




AGENCY	OFFICE OF ADMINISTRATION	SITE NAME	PRINCE HALL FAMILY SUPPORT CENTER		
ASSET NUMBER	3101026001	ASSET NAME	PRINCE HALL FAMILY SUPPORT CENTER BUILDING		
ADDRESS 1	4411 NORTH NEWSTEAD AVENUE	ADDRESS 2			
CITY	ST. LOUIS	STATE	MISSOURI	ZIP CODE 63115 2534	
		ARCHITECT	DAVID MASON & ASSOCIATES		
PHOTO		YEAR BUILT	1965	FLOORS 5	
		CONSTRUCTION TYPE	IBC - TYPE I B		
		ASSET TYPE	BUILDING		
		ASSET USE	MULTI-USE		
		ASSET SIZE	151,500	UNITS	SQUARE FEET
		REPLACEMENT VALUE	\$27,666,930		
		CONDITION RATING	GOOD	FCI	0.13
		OWNERSHIP	STATE OWNED		

DESCRIPTION VFA NUMBER 64900.
 RENOVATED 1996.
 ARCHITECTURAL

THE PRINCE HALL FAMILY SERVICE CENTER, BUILDING 64900, IS LOCATED IN ST. LOUIS, MISSOURI. THE BUILDING IS LOCATED AT 4411 NORTH NEWSTEAD AVENUE. THE ORIGINAL FIVE (5) STORY BUILDING PLUS



MECHANICAL/EQUIPMENT PENTHOUSE WAS CONSTRUCTED SOMETIME BEFORE 1965 AND SERVED AS A HOSPITAL. A FOUR (4) STORY WING ACROSS THE FRONT WAS ADDED IN 1994. THE BUILDING CONTAINS APPROXIMATELY 151,500 SF OF SPACE.

THE FLOORS ARE ARRANGED THUS:

LOWER LEVEL: 40,905 SF OFFICES/SERVICES/HVAC/BREAK/SUPPORT
GROUND: 36,360 SF PUBLIC ENTRANCES/LOBBY/DAY CARE/SERVICES/HVAC
FIRST: 27,270 SF OFFICES/ADMINISTRATION/SERVICES
SECOND: 27,270 SF OFFICES/DIALYSIS CLINIC/SERVICES
THIRD: 13,635 SF OFFICES/SERVICES
PENTHOUSE: 6,060 SF HVAC/ELEVATOR EQUIPMENT/SUPPORT
ROOF: 40,905 SF 10 SEPARATE ROOF SURFACES AT DIFFERENT LEVELS

OCCUPANCY AND CONSTRUCTION TYPE: PER THE INTERNATIONAL BUILDING CODE, THE PRIMARY OCCUPANCY IS CLASSIFIED AS BUSINESS GROUP B (PROFESSIONAL SERVICES) AND THE CONSTRUCTION TYPE IS CLASSIFIED AS TYPE 1B, SPRINKLERED.

USES: THE BUILDING HOUSES MULTIPLE STATE GOVERNMENT AGENCIES, PUBLIC HEALTH FACILITIES, DIALYSIS CLINIC, A DAY CARE CENTER FOR CHILDREN, AND OFFICE SUPPORT SPACES. THE GROUND FLOOR IS THE ONLY FLOOR READILY ACCESSIBLE TO THE PUBLIC.

RENOVATION HISTORY: THE FOLLOWING GENERAL RENOVATIONS ARE KNOWN TO HAVE BEEN PERFORMED OVER THE LIFE OF THE BUILDING. DATES ARE APPROXIMATE.

1993-1994 ADDITION, COMPREHENSIVE RENOVATION, EXTERIOR AND INTERIOR
1993-1994 WINDOW REPLACEMENT
1993-1994 AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE
1998 NEW ROOF SYSTEM INSTALLED
1996-1999 MOST OFFICES AND SERVICES INTERIOR FINISHES UPGRADED
1996-1999 DIALYSIS CLINIC AND DAY CARE CENTER ADDED
2009 NEW ROOF SYSTEM INSTALLED AT 4TH FLOOR PRINCE HALL SECTION

USE AND OCCUPANCY: PER THE INTERNATIONAL BUILDING CODE, THE OCCUPANCY IS CLASSIFIED A BUSINESS GROUP B (PROFESSIONAL SERVICES).

