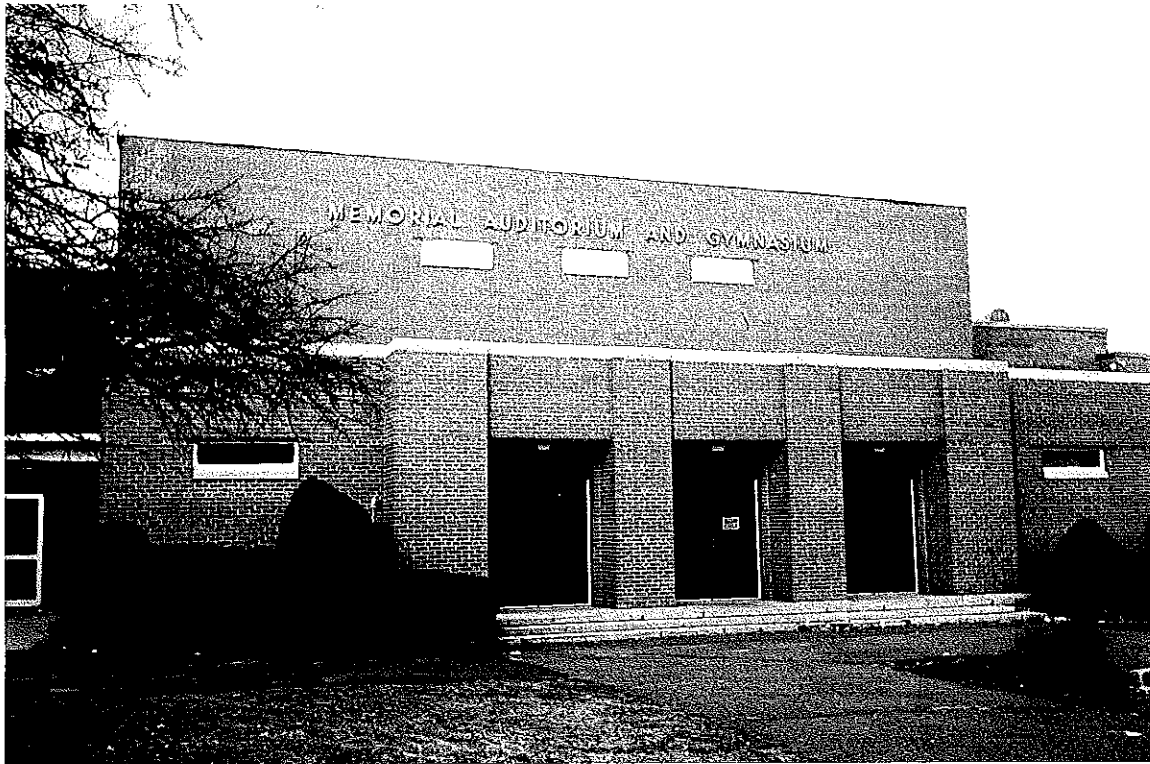


5. MEMORIAL AUDITORIUM/GYMNASIUM

5. MEMORIAL AUDITORIUM/GYMNASIUM COMPILATION OF BUILDING INFORMATION



MEMORIAL AUDITORIUM/GYMNASIUM

BUILDING DATA INVENTORY

address:	151 Pauline Street	site area:	NA
building type:	Auditorium/Gymnasium	historical status:	None
users:	Municipal Auditorium School Gymnasium	replacement cost:	\$3,900,000
building area:	Auditorium 10,500 sf Gymnasium 15,250 sf		
number of floors:	1 (plus balcony in Auditorium)		
year built:	1954		
additions:	none		
major renovations:	none		
occupancy groups:	E-Educational, A-Assembly		
construction class:	Non-combustible		
Principal:	Rosemary Ditullio		
Custodian:	Vincent Vitiello		

5. MEMORIAL AUDITORIUM / GYMNASIUM EXECUTIVE SUMMARY

A. BUILDING CONDITIONS

1. ARCHITECTURAL / STRUCTURAL COMPONENTS:

This building is sound, but needs a new roof system and various major interior repairs/renovations and system upgrades.

