



National Civil Rights Museum

Facility Assessment Report

SBC Project No. 529/000-16-1998

August 19, 2020



General Overview

This annual report summarizes the findings of the buildings and grounds owned by the State of Tennessee and leased to the National Civil Rights Museum located at 415 Mulberry Street in Memphis, Tennessee. The facility assessment was conducted by Richard Yaras (STREAM), Jeff Jones (STREAM), and Mark Massongill (NCRM Facilities Manager) during a visit on July 15, 2020.

The State-owned assets include the original Lorraine Motel, Lorraine Hotel, and the museum's expansion building located on Mulberry Street. The Museum consists of numerous displays and information kiosks representing the history of the Civil Rights Movement.

The museum is among the top 5% of institutions to be accredited by the American Alliance of Museums and is a founding member of the International Coalition of Sites of Conscience, which brings together historic sites, museums and memory initiatives from all around the globe that connect past struggles to today's movements for human rights and social justice.

Recent Projects Completed

- The roof over the hotel has been replaced along with a portion of the museum expansion building roof and skylight over the lobby stairs.
- The boiler located in the basement of the museum has been replaced.
- The visitor parking lot has had an asphalt overlay and has been re-striped.
- Most of the stained ceiling tiles have been replaced.
- Interior double doors have been repaired.
- Interior handrails and exhibit frames have been refinished.
- All joints between sidewalks and bases of walls have been caulked.
- Vertical building expansion joints have been caulked.
- Both elevators have had mechanical upgrades with fire controls added.
- Security system has been upgraded and additional cameras have been upgraded for enhanced views of the exterior and remote viewing capabilities.
- A number of COVID-related enhancements have been made on the museum interior including signage, plexiglass dividers, hand sanitizing stations, restroom door foot pulls added, and exhibits modified to prevent touching.
- Artifact/ archive storage area HVAC system has been connected to the existing emergency generator.



Visitor parking lot overlay



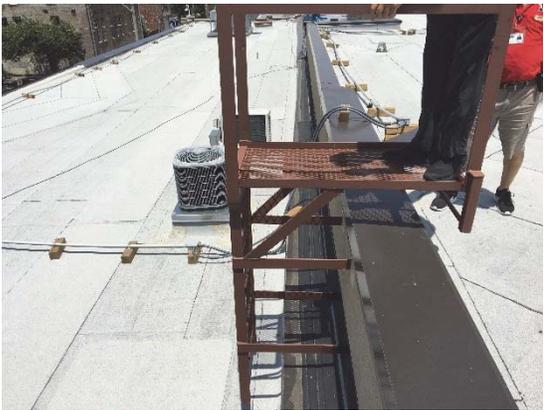
New asphalt and striping



Boiler replaced



Skylight and roof replaced



New roof and access ladder



Roof replacement work completed



Completed caulking at base of wall



Upgraded elevator controls



Refinished exhibit frames



Refinished handrails



New double doors at service elevator



Plexiglass dividers added to the reception desk

Current Projects

- The HVAC system is being upgraded with digital thermostats.
- A photometric analysis has been completed for the parking lot lighting, and LED sample lights are being installed for evaluation.
- The historic hotel signage at the rear corner is scheduled for refurbishment within the next couple of months.
- The museum is obtaining quotes to fence in the rear employee parking lot and service drive.

FACILITY ASSESSMENT

Overall, the facility is in great condition with many projects being completed over the past year. The visitor parking lot lighting system is in need of upgrading. The museum may want to consider converting lights to LED or adding additional site lighting poles. Lights over the loading dock could be replaced and possibly upgraded to LED as well.

The rear employee ramp should be evaluated to determine if it needs to be revised to meet ADA standards.

The dumpster enclosure fence will need to be replaced and expanded to enclose both dumpsters. It is currently not sized properly based on use. Consider fencing in the entire service area to prevent unauthorized vehicles from parking in this location. If a fence is added, an automatic gate may be needed for access to the parking spaces, deliveries, and trash removal.



Metals to be refurbished and repainted



Rear ramp to be evaluated for updates

Basement/ Foundation

The building foundation appears to be structurally sound with some minor superficial cracking. There were no issues observed with the concrete basement walls.

Structure/ Slabs

No issues are apparent with the building's structure or floor slabs.

Roof

With the recently completed roof replacement project, the roof, skylight, and copings are in very good condition. The tile roof overhangs above the windows have also been completely refurbished with deteriorated wood replaced, new paint, and new roof tiles.



Overhangs fully refurbished



Back of parapet wall tuckpointed and sealed

Exterior

Small areas of masonry need tuckpointing and portions of the brick will need cleaning. The vertical "Lorraine Hotel" blade sign at the corner of the hotel needs to be refurbished with new vinyl.