SUBSTRUCTURE: THE SUBSTRUCTURE CONSISTS OF A CAST-IN-PLACE CONCRETE FOUNDATION WALL SYSTEM SET ON CAST-IN-PLACE CONCRETE FOOTINGS, WITH A SLAB ON GRADE BASEMENT FLOOR.



SUPERSTRUCTURE: THE SUPERSTRUCTURE CONSISTS OF REINFORCED CAST-IN-PLACE CONCRETE FRAME, WITH REINFORCED CAST-IN-PLACE CONCRETE COLUMNS SUPPORTING REINFORCED CAST-IN-PLACE CONCRETE BEAMS, AND A REINFORCED CONCRETE SLAB SUPPORTING THE UPPER LEVELS AS WELL AS THE ROOF.

VERTICAL CIRCULATION: SIX (6) INTERIOR STAIRS OF (1:) STEEL CHANNEL FRAME, STEEL RISERS, AND CONCRETE TREADS WITH METAL HANDRAILS AND BALUSTRADES, OR (2:) CAST-IN-PLACE CONCRETE FRAME, TREADS AND RISERS WITH METAL HANDRAILS AND BALUSTRADES SERVE THE FIVE (5) FLOORS PLUS THE PENTHOUSE. THE BUILDING IS EQUIPPED WITH FOUR (4) PASSENGER ELEVATORS SET IN TWO (2) SHAFTS OF TWO (2) CARS EACH AND ONE (1) FREIGHT ELEVATOR IN A SEPARATE SHAFT.

EXTERIOR WALLS: MOST EXTERIOR WALLS CONSIST OF FACE BRICK VENEER ON CMU BACKUP AND AN INSULATED CAVITY. THE EXTERIOR WALLS OF THE 1994 ADDITION CONSIST OF BOTH PRE-CAST ARCHITECTURAL CONCRETE PANELS AND FACE BRICK VENEER ON CMU BACKUP AND AN INSULATED CAVITY. THERE IS ALSO SOME GLAZED BRICK ON THE SOUTH FACE. THERE ARE ALSO SOME EXPOSED CAST-IN-PLACE CONCRETE STRUCTURAL COLUMNS, BEAMS, AND ROOF PLATE OVERHANGS.

EXTERIOR WINDOWS: ALL EXTERIOR WINDOWS WERE REPLACED DURING THE 1994 RENOVATION AND CONSIST OF FIXED FRAME DARK BRONZE ALUMINUM UNITS WITH BRONZE TINTED INSULATING GLASS. MOST WINDOWS HAVE 1" ALUMINUM SLAT MINI-BLINDS.

EXTERIOR DOORS: THE MAIN ENTRANCE DOORS AND SECONDARY ENTRANCE DOORS WERE REPLACED DURING THE 1994 RENOVATION AND CONSIST OF A PRE-FINISHED BRONZE ALUMINUM STOREFRONT ENTRY SYSTEM. EXTERIOR SERVICE DOORS CONSIST OF PAINTED FLUSH METAL ASSEMBLIES SET IN PAINTED METAL FRAMES AND WERE REPLACED AT THE SAME TIME.

ROOFING: THERE ARE TEN (10) SEPARATE ROOF SURFACES COVERING THE ENTIRE BUILDING. ALL ROOFS ARE FULLY ADHERED SINGLE PLY EPDM SYSTEMS ON RIGID INSULATION ON CONCRETE DECKS. STORM WATER IS CONTROLLED BY INTERIOR DRAINS. AN ENTIRE TEN (10) SECTION ROOF SYSTEM WAS INSTALLED IN 1998, HOWEVER, THE FOURTH FLOOR PRINCE HALL SECTION WAS REPLACED IN 2009.