2. MECHANICAL / ELECTRICAL:

- Building controls and energy management systems are deficient.
- Lighting in auditorium and gymnasium need upgrades.

3. OTHER:

Special code issues: due to lack of fire protection, building does not meet current alarm system standards.

B. BUILDING ACCESSIBILITY

This building is only nominally accessible at front side entry (auditorium) and rear (gymnasium) building entries. Other rooms and spaces are inaccessible or have various accessibility deficiencies.

C. RECOMMENDATIONS

- Replace roof systems.
- Establish accessibility action plan for access improvements to all spaces and programs.
- Consider separating school heating system from this facility.

D. FURTHER STUDIES

Include in school system planning study.

E. BUILDING MAINTENANCE

CURRENT PROCEDURES

Adequate for general housekeeping and minor repairs.

RECOMMENDATIONS

Establish regular building maintenance review.

F. COST

repair costs:	\$1,257,117		
further study cost:			
Accessibility compliance:	Full compliance feasible with major renovations only.	replacement cost:	\$3,900,000

G. SCHEDULE

1995	Install new roof system Make repairs to damaged ceilings
1996	Upgrade ventilation and heating system
1997	Renovate gymnasium and locker rooms
1999	Renovate auditorium

I. OVERVIEW

Buildings were built 1954-1955. Brick and masonry exterior bearing walls, interior concrete encased steel columns with steel roof and floor framing structure (long-span steel roof trusses in Gymnasium), and steel roof deck. Auditorium main floor is of concrete with concrete structure, and has a crawl space below. Buildings are structurally sound, but in need of significant internal and external renovations.

A. BUILDING ENVELOPE

1. Roof System: Built-up asphalt roofs with minimal insulation at various levels

Observations: Roof not draining properly and in poor condition. Leak damage apparent in several locations. Though some patching has temporarily mitigated the problem
Copings and all roof top elements are in poor condition. Boiler room roof needs immediate replacement

2. Wall System: Brick veneer with concrete block and glazed block at interior side in public areas.

Observations: Generally sound with some repointing needed. However, the building's window and door openings have corroded and deforming steel lintels without flashing or weep holes. Corrosion requires reconstruction.
Subsidence cracking seen at northeast interior corner of back stage area.
Settlement cracks observed at building corners have been repaired.

3. Windows: Gymnasium windows and most of the windows in the "little Theater" practice room have been blocked-up.
Two small windows at front of auditorium and those remaining in practice room are the original steel frame single glazed type. as is the window wall at back of boiler room.
All steel windows require replacement.

Observations: Boiler room windows system is rusted and has broken panes in numerous locations.

4. Doors and Entries: Gymnasium - H. M. doors, in fair condition
Auditorium - original wood and single glazed doors are in fair condition. Entry doors are in poor condition.

Observations: Doors to and from Middle School are in poor condition and must be chained closed.

5. Other: Crawl space not properly ventilated

B. BUILDING INTERIOR

1. Circulation Areas:

- a. Walls: Concrete block painted and glazed block are in fair condition. Original wood paneling in lobby and auditorium - deformed/worn in some places. Fair to poor condition.
- b. Floors: Terrazzo, in fair to good condition.
- c. Ceilings: Auditorium - plaster, painted - damage from roof leaks some partly repaired.
Practice Room "Little Theater" - old but intact acoustic tile.
Lobby and Corridors - acoustic tile in fair to poor condition.
- d. Doors: Doors are original wood - in fair to poor condition.
Note: Verify width of egress paths from balcony.

