National Civil Rights Museum

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

June 22, 2021
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 April 14th, 2021.

Established in 1991, the National Civil Rights Museum is located at the former Lorraine Motel, where civil rights leader Dr. Martin Luther King Jr. was assassinated on April 4, 1968. Through interactive exhibits, historic collections, dynamic speakers and special events, the museum offers visitors a chance to walk through history and learn more about a tumultuous and inspiring period of change.

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.

Recent Projects Completed
- The HVAC system has been updated with digital thermostats.
- New parking lot lighting fixtures have been installed with LED lights.
- The historic hotel signage at the rear corner of the building has been refurbished.
- Exterior metals in front of the hotel have been refurbished including railings and soffits.
- Recessed lighting in the knee wall of the plaza have been repaired and are operational.
- Windows in the stair well have been replaced and trim has been repaired.
- Additional security cameras were added on the interior.
- Lights at the loading dock have been converted to LED.
Current Projects

- Options are being considered to fence in the rear employee parking lot, service drive, and trash enclosure with gated access.
- An assessment of the facility’s major Mechanical, Electrical, and Building Envelope systems is currently in progress to analyze the current performance and provide recommendations for future planning to enhance facility operations.
- A larger Uninterruptible Power Supply (UPS) installation is pending based upon existing commissioning recommendations.
- Sign designs are under development for the east façade.
- A new 120KA surge suppressor has been installed. Essential areas added to the current generator to include cameras, door locking system, guest services and retail registers, internet, phone, and badge pass reader system.

FACILITY ASSESSMENT

The museum’s exhibits and office spaces are in great condition. Lighting in the ground floor State of Tennessee gallery is outdated and not able to be fully customized for the needs of temporary exhibits. Updated adjustable LED lighting is desirable to fully optimize the lighting capabilities of this exhibit space. Other lighting could be converted to LED throughout the museum.

Metals in front of the motel have been repainted and lighting repaired. The paving area directly in front shows some wear and could use patching and repairs. The guest parking lot is well-lit with upgraded LED fixtures. Paving is the parking lot is in good condition and exterior security cameras have been upgraded. A dock leveler would be beneficial for unloading truck deliveries.
The roof and exterior walls are in good condition although some areas of brick mortar joints could use tuckpointing. Signage has been recently refurbished, and the east wall provides a good opportunity for additional signs and banners. An analysis of the building MEP systems and controls will result in recommendations for potential upgrades and optimization.

**Basement/ Foundation**
The are no apparent issues with the building foundation and no reports of problems by the museum staff.

**Structure/ Slabs**
The structure and floor slabs appear to be functioning normally.
Roof
The roof is in great condition as a large portion has been replaced with new copings, masonry and overhang repairs, and a new skylight over the lobby.

Exterior
Overall, the exterior walls are in good condition. There are still some small areas that need tuckpointing, including masonry damage at the rear ramp. The vertical “Lorraine Hotel” blade sign at the corner of the hotel has been refurbished with new vinyl.

Exterior caulk joints are in excellent condition. The painted metals on the front exterior of the motel have been repainted. The small area of paving between the paver plaza and motel needs some minor repairs and patching.

Uplighting at the wall sign adjacent to the entry doors need to be replaced, and additional signage could be added to the east wall.
Stairs/ Ramps

Interior stairs and ramps are functional and finishes are in good condition. The egress stair handrail is worn and will need to be repainted in the future. The non-slip coating on the interior stair in the lobby under the skylight will need to be continued to be maintained or a permanent solution can be applied.
Maintain non-slip coating on stair treads

**Finishes**
The museum exhibits, flooring, handrails, and carpet tiles are in great condition. The carpet tiles in the large event space upstairs are showing signs of wear and could be cleaned or replaced. Alternately, vinyl tile could be installed in all or portions of this space for easier maintenance.

*Stained carpet tile in event space*

**Elevators**
Both elevators continue to function well with recent upgrades.

**Plumbing**
There are no reports of any plumbing issues within the facility.

**HVAC**
Thermostats have been upgraded to digital models. The HVAC systems and Building Automation System (BAS) will be evaluated by an outside design firm for sequence of operations, overall functionality, and efficiency. Existing building commissioning services
would monitor utility usage and controls to offer additional adjustments to the equipment and make recommendations for repairs and/or replacement of components. Ultimately, annual energy savings could be realized.

![New digital thermostat](image)

**Fire Protection**
The fire alarm and sprinkler systems are reported to be functioning properly.

**Electrical**
Consider replacing interior light fixtures throughout for LED and energy savings. The track lighting system in the temporary exhibit space on the ground floor could be replaced for greater flexibility and controls to light the changing exhibits. Exterior parking lot lights and loading dock lighting have been converted to LED recently. Essential areas are being connected to generator.

![Generator connection](image) ![Track lighting in temporary exhibit space](image)

**Data/ Communications**
The upgrading security system and cameras have eliminated gaps in coverage and provide better image clarity.
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
- Upgrade trash enclosure
- Add a perimeter fence with gate at the service area and main guest museum parking lot for controlled access
- Add bollards for increased security and safety
- Add walkways from egress doors to sidewalks

Interior

- Replace stained carpet tile in conference area or convert all or portions to vinyl tile
- Upgrade track lighting in ground floor exhibit hall
- Consider LED lighting upgrades throughout
- Install/ maintain the non-slip material at the lobby stair
- Assess the Mechanical systems for maintenance and replacement recommendations
- Existing building commissioning to optimize HVAC systems and controls

Exterior

- Replace exterior doors at the motel while maintaining the historic appearance
- Patch asphalt between the hotel and plaza knee wall
- Replace uplighting at the wall signage adjacent to the front entrance
- Add leveler at the rear loading dock
Report prepared by: Richard Yaras

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State of Tennessee Real Estate Asset Management

Report reviewed by: Sherry Jackson
National Civil Rights Museum

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