

Assessment Report

Burgess Park Gymnasium

Summary

The existing Burgess Park Gymnasium is an approximately 17,460 gross square feet single-story structure built of concrete, wood and steel. The building, as currently used, includes a main gymnasium, two large gymnastics rooms, offices, entry lobbies, men's and women's toilets, locker and shower rooms, storage rooms, and mechanical room. The building was originally constructed in 1974. In 1987, the Gymnastics wing was expanded. The Aquatics addition was built in 2004, including lobby desk, small store, offices, locker rooms and changing facilities; the pools were also re-constructed. The parking lot to the west of the Gymnasium was re-designed and paved when Mielke Drive was closed to through traffic.

This Assessment report of the Existing Conditions is preliminary to developing a Gymnasium and Gymnastics Building Program and Conceptual Design to meet the long-term service needs of the community. The new aquatics facilities and the pools will remain in place. Field Paoli and our consultants have reviewed the existing building documents and visited the site to observe existing conditions, summarized as follows:

A. SITE ASSESSMENT

Site access to the Gymnasium facility is not ADA code compliant. Properly sloped ramps and re-configuration of entry walkways is required to make the Gymnasium entries and exits accessible. The Gymnastics Entry is ADA accessible from Laurel Street and the accessible parking spaces and a curb ramp from the parking lot to the west sidewalk. The new Aquatics building and pools are ADA accessible from Laurel Street, but not from the playing fields.

There are many mature trees at the building perimeter. The Oak tree near the Gymnastics Entry is to remain. There is a level picnic area to the west of the Gymnasium.

B. BUILDING EXTERIOR

The existing building envelope appears to be in generally good condition and is well maintained. The roof over the Gymnasium consists of asphalt shingles on plywood substrate. The roof over the Gymnastics wing consists of concrete tiles on plywood substrate.

Walls at the Gymnasium are a combination of tilt-up cast concrete and brick veneer, and appear to be in good condition. The walls at the Gymnastics wing are vertical wood siding and appear to be in fair condition. The wood and aluminum windows are in good condition. All exterior doors need to be modified for ADA compliant access.

The Aquatics Center building is comprised of cement block with aluminum windows and appears to be in very good condition.

C. BUILDING INTERIOR

1. **UTILIZATION:** The Burgess Park Gymnasium is programmed at full capacity from 5:30am until 10pm six days a week and lacks essential qualities for the many users it serves. The gym suffers from poor circulation and a lack of acoustical separation. The Locker Rooms are undersized during high use times. The Gymnastics program serves 1400 students, of which 1200 are under age 5. The Gymnastics wing is severely undersized.
2. **GYMNASIUM:** The Gymnasium wood floor is in fair to poor condition. Exposed/painted concrete walls are in good condition, but the hard wall surfaces make acoustics poor especially when several programs are operating at once. The operable acoustical partition is in poor condition and cannot be fully closed. There are multiple interior and exterior doors at the perimeter of the gymnasium; most do not meet current ADA accessibility standards. Interior circulation is difficult. Court sidelines are narrow, creating potential hazards for players and conflicts between players and audience members. Bleachers are placed at an angle to the courts making sightlines less than desirable, and bleachers cannot be fully extended during cross-court play.
3. **GYMNASTICS:** The gymnastics floor is not accessible from the entry or an exterior door. The raised padded floor in the Gymnastics wing is in fair condition, but users complain that it is not bouncy enough. Acoustics are poor especially when multiple programs are operating at once. Daylight is provided by skylights but they are also an unsafe source of glare for gymnasts. The Entry and viewing areas are extremely cramped and chaotic during change of classes. The central wall between the two wings prevents full observation of the floors from the front desk and bleacher seating. There are no toilet facilities in the Gymnastics wing, and young children must be escorted through the Gymnasium to the Toilet Rooms.
4. **TOILET ROOMS/LOCKERS/SHOWERS:** Restrooms and locker rooms are inadequate to the number of gym users. Hot water is shared with the Pool showers and is depleted during busy periods. The toilet facilities are shared with the Gymnastics wing.
5. **STAFF & STORAGE:** The Staff have very limited office and storage space and no assigned meeting space or lunch room. The Gym has no reception desk; program payments and registration occur at the Gymnastics front desk. The Gymnasium shares storage with earthquake preparedness materials and outside programs; Gymnastics storage is under the raised floor in the gymnastic area.
6. **ADA ACCESSIBILITY:** There is no ADA compliant entrance/exit for the Gym. Toilet Rooms/Lockers/Showers are not ADA accessible. The majority of interior doors do not meet accessible criteria. The bleachers are not accessible. The Gymnastics Entry level is ADA compliant from the exterior parking lot and sidewalk, but no ADA access is provided to the main gymnastics floor.
7. **CIRCULATION:** Gym circulation is difficult or hazardous, court sidelines are narrow, creating potential hazards for players and audience members. Bleachers cannot be fully extended during cross-court play. The Gymnastics wing is too small for program load and equipment. Circulation is tight around apparatus and the high bars and balance beams have insufficient overhead clearance.