2. Interior Spaces

- a. Walls: Auditorium - painted plastered walls - in fair to poor condition
- with wood veneer, paneling on lower portion of wall - in fair to poor condition
Ancillary Spaces - painted concrete block - in fair condition.
Gymnasium - painted concrete block - in fair to poor condition
Locker/Storage Rooms - painted concrete block - in poor condition
- b. Floors: Auditorium - concrete, painted.
Ancillary Spaces - V.C. tile in fair condition
Gymnasium - original wood floor has been damaged by former and current roof leaks and is in fair to poor condition.
Locker/Storage Rooms - in fair condition.
- c. Ceilings: Auditorium - plaster ceiling damaged by leaking roof
Ancillary Spaces - painted concrete block in fair condition.
Gymnasium - steel truss and deck planks, painted & in fair condition
Locker/Storage Rooms - G.W.B. in fair condition.
- d. Specialties: Original score board - in poor condition.
Bleachers old - in poor condition.
Locker room equipment is in poor condition.
Drinking fountains in poor condition.

C. BUILDING SYSTEMS

1. Fire Protection: No suppression system.
No alarm system.

2. Plumbing: Original to building. Satisfactory.

3. HVAC: Auditorium - inadequate ventilation, no A.C.
Ventilation air unit (w/steam coil) is below stage in damp area, and is in poor condition
Ancillary Spaces -
Gymnasium - windows blocked up, no ventilation-has four air handling units(w/steam coil) and outside air damper
Locker/Storage Rooms -inadequate ventilation
Air handling units (w/steam coil) are in fair condition.
Emergency generator room. has open non-motorized damper.
Electric unit heater in constant operation.
Three Boiler room steam boilers provide heat to school, gymnasium auditorium and skating rink.
Boilers are 40+ years old and in fair to poor condition.
It is reported that boiler room roof is leaking, therefore everything in boiler room changed color and is rusting.
There are two heat exchangers and two sets of hot water pumps supply water to school building. One heat exchanger and two pumps (one stand by) supply to perimeter classrooms and the other heat exchanger, and two pumps (one standby) supply to duct heaters for interior classrooms. Pumps and heat exchangers are in fair to poor condition.

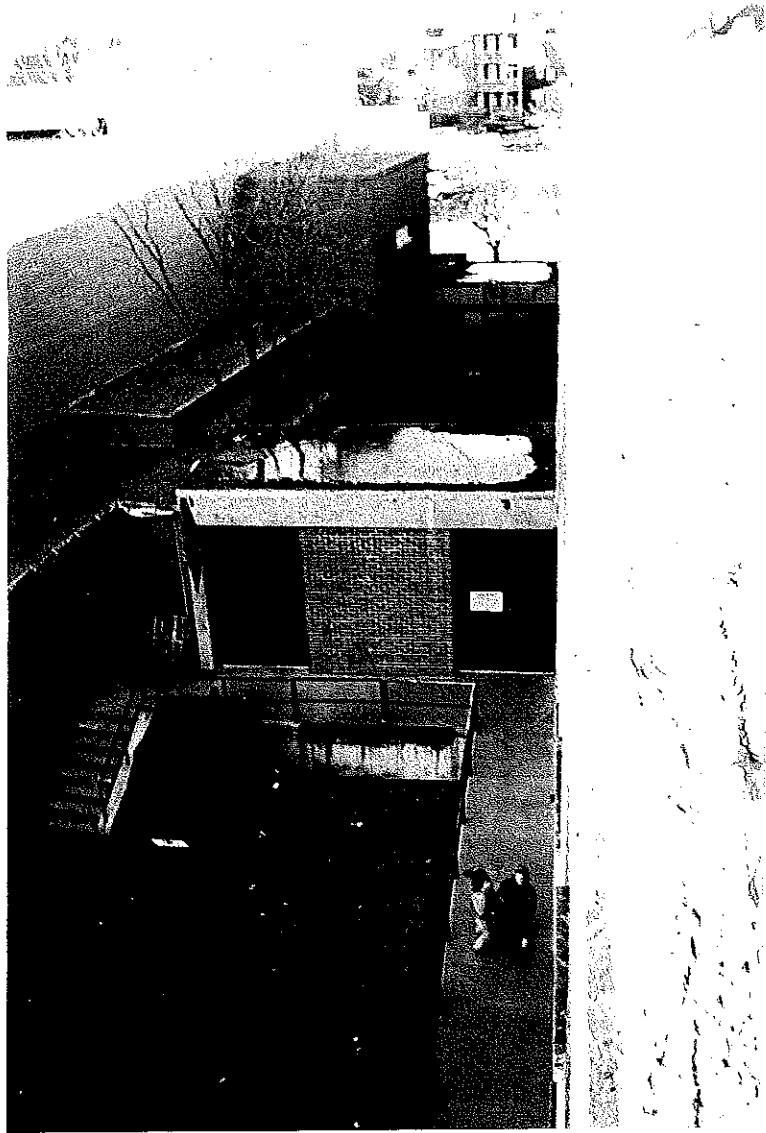
4. Electric Power and Lighting: Auditorium - general lighting is inadequate
- stage lighting panel is old and not fully functional
- auditorium sound system needed
-electrical upgrades needed throughout.
Gymnasium - lighting needs upgrade