FLOOR FINISHES: THE FLOOR FINISH IN THE GENERAL OFFICE AREAS AND CORRIDORS IS CARPET TILES ON THE CONCRETE FLOOR SLAB WITH RESILIENT VINYL BASE. FLOOR FINISHES IN THE RESTROOMS AND BREAK ROOM CONSIST OF EITHER CERAMIC TILE OR QUARRY TILE. COMMON AREAS AND SUPPORT AREAS ON ALL FLOORS ARE MOSTLY VINYL COMPOSITION TILE (VCT). MECHANICAL, ELECTRICAL, AND STORAGE ROOMS ARE PAINTED CONCRETE OR VCT.

PARTITIONS: FIXED INTERIOR WALLS (CORRIDORS, STAIRWELLS, COMMON AREAS, ETC.) GENERALLY CONSIST OF A COMBINATION OF GYPSUM WALLBOARD, CONCRETE MASONRY UNITS (CMU), OR PLASTER. STAIRWELLS AND



ELEVATOR SHAFTS AND VENT SHAFTS ARE 2-HOUR RATED WALLS. CORRIDORS ARE TYPICALLY 1-HOUR RATED WALLS. SOME OFFICE AREAS ARE FORMED BY A NON-RATED DEMOUNTABLE PARTITION SYSTEMS.

WALL FINISHES: WALL FINISHES GENERALLY CONSIST OF PAINTED GYPSUM WALLBOARD, PAINTED CMU, OR PAINTED PLASTER. RESTROOM FINISHES CONSIST OF CERAMIC WALL TILE. MINIMAL AREAS LOCATED THROUGHOUT THE BUILDING ARE CLAD WITH VINYL WALL COVERINGS.

INTERIOR DOORS: INTERIOR DOORS IN FIXED PARTITIONS CONSIST GENERALLY OF FLUSH SOLID CORE STAINED WOOD VENEERED LEAFS SET IN PAINTED METAL FRAMES, HARDWARE IS A MIX OF LEVER AND KNOB TYPES. MANY CORRIDOR DOORS THAT ALLOW ENTRY INTO VARIOUS DEPARTMENTS HAVE ELECTRIC LOCKS WITH LEVER HARDWARE. MECHANICAL AREA AND EQUIPMENT AREA DOORS GENERALLY CONSIST OF PAINTED FLUSH METAL ASSEMBLIES SET IN PAINTED METAL FRAMES.

CEILING FINISHES: THE CEILING FINISH IN THE GENERAL OFFICES, RESTROOMS, AND COMMON AREAS CONSISTS OF 2X2 OR 2X4 LAY-IN ACOUSTICAL CEILING TILES (ACT) IN EXPOSED SUSPENDED GRIDS. THE CEILING FINISH IN HVAC AND OTHER EQUIPMENT AREAS CONSISTS OF PAINTED EXPOSED STRUCTURE.

MECHANICAL

HVAC: THE PRINCE HALL BUILDING IS EQUIPPED WITH A CENTRALIZED HEATING, VENTILATION, AND AIR-CONDITIONING (HVAC) SYSTEM LOCATED IN THE BASEMENT MECHANICAL ROOM. THE MAJORITY OF MECHANICAL EQUIPMENT USED TO COOL AND HEAT THE FACILITY WAS INSTALLED IN A MAJOR MECHANICAL SYSTEM UPGRADE PROJECT OCCURRING IN APPROXIMATELY 1993. THE EIGHT (8) CENTRAL CONSTANT VOLUME AHU'S PROVIDES MIXED VENTILATION AIR, AS WELL AS HEATING AND COOLING USING CHILLED WATER AND STEAM COILS. THE AHU'S VARY IN RATED CAPACITY FROM 20,000 TO 35,000 CUBIC FEET PER MINUTE (CFM).

THE AHU'S DELIVER CONDITIONED AIR THROUGH A DUCTED (AIR ONLY) DISTRIBUTION SYSTEM TO HOT WATER REHEAT BOXES LOCATED THROUGHOUT THE BUILDING INTERIOR SPACES. THE PERIMETER OF THE BUILDING IS EQUIPPED WITH A TWO (2) PIPE FAN COIL SYSTEM. FAN COILS RATED CAPACITIES VARY FROM 600 TO 800 CFM.

