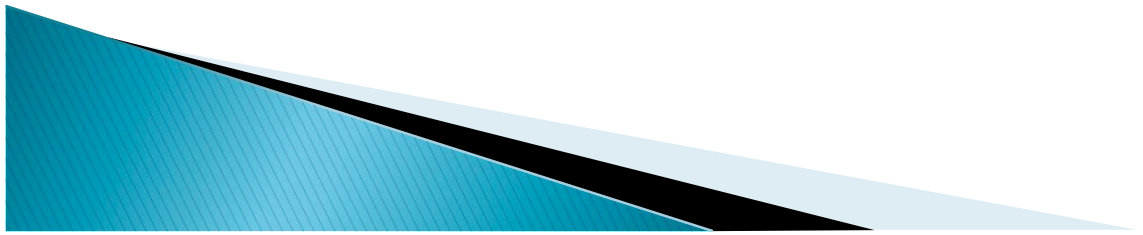
If the entire project is completed, budgets could range from $1,063,000 to $1,226,000. This approach will cost the town less in the long run due mobilization costs and fluctuations in the economy.

If the project is phased, budgets could run 15% to 20% higher, but may be easier to finance over the long term. A phased approach would be:

Phase #1: South Elevation

Phase #2: West & East Elevation

Phase #3: North Elevation and Roof



The End