5. Security and Communications: None

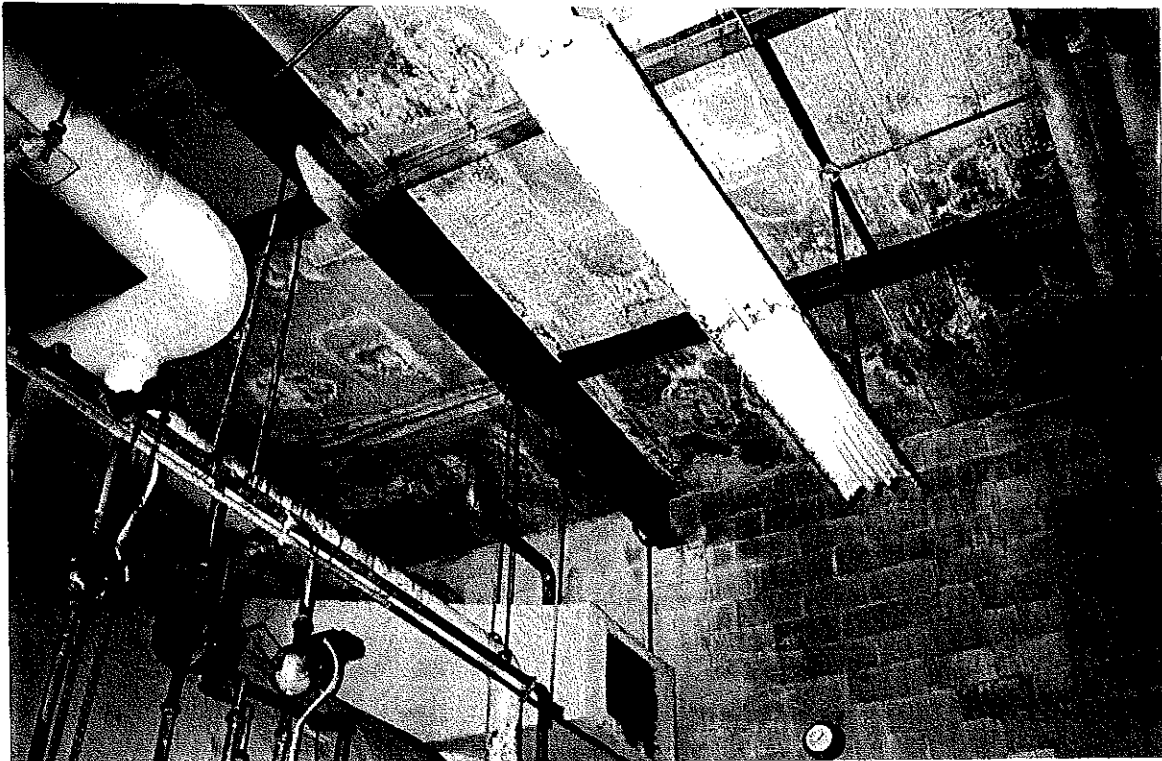
D. ACCESS FOR THE DISABLED

1. Gymnasium - Limited access available through rear doors at east end.
-Very poor access to gymnasium from school.

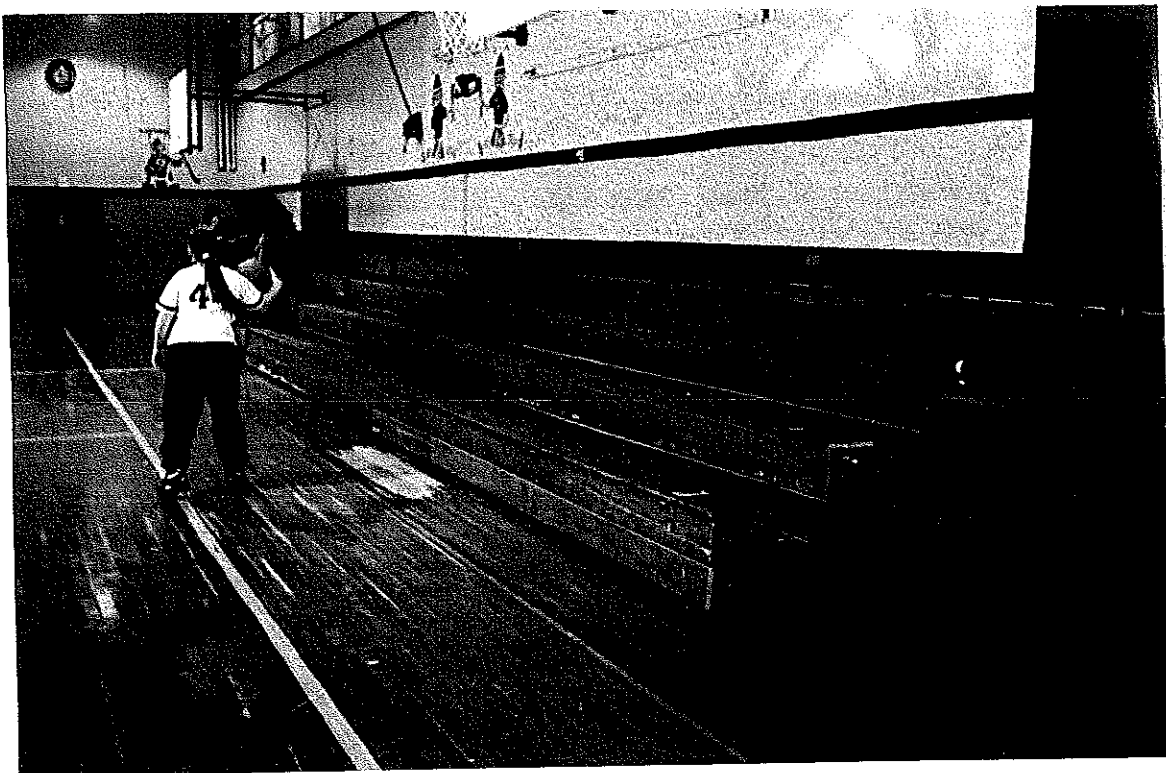
2. Auditorium - Accessible at far eastern end. Rear door access is non-conforming.



Auditorium and corridor link roofs: inadequate roof drainage, flashing and coping in poor condition, roof is old. H.C. access ramp and doors are non-compliant.



Boiler Room: roof leaks over heating and electrical equipment degradation of structure and mechanical and electrical components due to leaks and insufficient ventilation.



Gymnasium: insufficient lighting, bleachers and floor are in poor condition. Inadequate ventilation.