CHILLED WATER SERVING THE CENTRAL AIR HANDLING UNITS IS PROVIDED VIA THE TWO (2) 250-TON AIR CONDITIONERS LOCATED IN THE MAIN MECHANICAL ROOM. CHILLED WATER IS DISTRIBUTED TO THE BUILDING MECHANICAL ROOMS AND PERIMETER HEAT/COOL EXCHANGERS BY THE BUILDING'S PRIMARY PUMPING SYSTEM. CONDENSER COOLING IS PROVIDED FOR THE CHILLERS BY TWO (2) PUMPS VIA PIPING TO THE TWO (2) CELL COOLING TOWER LOCATED ON THE ROOF OF THE MAIN MECHANICAL ROOM.

STEAM IS PRODUCED BY THE TWO (2) BOILERS LOCATED IN THE BASEMENT MECHANICAL ROOM WHERE IT IS



DISTRIBUTED TO A CENTRAL DOMESTIC HOT WATER HEAT EXCHANGER STATION AND AIR HANDLING UNITS. HOT WATER IS DISTRIBUTED FROM TWO (2) HEAT EXCHANGER SYSTEMS AND IS PUMPED THROUGH THE PERIMETER FAN COILS AS WELL AS THE REHEAT BOXES LOCATED THROUGHOUT THE BUILDING.

BUILDING EXHAUST, SERVING RESTROOMS, MECHANICAL ROOMS, AND GENERAL SPACES IS PROVIDED BY A COMBINATION OF V-BELT DRIVE FANS, MUSHROOM EXHAUST FANS, AND EXTERIOR WALL MOUNTED FANS.

BUILDING CONTROLS ARE COMPRISED OF A COMBINATION OF DIGITAL, ELECTRIC, AND PNEUMATIC CONTROLS. PORTIONS OF THE BUILDING AND SELECTED SYSTEMS ARE EQUIPPED WITH DIGITAL CONTROL SYSTEMS WHICH MONITOR AND CONTROL PRIMARY BUILDING EQUIPMENT SUCH AS THE CENTRAL AIR HANDLING UNITS, MAIN CHILLED WATER VALVE, AND DHW STEAM HEAT EXCHANGER. TERMINAL DEVICES AND AIR DISTRIBUTION BOXES UTILIZE THE ORIGINAL PNEUMATIC-ELECTRIC CONTROL SYSTEMS. THE BUILDING'S DDC CONTROL SYSTEM DOES NOT EXTEND THROUGHOUT THE BUILDING TO PROVIDE FULL CONTROL FOR ALL SYSTEMS. ADDITIONALLY, THE DDC SYSTEM IS COMPRISED OF COMPONENTS OF DIFFERENT TECHNOLOGIES, TYPES, AND AGES.

PLUMBING: DOMESTIC WATER IS SUPPLIED THROUGH A 4" POTABLE WATER MAIN FROM A CITY WATER SOURCE. THE WATER MAIN IS EQUIPPED WITH A CENTRAL BACKFLOW PREVENTER. DISTRIBUTION PIPING OBSERVED CONSISTS PRIMARILY OF COPPER PIPE/TUBING. DOMESTIC HOT WATER IS PROVIDED BY A COMBINATION OF ONE (1) SMALL ELECTRIC AND THREE (3) LARGE GAS DOMESTIC WATER HEATERS.

THE PUBLIC RESTROOMS AND FIXTURES VARY IN AGE AS UPGRADES AND RENOVATIONS HAVE OCCURRED SINCE THE BUILDING'S ORIGINAL CONSTRUCTION. THE MAJORITY OF FIXTURES WITHIN RESTROOMS WERE INSTALLED SINCE 1993 AS PART OF AN ADA/OCCUPANT COMPLIANCE FIXTURE UPGRADE. TYPICAL RESTROOMS CONSIST OF WALL MOUNTED TOILETS, SURFACE MOUNTED LAVATORIES, AND WALL MOUNTED URINALS. RESTROOMS ARE LOCATED THROUGHOUT, TYPICALLY A MEN'S AND A WOMEN'S ON EACH FLOOR. ALL FIXTURES HAVE NORMAL TRAPS. LAVATORIES, TOILETS, AND URINALS ARE EQUIPPED WITH MANUAL AND AUTOMATIC FLUSH/FLOW VALVES.

ADA COMPLIANT DRINKING WATER FOUNTAINS ARE LOCATED ON EACH FLOOR OF THE BUILDING. WATER IS CHILLED BY A NEARBY CLOSET MOUNTED CHILLER PRIOR TO BEING DISPENSED.

STORM DRAINS AND DOWNSPOUTS EMPTY TO A BUILDING 6" DISCHARGE MAIN. DRAINS VISIBLE WITHIN THE BUILDING WERE A COMBINATION OF CAST IRON AND NO-HUB STEEL PIPE. SANITARY SYSTEMS ARE OF A GRAVITY RETURN TYPE TO A BUILDING MAIN BEFORE DISCHARGING INTO THE CITY SEWER.

NATURAL GAS SERVICE IS PROVIDED FROM A 4" GAS MAIN ENTERING IN THE MAIN MECHANICAL ROOM.

FIRE PROTECTION: THE BUILDING IS EQUIPPED WITH A WET SPRINKLER SYSTEM. A 6" FIRE MAIN ENTERS IN THE BASEMENT TO THE FIRE PUMP ROOM AND HAS A BACKFLOW PREVENTER. A BOOSTER PUMP PROVIDES PRESSURE



FOR THE FIRE PROTECTION SYSTEM. FIREFIGHTER HOSE CONNECTIONS ARE LOCATED IN THE ENTRYWAY OF EACH EGRESS STAIRWELL AS WELL AS WITHIN THE CORRIDOR OF EACH FLOOR. FIREFIGHTER HOSE CONNECTIONS ARE LOCATED ON THE BUILDING'S EXTERIOR ON THE STREET LEVEL ON THE NORTH AND SOUTH FACES.

ELECTRICAL

SERVICE & DISTRIBUTION: THE UNDERGROUND ELECTRICAL SERVICE FOR THIS BUILDING IS PROVIDED BY AMEREN UE AND ENTERS IN THE MAIN ELECTRICAL ROOM IN THE BASEMENT. THE FACILITY IS FED THROUGH A 4160V DRY TYPE TRANSFORMER AND A 4000A 120/208V DISTRIBUTION SWITCHBOARD. THE UTILITY'S METER BASE IS LOCATED IN THE FACILITY ELECTRICAL ROOM. THROUGH DISTRIBUTION SWITCHBOARDS AND BRANCH PANELS, THE ELECTRICAL POWER IS DELIVERED TO MECHANICAL EQUIPMENT, LIGHTING SYSTEMS, AND OUTLETS.

EMERGENCY LIGHTING AND POWER SYSTEMS: EMERGENCY POWER IS SUPPLIED FROM A GENERATOR LOCATED IN THE GENERATOR ROOM ON THE BASEMENT LEVEL. THE ELECTRICAL GENERATOR DRIVEN BY A TURBO DIESEL ENGINE IS RATED AT 250KVA, 120/240V. AT THE TIME OF THE 2005 ASSESSMENT, THE GENERATOR HAD 600 OPERATING HOURS REGISTERED ON THE METER. STANDBY POWER IS PROVIDED VIA AN AUTOMATIC TRANSFER SWITCH INSTALLED IN THE ROOM AND INTERCONNECTED WITH THE MAIN EMERGENCY POWER PANEL AND A MANUAL TRANSFER SWITCH FOR THE ELEVATORS. UPON ACTIVATION, THE POWER IS DELIVERED TO THE DESIGNATED EMERGENCY PANELS FOR LIFE SAFETY SYSTEMS, ELEVATORS, FIRE ALARMS, AND SECURITY SYSTEMS. EMERGENCY LIGHTING IS PROVIDED IN COMMON AREAS AND OFFICES WITH CIRCUITRY EXTENDING FROM THE EMERGENCY PANELS SERVED BY THE GENERATOR. THE FIXTURES WERE NOT IDENTIFIED AS BEING CONNECTED TO THE EMERGENCY LIGHTING CIRCUITRY AND IT COULD NOT BE CONFIRMED IF QUANTITY OR LOCATION WERE IN COMPLIANCE WITH CURRENT CODES. IN ADDITION, THERE ARE SOME EMERGENCY LIGHTS WITH BATTERY BACKUP AND EXIT/EMERGENCY LIGHT COMBINATION UNITS INSTALLED IN THE OFFICES. THE FLUORESCENT TYPE EXIT SIGNS LOCATED IN THE OFFICES ARE CONNECTED TO EMERGENCY LIGHTING CIRCUITRY SERVED BY THE EMERGENCY GENERATOR. THERE ARE ADDITIONAL SELF-LUMINOUS AND NON-ILLUMINATED EXIT SIGNS SERVING THE LOBBIES AND HALLWAYS ON EACH FLOOR.

LIGHTING & BRANCH WIRING: THE INTERIOR LIGHTING IS TYPICALLY CEILING MOUNTED 2X4 FLUORESCENT FIXTURES WITH T12 LAMPS AND MAGNETIC BALLASTS. THE EXCEPTION IS PART OF THE LEVELS RENOVATED SINCE 1995 THAT ARE EQUIPPED WITH T8 LAMPS AND ELECTRONIC BALLASTS. THE FACILITY IS ALSO PROVIDED WITH SOME INCANDESCENT RECESSED, OR PENDANT LAMPS INSTALLED IN THE OFFICE AREA AND MECHANICAL/ELECTRICAL ROOMS. THE 20A DUPLEX RECEPTACLES ARE POWERED FROM BRANCH PANELS LOCATED ON EACH FLOOR IN THE ELECTRICAL ROOMS/HALLWAYS. EXTERIOR LIGHTING CONSISTS OF OUTDOOR FLOODLIGHT HID FIXTURES LOCATED ON THE GROUND FLOOR AND THE FIFTH FLOOR BALCONY, INCANDESCENT WALL LAMPS, BOLLARDS, PARKING LOT LIGHTS, AND THE CITY'S STREET LIGHTING.



CONVEYING SYSTEMS: THE BUILDING IS PROVIDED WITH: THREE (3) HYDRAULIC TYPE ELEVATORS WITH THE ELEVATOR MACHINE ROOMS IN THE BASEMENT. THE 2500 LBS PASSENGER ELEVATORS ARE SERVING FIVE (5) FLOORS (LEVEL 1 TO 5) AND THE FREIGHT ELEVATOR SERVES FIVE (5) FLOORS.

COMMUNICATIONS & SECURITY: THE FACILITY IS PROVIDED WITH A ZONED FIRE ALARM SYSTEM WITH CONTROL PANELS LOCATED IN THE FIRE ALARM EQUIPMENT ROOM, FIRST FLOOR. THE SYSTEM IS EQUIPPED WITH SMOKE DETECTORS, DUCT SMOKE DETECTORS, TAMPER SWITCHES, MANUAL FIRE ALARM BOXES, AND AUDIO/VISUAL NOTIFICATION DEVICES DISTRIBUTED THROUGHOUT THE FACILITY. THE BUILDING IS ALSO PROVIDED WITH AN EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM WITH CEILING INSTALLED SPEAKERS AND A COMMAND STATION IN THE EQUIPMENT ROOM, FIRST FLOOR. EXTERIOR ACCESS DOORS ARE CONTROLLED BY CARD READERS, MAGNETIC LOCKS, AND KEYPADS. THE FIRE ALARM, WHEN TRIGGERED, ACTIVATES THE HORN/STROBES AND BELLS, RELEASES THE HELD DOORS, AND DISPLAYS LOCATION. SECURITY EQUIPMENT INCLUDES SURVEILLANCE CAMERAS INSTALLED IN COMMON AREAS, DOOR SENSORS AT ENTRANCE DOORS, AND AN INTERCOM AT THE WEST ENTRANCE. SECURITY AND FIRE ALARM SYSTEMS ARE MONITORED BY THE STAFF SECURITY. THE FACILITY IS EQUIPPED WITH DATA/COMMUNICATION EQUIPMENT, WALL MOUNTED DATA PORTS, DEDICATED COMPUTER/SERVER ROOMS, AND ROUTERS LOCATED IN VARIOUS ROOMS ON EACH FLOOR. THE DIGITAL PHONE SERVICE IS PROVIDED BY SPRINT.