D. PRELIMINARY PROGRAM INFORMATION

In our first site walk-through, a number of program limitations were witnessed. They include:

1. GENERAL

- Inadequate ventilation
- Poor daylighting with glare from overhead skylights
- Multi-level circulation throughout building with many different access points
- HVAC system is limited and underperforming
- Both staff and user areas need major upgrades for amount of facility use

2. GYMNASIUM

- Insufficient clearance on the sides of the gymnasium courts for players and general circulation
- Angled walls for bleacher views - sightlines should be straight
- Limited height clearance for volleyball
- Poor acoustics for conversation and office users when courts are in use
- Insufficient and shared storage areas
- Inadequate locker and toilet room facilities with difficult approach from gymnastics
- Exposed insulation at ceiling not efficient
- Top bleachers not usable due to inadequate frame strength

3. GYMNASTICS

- Gymnastics program requires greater clearance above and around all apparatus and the floor exercise matt
- Cross circulation through gymnastic training area- potentially dangerous
- Insufficient space for regulation gymnastics
- Floor exercise equipment set on exercise floor area
- Inadequate lighting
- Low light fixtures in conflict with equipment heights
- Need comfortable observation area for parents with sightlines to kids

E. STRUCTURAL SEISMIC ASSESSMENT – DASSE Design, Inc.

In general, building structures appear to be in good condition and performing adequately to date. The single story original gymnasium building was designed in 1973 in accordance with the 1970 Uniform Building Code. The structural system is a wood-steel roof supported on tilt-up concrete wall panels, with cast in place columns between panels. The roof construction is plywood over wood joists supported by glulam beams and tapered steel plate girders. The ground floor is a reinforced concrete slab, with strip footings continuous with the concrete walls and spread footings at each column.

A north gymnastics addition to the gymnasium was constructed in 1988 in accordance with the 1985 Uniform Building Code. The all wood structure includes a concrete retaining wall at the base of the north wall to retain earth. Roof framing is similar to the original building.

Due to the age of the building, further exploration would be required to determine if there is any cracking or spalling of concrete, corrosion of reinforcement, or moisture damage to wood structural members. There are seismic deficiencies that will have to be addressed if the building is reused. Extensive renovations and/or expansion would most likely require a mandatory seismic upgrade to current building codes. Minor modifications to the existing structures may not require mandatory seismic upgrades, but voluntary seismic upgrades are recommended for improved life safety.

An east addition for pool and locker room facilities was constructed in 2004 in accordance with the 1991 California Building Code. Walls are CMU supporting a metal roof deck. Footings abut the gym footings, but there is a clear seismic separation that will permit demolition of the original gymnasium while keeping the new pool addition intact.

F. MECHANICAL ASSESSMENT – GLUMAC Mechanical Engineers

MECHANICAL SYSTEMS: The building is heated and ventilated only (no cooling), with a gas-fired hot water boiler and forced-air heating-ventilation units. The boiler and heating-ventilation units that serve the main gymnasium, offices and toilets-locker rooms are now 30+ years old and past the normally expected useful service life for equipment of these types and would not be expected to provide efficient, reliable service for continued use of the building. With the exception of the two, newer heating and ventilation units serving the Gymnastics wing, complete new systems for the main gym, offices, toilet/shower/locker rooms and any planned expansion or additions are recommended. Installation of a new direct-digital (DDC) energy management-temperature control system is also recommended.