Exterior caulk joints have been replaced and are in excellent condition. The painted metal railings, stair risers, and stringers on the front exterior of the motel have continued to corrode. Rust should be removed, treated, and repainted. Downspouts at the motel should be extended through the concrete walks and out to the pavement.

Lights recessed into the masonry knee wall at the plaza are not functional and will need to be replaced.



Corner sign cracked vinyl



Tuckpointing needed at masonry sill



Recessed lighting needing repairs



Rust forming under stairs



Trash enclosure undersized

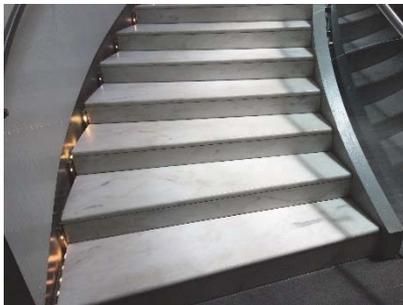


Expansion joints caulked

Stairs/ Ramps

Interior stairs and ramps appear to be in good shape. An area of the stairwell below the roof hatch has some water damage and needs to have the drywall replaced and new wall base added. The interior stairwell handrails have some areas of paint worn off.

The interior stair in the lobby under the skylight will need to have a non-slip surface installed on the stone treads. A permanent solution such as routing of the edge of the treads is recommended and will need to be approved by the fire marshal prior to the work being performed.



Lobby stair stone treads

Finishes

Generally, the interior finishes and carpet tiles are in great condition, and the exhibits are well maintained. A small portion of wood flooring at side entrance is scratched. This wood floor can be refinished or replaced with a more durable material. Areas of the gift shop flooring have been repaired so that they lay flush.

Some windows in the stairwell have trim that is deteriorating which requires repair and refinishing.

A water-stained ceiling tile in the large upstairs meeting space needs to be replaced.



Damage/ missing base below roof ladder



Stained ceiling tile

Elevators

Both elevators received upgrades and are functioning well. Controls have been added for the fire department to operate in case of a fire.

Plumbing

Plumbing appears to be functioning properly.

HVAC

The Building Automation System (BAS) controls between units should be evaluated for additional interface equipment for more efficient controls. Some areas of the museum have humidity issues periodically.

Existing building commissioning services are recommended to analyze the mechanical systems to ensure all components are functioning properly. Regular analysis and commission reports may recommend adjustments to the existing systems for repairs and potential energy savings.

Fire Protection

The fire alarm and sprinkler systems appear to be operating normally.

Electrical

Consider installing a surge protection system to reduce the chances of damage to the electrical system due to outages.

Existing parking lot site lighting has been analyzed to determine current footcandle levels so that recommendations can be made for upgrading existing lights and/or adding additional lighting in dark areas.

Data/ Communications

Security monitoring system has been upgraded with additional cameras added on the exterior. The museum now has additional views of the exterior perimeter of the building. A monitor displaying a camera view of the dock from inside the receiving area has been added. Additional security measures, including access control upgrades, should be evaluated for the interior of the museum.



New security camera installed

Future Projects

The following work is a recommended list of projects to be considered at the museum:

Site work

- Evaluate employee entrance ramp for repairs/ ADA upgrades
- Parking lot lighting upgrades
- Upgrade trash enclosure; adding a perimeter fence with gate at the service area

Interior

- Lobby could use a fresh coat of paint
- Window trim repairs and refinishing
- Replace stained tile in conference area
- Replace damaged drywall and install base at portion of stairwell

- Additional interior security measures and access control systems
- Install non-slip material at the lobby stair
- Existing building commissioning
- Building Automation System for the HVAC system

Exterior

- Refinishing and repainting of metals at the front motel courtyard
- Replace lights in knee wall at exterior plaza
- Refurbish rear corner building sign
- Consider adding graphics or signage to the Martin St. façade for better identification for visitors

Report prepared by:

Date:

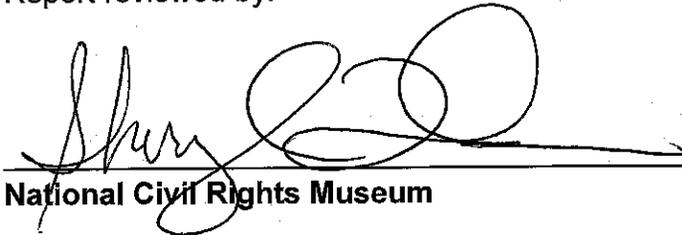


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State of Tennessee Real Estate Asset Management

Report reviewed by:

Date:



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