**5. MEMORIAL AUDITORIUM AND GYMNASIUM
COST ESTIMATE**

<u>Year</u>	<u>Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Amount</u>	<u>Total w/O&P</u>
A. BUILDING ENVELOPE						
1. ROOF SYSTEM						
1995	a. remove and replace roof system, all buildings	1	LS	\$120,000	\$120,000	
	SUBTOTAL				\$120,000	\$144,000
2. WALL SYSTEM						
1996	a. rake and repoint small masonry wall areas	2500	SF	\$6	\$15,000	
1996	b. remove & rebuild all rusted lintels	8	LS	\$1,200	\$9,600	
	SUBTOTAL				\$24,600	\$29,520
3. WINDOWS						
1996	a. rake and reseal all exterior door/window perimeters	1	LS	\$1,000	\$1,000	
1997	b. replace "little theater" windows	1	LS	\$6,000	\$6,000	
1997	c. provide operable window openings in gymnasium	1	LS	\$18,000	\$18,000	
1996	d. replace boiler room window system	1	LS	\$18,000	\$18,000	
	SUBTOTAL				\$43,000	\$51,600
4. DOORS & ENTRIES						
1998	a. replace front entry doors and frames	3	PR	\$1,500	\$4,500	
1997	b. replace interior hall doors	2	PR	\$1,200	\$2,400	
	SUBTOTAL				\$6,900	\$8,280
5. OTHER EXTERIOR						
1998	a. make front entry accessible (minor ramp)	1	LS	\$500	\$500	
1997	b. replace vent louvers in auditorium building	3	LS	\$280	\$840	
1997	c. add protective screening over louvers	3	LS	\$50	\$150	
1995	d. replace crawl space vents*	3	LS	\$150	\$450	
1996	e. provide 2 H.C. spaces near front of building	1	LS	\$2,000	\$2,000	
	SUBTOTAL				\$3,940	\$4,728
B. BUILDING INTERIOR						
1. CIRCULATION AREAS						
1998	a. new plaster ceiling in auditorium hallway	500	SF	\$4.50	\$2,250	
1999	b. paint gymnasium	1	LS	\$8,000.00	\$8,000	
	SUBTOTAL				\$10,250	\$12,300
2. INTERIOR SPACES						
1996	a. repair/refinish gymnasium floor	1	LS	\$10,000	\$10,000	
1996	b. repair wall around drinking fountains	1	LS	\$250	\$250	
1996	c. replace floor @ D.F. with resilient type (gym)	2	LS	\$600	\$1,200	
1998	d. paint auditorium	1	LS	\$18,000	\$18,000	
1998	e. paint other rooms	1	LS	\$6,000	\$6,000	
1996	f. repair cracks in block walls	1	LS	\$500	\$500	
	SUBTOTAL				\$35,950	\$43,140

* Requires further study.

<u>Year</u>	<u>Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Amount</u>	<u>Total w/O&P</u>
3. FITTINGS & EQUIPMENT						
1998	a. new sound system in auditorium	1	LS	\$5,000	\$5,000	
1998	b. replace gymnasium bleachers (400 pers.)	1	LS	\$28,000	\$28,000	
	SUBTOTAL				\$33,000	\$39,600
C. BUILDING SYSTEMS						
1. FIRE PROTECTION						
	SUBTOTAL					
2. PLUMBING						
1995	a. replace gymnasium drinking fountain/spit sinks	2	LS	\$1,500	\$3,000	
1998	b. renovate toilet rooms	2	LS	\$25,000	\$50,000	
	SUBTOTAL				\$53,000	\$63,600
3. HVAC						
1995	a. upgrade locker room ventilation	2	LS	\$1,500	\$3,000	
1996	b. replace boilers and components	3	LS	\$130,000	\$390,000	
1996	c. pipe insulation	1	LS	\$25,000	\$25,000	
1996	d. air compressor	1	LS	\$8,000	\$8,000	
1996	e. motorized damper for gen. room (asbestos abatement not included in above)*	1	LS	\$3,000	\$3,000	
	SUBTOTAL				\$429,000	\$514,800
4. ELECTRICAL						
1999	a. upgrade general lighting in auditorium	1	LS	\$6,000	\$6,000	
1996	b. upgrade lighting in gymnasium	1	LS	\$2,500	\$2,500	
1999	c. upgrade stage lighting, new control panel	1	LS	\$30,000	\$30,000	
	SUBTOTAL				\$38,500	\$46,200
5. SECURITY & COMMUNICATIONS						
1999	a. install new sound system in auditorium	1	LS	\$15,000	\$15,000	
	SUBTOTAL				\$15,000	\$18,000
6. LIFE SAFETY						
1996	a. upgrade fire detector and alarm system	1	LS	\$15,000	\$15,000	
	SUBTOTAL				\$15,000	\$18,000
D. ACCESSIBILITY IMPROVEMENTS						
This building is seriously deficient in accessibility.						
Substantial redesign and re-construction would be required to meet ADA requirements.						
Minimal improvements to auditorium access have been included in other estimates.						
E. ITEMS FOR FURTHER STUDY						
1996	Building use/reuse feasibility study (could be part of school master plan)					

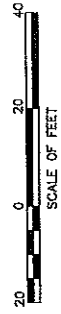
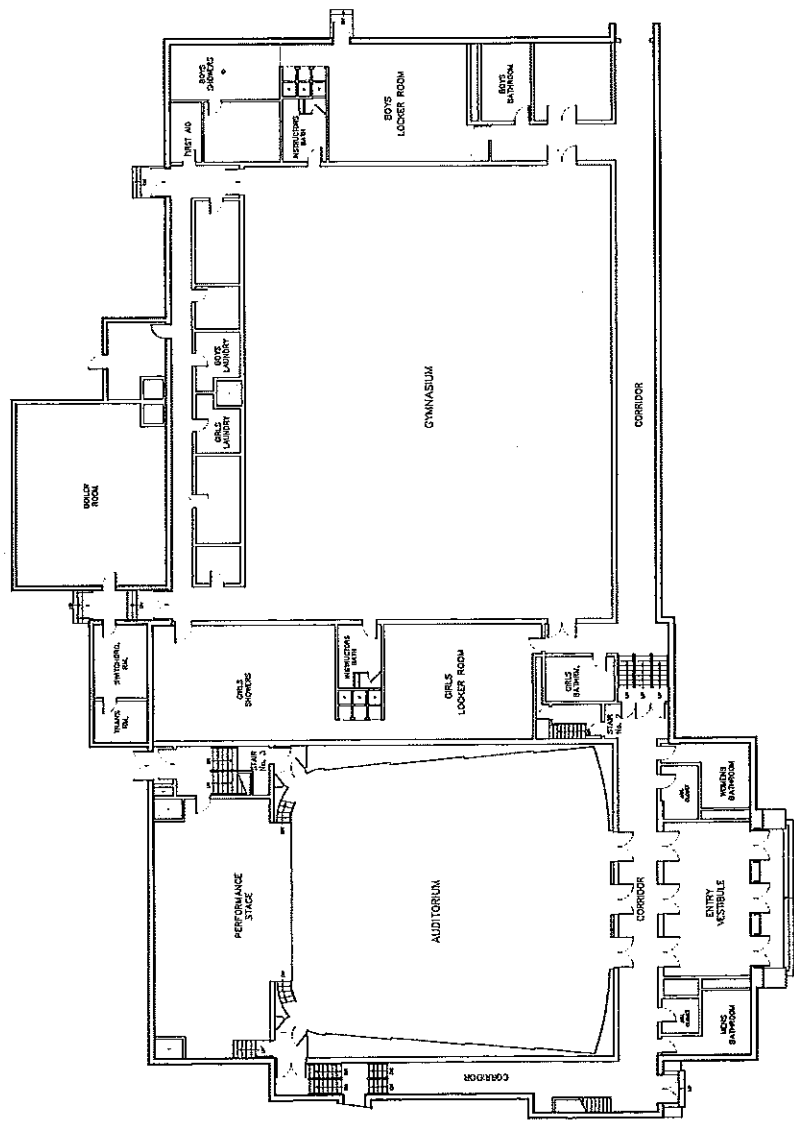
* Requires further study.

Winthrop Municipal Building Study
Archetype Architecture Inc.

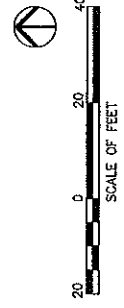
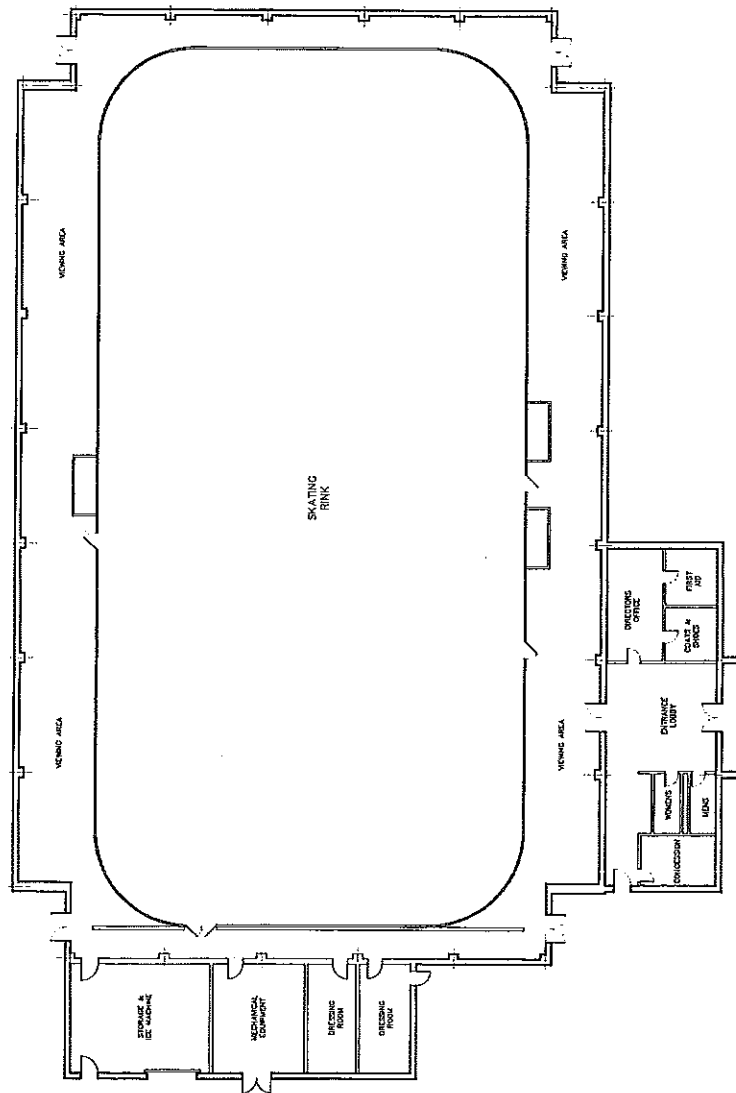
Memorial Auditorium and Gymnasium
Cost Estimates

<u>Year</u>	<u>Description</u>	<u>Qty.</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Amount</u>	<u>Total</u> w/O&P
	BUILDING TOTAL					\$993,768
	CONTINGENCY @ 10%					\$99,377
	A/E Fee Design and Construction Administration @ 15%					\$163,972
	TOTAL PROJECT COST					\$1,257,117

* Requires further study.



Facility study of the
Town of Winthrop
Auditorium & Gymnasium
Existing Conditions
First Floor Plan
AUD/GM-1
Project No: D12200
Date: 7/1/15
Scale: 1/8"=1'-0"
Architect: Architecture, Inc.
City: Winthrop, ME



Facility study of the
 Town of Winthrop
Middle School Athletic Facility
 Existing Conditions
 First Floor Plan
RK-1
 Project No: 112100
 Date: 1/17/16
 Cad File: RIKK-1DCS
ArcheType
 Architecture, Inc.