PLUMBING SYSTEMS: Plumbing fixtures have not been upgraded and are in fair to poor condition. The toilets and shower rooms will need substantial renovation for ADA compliance and California water and energy conservation requirements. The available record drawings indicate that the plumbing system in the building is presently served by a 2-1/2" water main. This service would probably not be adequate if the toilet and/or shower rooms are expanded to increase the number of toilets and/or showers.

FIRE PROTECTION: The fire protection system in the building includes a complete automatic fire sprinkler system that is suitable for remodeling or expansion to accommodate additional space.

CODE ISSUES: The accessible major mechanical equipment, such as the boiler, air handling units, exhaust fans, and the domestic hot water tank, should be adequately secured to the structure and braced to resist seismic forces in accordance with the current California Building Code if they remain in place for continued service.

G. ELECTRICAL ASSESSMENT – O’Mahony & Myer Electrical Engineers

ELECTRICAL: The existing distribution equipment serving the Gymnasium building is in reasonable condition for its age however it is getting close to the end of its useful life. We recommend that the Gymnasium Building, together with the Swimming pool facility be disconnected from the existing Main Switchboard in the Administration Building. The two buildings would be best served from a new-dedicated PG&E electrical service.

LIGHTING: The building is lighted primarily with various types of fluorescent, HID, and incandescent light fixtures. The lighting in the Main Gymnasium area was installed recently. We recommend that existing lighting and equipment throughout the facility be completely removed and replaced with new state of the art light fixtures and switching equipment. These systems will provide maximum energy efficiency optical performance, user comfort, excellent color qualities and an attractive modern appearance. Daylight harvesting systems should be considered for control of the lighting. The programmable feature will allow versatile use of the facility while maximizing energy conservation.

TELEPHONE/ DATA: We recommend that a new Telephone room be built with industry standard split-system air conditioning, to house the Telephone and Data backboards and equipment. Optional Cable TV service may be provided for internet access; also some communities view sporting events broadcast on TV. In the event that the facility is being used as an emergency shelter having Cable TV service available can be a great benefit to the people sheltering for news updates, etc.

FIRE ALARM: For a major building renovation project the fire alarm system would most likely need to be replaced with a new addressable intelligent fire alarm system with new alarm initiation and notification components to meet current codes.

SECURITY SYSTEMS: A new security system will be required for the building. New devices wired back to a new security alarm panel would be required.

PUBLIC ADDRESS SYSTEM: For any major remodel work in the building it is recommended that consideration be given to installing a new public address system tied to the building telephone switch.

H. LANDSCAPE – Carducci and Associates

Site drainage, concrete sidewalks, and existing landscape appear to be in good condition. Existing trees have been tagged according to a 2003 tree survey. The large signature oak visible from Laurel Street is to be preserved, and the remaining coastal live oaks should be maintained if possible.

In general, the gymnasium building is poorly connected to the surrounding site. Entries occur at different levels, access from parking lot and play fields is by steeply sloped walks or steps, and concrete retaining walls and shrubs create some barriers to circulation. Outside eating and picnic areas can be made more inviting.

I. PRELIMINARY CONCLUSIONS

The existing site access, building structure and M/E/P systems are inadequate to provide for the proposed Gym and Gymnastics program needs without extensive demolition and renovation required to bring the existing building up to current code. A renovation/expansion scheme will be complex in order to integrate new systems with upgraded existing building systems, while also maintaining service to the pool facilities.

The existing building may be modestly renovated with new site access, partial structural upgrades and new M/E/P systems, however, the building could not accommodate all the desired Gym and Gymnastics programs. The design challenge will be to identify the programs that could be accommodated in the existing building and which programs would need to be located in a new building without compromising future services or the desired quality of the Gym and Gymnastics programs.

The Existing Conditions Assessment will be applied to the development of the Conceptual Design phases. Cost estimates will also be prepared to compare renovation and expansion schemes along with new construction schemes.

J. POSSIBLE ADDITIONAL SITES

This report addresses only the current gymnasium and surrounding site. The conceptual design phase for the Burgess Gymnasium project will also explore options for accommodating desired program needs in two locations rather than solely at the site of the existing facility. Conditions at possible additional locations will be assessed as conceptual design alternatives evolve.