

Village of Questa

Facility Assessment Report La Cienega Gymnasium



Questa, NM

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Prepared by:



6501 Americas Parkway NE, Suite 400
Albuquerque, NM 87110
(505) 510.0850 | Fax (505) 242.4845

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A. EXECUTIVE SUMMARY

WH Pacific Inc., an NV5 Company, was contracted by the Village of Questa to assess the La Cienega Gym on Gallegos Road just south of NM-38.

The assessment's focus is to determine the viability of the existing facility to support future renovation and/or addition and identify the project's specific needs and associated costs.

The facility was found to be structurally sound based on visual observation, however, further investigation is recommended to confirm that roof framing elements are in good condition. All other building systems are either insufficient or have reached end of life condition.

The following items would need to be replaced in whole or in part to support future renovation:

- Concrete at entrances
- Doors and door hardware
- Windows and flashing
- Roofing and insulation
- HVAC equipment
- Plumbing fixtures and associated piping
- Lighting
- Wall, floor, and ceiling finishes
- Water heater
- Floor drains
- Electrical service equipment

In addition to the replacement of building systems and finishes, it is recommended that efforts be made to protect the building from further moisture intrusion from the periphery of the building and the roof above. This would entail replacement of existing roofing system as well as addressing existing site conditions impacting the building envelope and foundations.

Grading of the site to support proper drainage away from buildings should be addressed which supports any future site improvements.

B. EXISTING CONDITIONS

General

A site visit to document the existing facility conditions was completed on May 10, 2023. WHPacific, Chavez-Grieves Consulting Engineers, and representatives from the Village of Questa and Taos Bakes were in attendance.

The gym is one of three buildings on the property, all of which are currently not in use. It was noted during the site visit that the building directly north of the gym is planned to be demolished in the future. The elementary school building at the north extent of the site is planned for partial demolition and renovation. Currently, the paved area between the gym and elementary school building is utilized for portable classroom storage.

During this visit, the team walked the exterior of the building to document any identifiable site utilities and completed a full review of the interior spaces.



Site Plan

Site

The asphalt pavement for the existing parking lot is deteriorating, cracking and has vegetation growing up through the cracks as shown below. There is also an existing concrete slab for a play court in the parking lot that has cracked and has vegetation growing up through it. The slab is in better condition than the surrounding asphalt. Overgrown vegetation surrounds the building and needs to be removed. The roof runoff sheet flows off the roof and is causing minor water damage and erosion to the stucco on the base of the building as shown in photo below. The roof runoff also appears to be causing water damage and potential water intrusion to the door located on the northeast side of the building as shown in image below.

There is an existing storm water inlet at the south side of the parking lot that collects surface runoff from the parking lot. The outlet of the inlet was not found during the site visit and the inlet is filled with debris that needs to be removed. The east side low roof sheets flows off the roof and is most likely causing water intrusion on the double doors. A single piece of gutter has been installed over the doors to direct roof runoff to either side of the doors.

Overall, the grading around the building is relatively flat and storm water from the roof sits adjacent to the building and infiltrates into the soils or evaporates. There are no signs of structural issues on the foundation caused by the lack of positive flow of storm water away from the building.



Parking Lot



Stucco at base of building



Water damage/intrusion at NE Exterior door



Storm Water Inlet



Roof gutter and east door

Site Utilities

Existing utilities servicing these buildings include: 1) water main and domestic water service lines, 2) sanitary sewer main and sanitary service lines, and 3) 1" Natural Gas Service. Existing utility mapping was not available, however, the domestic water service most likely comes from a water main in Gallegos Road. The existing water service feeds the building underground and its condition could not be verified. The 1½ inch line enters the mechanical room from the west with a main shut-off valve at 12 inches above finish floor. The main shut-off valve is a gate type valve; the condition of the valve stem, packing, and gate is unknown.

The existing 4 inch sanitary sewer enters the building at the southwest corner. There is a double cleanout to grade between the building and road. Sewer piping is cast iron below grade. The sewer line was scoped and videoed by TLC Plumbing and appears to be very old and slightly filled with debris. From the video it appeared that the service line terminates at an existing septic tank has been filled with soil and abandoned in place. Based on the site visit, it is uncertain where the existing leach field is for the site; and currently, there is not a sewer main in the area, but one is planned for in the future though maybe too far from the building to connect to. The termination of the sewer service into the filled septic tank is shown in the photo below.

The natural gas service is located northwest of the building. There is a medium pressure line (2 PSI) routed to the building with a pressure regulator at the building to reduce pressure. A 2-½ inch low-pressure natural gas line enters the mechanical room from the west. There is an underground 1" underground natural gas service with regulator in place. The service has been disconnected but appears to be in good shape, as shown in photo below.



Blocked Sanitary Sewer



Natural Gas Service

Structure

1. The building was built around the 1960's.
2. The structure of the building is composed of load bearing Concrete Masonry Unit, CMU walls along the perimeter of the gym, locker rooms and entry. The roof framing over the gym is a 1x wood deck over 2x wood joists supported by steel roof trusses bearing on CMU pilasters. The entry structure along the east side of the building is composed of 2x roof joists and 1x wood deck bearing of load bearing CMU walls.
3. The gym wood floor is buckling throughout due to apparent moisture intrusion. The concrete floor in the locker room has cracks from apparent moisture or vegetation roots.
4. Original window openings at the North and South gym CMU bearing walls appear to have been filled in by evidence of a separation crack along the apparent outline.
5. There are minor CMU wall cracks along all the walls.
6. There is moisture evidence in the way of stains on the exterior CMU walls and wood floor. Some moisture staining evidence as follows:
7. Southwest gym corner
8. Northeast gym corner
9. Northwest gym corner
10. The gym interior dimensions are approximately 82'-6" by 102'-6" long with a lay-in acoustic tile ceiling at 19'-3" above the floor level.
11. There is heavy and very close vegetation in the way of shrubs and trees along the south, west and north sides of the building.
12. There are areas of minor wood drying and potential dry rot along the north and south roof soffits.

Architecture

Life Safety

The existing building does not have a fire alarm or sprinkler system. The primary occupancy is assembly with ancillary spaces which are of an associated use. Egress from the existing gymnasium meets code requirements for exiting including egress width for the current use and layout of bleacher seating. If future occupancy of the facility changes, these requirements will need to be revisited to confirm compliance.

Accessibility

The primary building entrance and gymnasium exits do not currently meet requirements for floor transitions at accessible entrances due to existing threshold conditions and settling of concrete slabs at exterior of entrances.

Existing plumbing facilities are not accessible due to lack of approach clearances at doors to these spaces, non-compliant floor conditions, and lack of clearances for wheelchair access to lavatories and toilet/shower compartments.

Building Exterior

There is extensive overgrowth of vegetation at the building exterior including tree/shrub growth adjacent to the building foundation at all elevations.



Vegetation Overgrowth



Vegetation Overgrowth/Damaged Fence

The building exterior wall construction consists of a stucco finish over structural concrete masonry units. The existing stucco finish is in poor condition with areas of cracking and evidence of moisture damage at the vertical wall surfaces. Previous efforts to repair and re-coat the surfaces have led to a buildup of portland cement material at grade level; this condition makes it challenging to determine the state of the wall and foundation at grade.



Stucco Damage



Stucco Condition at Grade

The existing roof appears to be a built-up roofing assembly which shows signs of weathering, cracking, and accumulation of dirt. Existing insulation appears to be laid within the plenum above the acoustic ceiling within the gym and northeast small room. There does not appear to be insulation at the roof in other areas of the building, however confirmation of this at rooms with gypsum board ceilings was not possible. Documentation of conditions are based on observations from ground level, interior finish damages from water infiltration, and drone images.

- Roofing shows evidence of patching/repair at termination bars, parapets, and built-up roofing
- Metal fascia and flashing is in disrepair and is rusted in many places
- Wood soffits are exposed and have water damage



Parapet and Fascia Conditions



Exposed Framing and Roof Decking



Fascia and Drip Edge Flashing, Parapet Patching



Gymnasium Roof



East Roof



West Roof

The hollow metal main entry doors are rusted, especially at the door bottoms, and damaged by efforts to secure the facility. The pairs of egress doors from the gymnasium are in similar condition. Also, due to grade change, these doors are located within partially recessed wells filled with debris and do not have railings at the existing retaining walls to protect from falls.



Main Entry Door



Gymnasium Egress Door

Doors located at the locker rooms are in similarly rusted condition and enter directly into the locker area with a floor and ceiling mounted screen wall partition designed to block the view into the locker room from the exterior.



Locker Egress

Windows at the gym's north and south elevation are approximately 5' x 8' in size, single pane and each have two operable sections. These windows are in disrepair and provide minimal insulation to protect from heat gain and loss. They are currently boarded over with plywood. There is evidence that several of these windows were removed during the building's lifetime, and the wall repairs show moisture damage at the wall infill's perimeter.



Gym Windows and Previous Window Infill



Partially Complete Window Replacement

Windows from the existing small rooms at the east end of the building are currently boarded over with plywood. There is a combination of newer replacements which were framed in but never completed, as well as original windows. The locker rooms at the west end of the building have single original windows boarded over with plywood.

Building Interior

Interior partitions are a combination of primarily painted concrete masonry unit construction along with wood stud framing at plumbing chases within the locker rooms.

The building spaces consist of smaller ancillary rooms and the main entry along the east side of the building, the gymnasium forms the large central mass, and the locker rooms and mechanical room are located along the west side of the building. The only toilet rooms are accessed through the locker room spaces. No drinking fountains are provided within the facility. Additionally, there are no spaces which are identifiable as dedicated storage or a janitor closet. The only access to the mechanical room is through the men's locker room.

The building interior finishes are generally in poor condition. Walls and ceilings at the building perimeter show water damage, including locations at the entry, northeast ancillary room, mechanical room, and gymnasium. The paint finish is peeling and chipped due to wear and moisture, and areas within the locker rooms and gymnasium have evidence of more severe damage to the CMU block or concrete. Acoustical ceiling systems primarily show damage to the tile panels. There is extensive damage to the walls and ceiling within the men's toilet room and mechanical room with large sections of missing drywall and unfished patching.



Entry Water Damage



NE Room Ceiling Water Damage



Mechanical Room Walls



Gymnasium Water Damage

Exposed and painted concrete slabs throughout the facility are chipped, have minor spalling, and are cracked in a few locations.



Room Slab Condition



Mens Locker Room Slab Condition

NE

The gymnasium flooring assembly consists of a tongue and groove solid wood finish over top of a raised subfloor. The tongue and groove boards are buckled in several locations across the gymnasium, primarily along the west and east sides of the room. There is evidence this damage is due to moisture within the subfloor or water damage, including observations of a musty damp smell coming from openings within the subfloor and discoloration and peeling of the flooring finish. The seams between boards throughout the space showed signs of cupping which is also indicative of moisture being present below the flooring.



Gymnasium Flooring Damage



Gymnasium Flooring Damage

Within the gymnasium, there are telescopic bleachers along approximately 80 feet of wall at the north and south sides of the room. These bleachers do not appear to be fully operable and do not have complete guard rails or handrails at stairs. Additionally, there are two primary basketball goals at the east and west ends of the gymnasium and two sets of secondary basketball goals along the north and south. It was unclear if the side goals are operable.

The locker rooms have raised slab lockers, some of which had been previously removed. The raised slabs currently impede door approach and access to the locker rooms. There are curbs at the shower room entrances preventing accessible access to these spaces and the existing layout of toilet compartments does not include accessible stalls.

Interior door assemblies are primarily hollow metal frames and doors with a few instances of wood frames and doors.

Plumbing

The 1-½ inch (estimated) domestic water service is copper piping serving the mechanical room, restrooms, and showers. The domestic hot water was supplied by a gas-fired boiler located in the mechanical room which has been removed. It is possible that above ground water pipes may have frozen and have been damaged due to no gas service based on observed finish damage. A backflow preventer on the main water service is required by code.

The 4 inch (estimated) sanitary sewer is cast iron piping below grade with galvanized vent piping above grade.

The 2-½ inch (estimated) natural gas service is black steel piping serving a furnace and boiler in the mechanical room, unit heaters in the gymnasium and wall furnaces in the east small rooms.

Plumbing fixtures include wall hung vitreous china lavatories, floor mount tank type water closets, a floor mount urinal, and chrome plated shower trim packages. The showers have two handles without pressure/temperature balance mixing valves. Most of the fixtures have been removed. Floor mounted urinals are no longer allowed by code and none of the fixtures are water savings models.

Pressure/temperature balancing valves are required for the showers by code. There are no floor drains in the restrooms as required by code. There is no drinking fountain or service sink as required by code. The floor drain locations in the shower areas do not meet code requirements.



Boiler Location



Removed Plumbing Fixtures



Floor Mount Urinal

Mechanical

The front ancillary rooms are served by gas fired wall furnaces. The wall furnace in the south room has been removed. The wall furnaces are operated by a thermostat located in each space. Wall furnaces are no longer allowed by code.

The gymnasium is served by gas fired unit heaters. There are four unit heaters, one in each corner of the gymnasium which are operated by two thermostats located at opposite ends of the gymnasium.

The locker rooms, restrooms and shower areas are served by a residential type gas fired furnace located in the mechanical room. The furnace is operated by a thermostat located in the mechanical room. It was observed there are no return air grilles for air path back to furnace in mechanical room.

The restrooms and mechanical room are also served by electric base-board heaters which are operated by thermostats located in each room. It was observed that the HVAC provides heating only. Cooling is provided by natural ventilation through operable windows.

It was also observed that there is no ventilation (outside) air mechanically provided in the building. The front ancillary rooms and gymnasium have operable windows for ventilation. The locker rooms, shower areas and restrooms have no ventilation (outside) air.

The restrooms and shower areas are exhausted with multiple exhaust fans. The roof was not accessible to verify quantity. The fans are operated by the lights wall switches.



Wall Furnace



Unit Heater



Furnace

Fire Protection

There is no fire protection system serving the building.

Fire Alarm

There is no fire alarm system currently installed in the facility.

Electrical

The building electrical service is provided by Kit Carson Electrical Coop via an overhead line extending from a power pole to a weather head mounted onto the building. A 2 inch conduit extends from the weather head to a surface mounted meter enclosure.



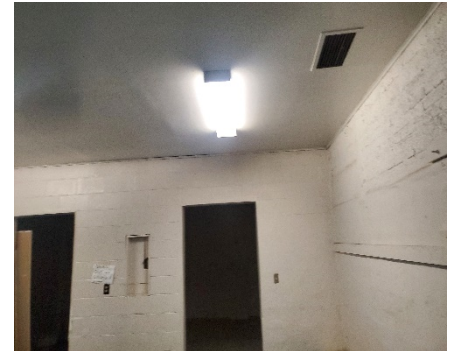
Service Meter



Main Panelboard

The main electrical panel is a 200amp, 120/240v, 1ph, 3 wire system, 30 space panelboard. There is no main breaker on the panel or on the building, therefore the electrical service does meet the current NEC code.

The facility's lighting is made up of T12 high bay fixtures in the main gymnasium, controlled via toggle switches next to the main electrical panel. The gym lighting is old, and the fixture prismatic filters are discolored. The rest of the spaces in the facility are T12 linear fluorescent strip and single bulb ceramic fixtures controlled via toggle switches in each space. The exit lighting is located at each exit in the gymnasium and is served by wall mounted units with attached egress lighting heads. Egress lighting is provided by wall mounted frog eyes located on the exit signs mounted on the walls around the gymnasium. The egress lighting is old and needs to be replaced.



Facility Lighting

C. RECOMMENDATIONS

Civil

Due to the age of the building and the existing condition of the sanitary sewer service, we would recommend removing the service line at the exterior from just beyond the building foundation and replacing with a new service line, septic tank, and leach field. We would also recommend that the water service line be replaced in the same manner to ensure that lead piping was not utilized for the service. A new water meter should also be installed.

The roof drainage should be collected via gutters and downspouts and an underground storm drain system should be constructed to connect to the existing inlet in the parking lot. This will alleviate water collecting around the building and keep water from entering doorways. Minor grading on the north, south and west side of the facility is also recommended to ensure positive flow away from the building.

Due to the condition of the asphalt and the lack of positive grade on the east side of the building we would recommend removing the deteriorated asphalt and concrete slab and regarding the area to support future development.

Structural

Overall, the structure appears to be in satisfactory condition for the areas that are visible. The lay-in acoustic ceiling did not allow complete visible access to the steel roof trusses and purlins throughout the gym. The only accessible location was where ceiling tiles were missing or removed. Limited visibility revealed steel, red iron, trusses and 2x wood purlins and 1x wood deck.

Moisture needs to be kept away from the periphery of the building in the way of proper drainage away from the building in all directions. The perimeter vegetation should be removed to minimize additional damage to the building foundations, CMU walls, and roof framing. The cracks in the masonry walls should be repaired along with the separation in the north and south gym wall window infill areas. The wood floor of the gym should be removed and replaced with a proper water/moisture barrier and new flooring system.

The lay-in ceiling tile system in the gym should be completely removed and the condition of the steel trusses, 2x purlins, and 1x wood deck thoroughly assessed for their condition and integrity.

The concrete floors in the locker rooms should be repaired or removed and replaced.

Architectural

Any future renovation of the facility should address the programmatic needs and intended use by the Village of Questa. The building should be updated to meet code requirements and replace finish materials which have reached end of life.

Life Safety and Accessibility

Addressing entry, egress and restroom facility accessibility is recommended to bring the building up to date. Depending on the facility occupancy type, calculations will be required to determine plumbing fixture quantity requirements as well as egress widths at circulation and doors. Vertical circulation requirements would need to be addressed if renovations include a second floor, such as stairs and elevators.

Analysis of the facility occupancy and any multiple occupancy adjacencies during early design would be required to determine if fire separations are required and further needs for rated walls and openings.

Building Exterior

Trimming or removal of all vegetation which is potentially damaging or could damage the building is recommended. This includes removal of all trees/bushes currently growing tight to the building footing as well as tree branches overhanging the facility.

Damaged fencing should be replaced at the perimeter of the site and guard rail should be installed at retaining walls near the gymnasium egress doors to protect against falls at this grade change.

Building Envelope

It is recommended that all exterior doors, frames, and hardware be replaced in spaces which are to remain. Windows and flashing within the gymnasium should be replaced with thermally broken storefront with low-e coated insulated glazing units.

The existing stucco finish should be removed allowing for continuous insulation to be installed to meet energy code, and a new three coat stucco or other type of weather barrier finish be applied.

Removal of the existing roofing assembly is recommended at the gymnasium and over the locker rooms. This will allow for replacement of any damaged roof decking prior to installation of rigid insulation and a single-ply roofing membrane. Replacement of all flashing and soffits, and installation of parapet coping will better protect the building from moisture infiltration.

Building Addition/Renovation



Possible Building Renovation/Addition and Site Improvements

As determined by preliminary conversations with the Village of Questa, the primary program for renovation of La Cienega Gym is to support the following:

- Conference/Convention/Event Center
- Multi-functional space – divisible larger spaces, multiple events held simultaneously.
- Meeting Spaces – Corporate Meetings/ Professional Development
- Parties/Weddings
- Emergency Evacuation Location
- Community events – movie night

- Site Improvements: covered outdoor space, room for craft fairs, fall festivals
- Increased parking to support events

To better support the facility program and meet code requirements, it is recommended that the existing east low framed section of the building, consisting of the entry hall and three small rooms, be demolished. A new addition could be constructed that would include a new entry and spaces such as administrative offices, additional restrooms, further single story event/conference space and any supporting vertical circulation. Construction of a small independent conference/collaboration/event space to the north of the main building would support smaller meetings and community functions.

Within the gymnasium it is recommended that the acoustic ceiling system be replaced, all walls be cleaned, patched/repared, and painted. The existing wood flooring system should be removed in its entirety and replaced with a new subfloor and finish supporting the future space use. Prior to installation, the condition of the concrete slab below the gym flooring should be tested for relative humidity levels and moisture content; and, if needed, be sealed or a moisture barrier installed to remove the potential for future damage to installed flooring.

The existing locker rooms could be renovated and reconfigured to provide accessible restrooms with showers and enlarged building mechanical and electrical system rooms to support new building systems. Additionally, a smaller conference/event space could be included to support the larger double-height space which is currently on the west side of the gymnasium. A separate entrance at the west side of the building would allow for flexibility of access on the occasion of multiple events taking place at one time.

The main floor, currently the full extents of the gymnasium, would become a large event space which could be divided into smaller sections to support different sizes of events. This open area would also function as a temporary cot/sleeping area for use during an emergency evacuation. The addition to the east of the building along with new construction across the access road designated as conference/collaboration rooms could be used for ancillary services needed during an emergency event.

If additional restroom/shower facilities were desired/required beyond those identified a location on the project site could be identified for parking of a temporary restroom/shower trailer to be placed when emergency events take place.

Throughout the renovated and additional spaces daylighting should be supported through replacement or addition of appropriate fenestration to provide natural lighting. