



# National Civil Rights Museum

Facility Assessment Report  
SBC Project No. 529/000-16-1998

July 23, 2014



## **GENERAL OVERVIEW**

The National Civil Rights Museum (NCRM) is located at 450 Mulberry Street in Memphis, Tennessee. This document serves as a facility assessment report of the physical buildings included in the renovation of the entire facility. Scope of renovation and present assessment was conducted by Ms. Tracy Lauritzen Wright during a visit on July 23, 2014.

The Museum includes the original Lorraine Motel, Lorraine Hotel, and the museum's expansion building located on Main Street. In 1991, the NCRM was inaugurated inside the hotel and motel structures. In 2002, an expansion to the museum display area along with supporting facilities for storage, administrative offices and employee amenities was opened to the public.

The Museum has undergone two phases of expansion and upgrade that culminated in the re-opening of the museum on April 5, 2014. The upgrade and renovation completed the public areas and exhibits associated with the civil rights movements. Staff areas and service areas, including basement areas, were marginally improved and presently show areas of wear and in need or maintenance and improvement to similar level as finishes in the public areas.

Environmental issues, such as mold, have been created due to lack of ventilation in areas and the presence of moisture and un-conditioned air. Maintenance, in the basement area, will be needed to mitigate the effects of the mold and to clean-up the area.

### **Public/Exhibit Spaces**

Visitors presently are greeted at the entrance lobby and directed through a well-organized museum experience that takes visitors through all the phases of the Civil Rights Movement. Interactive and passive displays provide information and visuals at critical points of the tour. Physical displays incorporating vehicles and bridges enhance the visitor's experience.

The central theater, upon the museum entrance, provides an overview and prepares the visitor for the overall museum experience to come. The tour terminates at the Gift Shop area where merchandise is available. The Gift Shop generates a large amount of revenue for the National Civil Rights Museum.

The Museum has incorporated an educational section in the previous Lorraine Hotel where school students have an opportunity to learn and participate in presentations as part of the school curriculum. The Educational Center has several "classroom" spaces along with a resource library

The Museum is further complimented by the public meeting space and catering kitchen where program are scheduled and provide museum exposure beyond the customary museum hours and visitors.

Public areas show usage patterns where ongoing maintenance will be required to maintain the proper level of finish and presentation for the Museum.

### **Staff/Support Spaces**

Staff spaces include the staff entrance, lockers, restrooms, while the support spaces include two equipment basements, outdoor equipment area and truck dock serving the Museum and Public Space/Functions.

The staff entrance was not upgraded as a part of the most recent renovation and requires attention since the EIFS is showing deterioration and water intrusion. The staff entrance exterior finishes show accumulation of surface dust creating discoloration and darkens areas.

Service basement for the Lorraine Motel lacks ventilation and conditioned air creating an environment for mold propagation and eventual environmental issue with wall finishes and painted surfaces. Several non-operating systems remained (sump pump and coal chute) in the area compounding the ability for moisture to migrate into the basement and propagate the humid condition.

The service basement under the Hotel Lorraine houses all the mechanical equipment that supports all the National civil Rights Museum. The space is well ventilated, with full access to all equipment for servicing. A blow-down valve discharges water across the floor to a near-by drain creating puddles across an access/working aisle.

The truck dock was improved under the most recent renovation and shows signs of use which will eventually require painting and surface repairs.

The new cooling tower had considerable leaking during operations generating large areas of puddles which in turn hold debris creating an unsightly condition in the rear of the building and next to the staff entrance.

### **Main site and plaza**

The site immediately adjacent to the Civil Rights Museum was restored and upgraded as part of the latest project and is in good conditions without any detectable issues.

The plaza continues to deteriorate due to water intrusion under the paver bricks along with slight shift in the supporting substrate creating tripping hazards. The sidewalks and curbs also show

signs of deterioration along Mulberry Street which is part of the overall visitor experience. The parking light poles show deterioration and are very evident since visitors use that parking lot and walk towards the Museum.

The plaza was modified to accommodate informational kiosks and the new entrance configuration. The kiosks have received very positive feedback since they provide pertinent information about the Museum and the surrounding structures and significant elements around the events associated with the Museum.

The temporary exterior measures, installed during the recent project, have been removed and the exterior of the Museum restored to its previous stature.



Photo 1 – Motel Facade



Photo 2 – Main Museum Entrance



Photo 3 – Main Entrance Plaza



Photo 4 – Interior Display



Photo 5 - Display



Photo 6 - Display



Photo 7 - Education Center



Photo 8 - Staff Entrance



Photo 9 - Staff Entrance

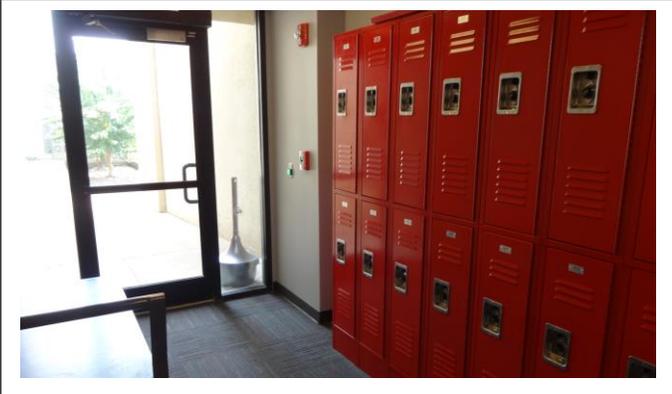


Photo 10 – Staff Entrance



Photo 11 – Staff Break Room

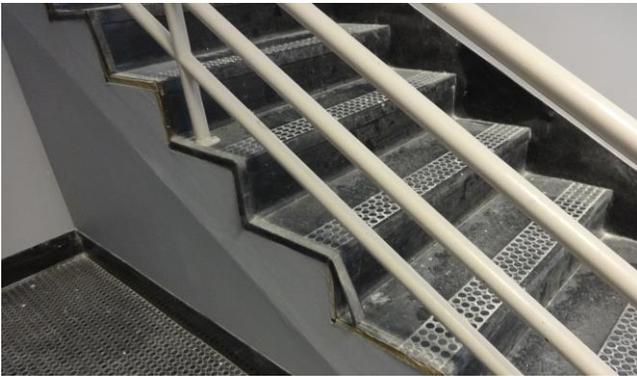


Photo 12 – Staff Corridor Stair

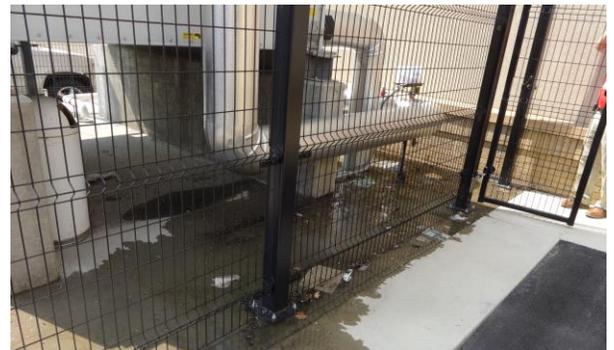


Photo 13 – Cooling Tower

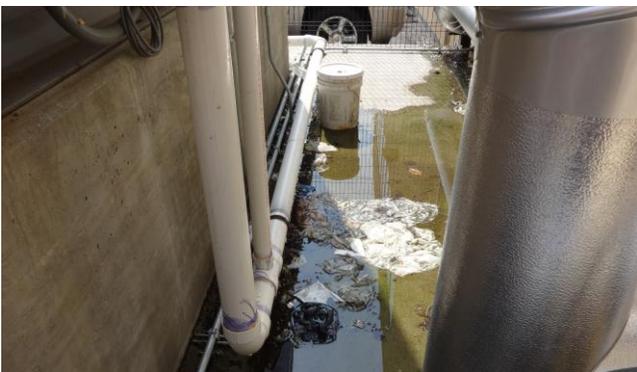


Photo 14 – Cooling Tower (Debris)



Photo 15 – Truck Dock Area



Photo 16 – Basement Area



Photo 17 – Basement Area Non Operable Systems



Photo 18 – Basement Area Sump



Photo 19 – Basement Area Blow Down Water



Photo 20 – Basement Area Blow Down Water



Photo 21 – Plaza Surface



Photo 22 – Plaza Surface Shift



Photo 23 – Plaza Surface Damage



Photo 24 – Plaza and curb Damage



Photo 25 – Plaza Disrepair



Photo 26 – Gift Shop Ceiling Damage



Photo 27 – Multi-Purpose room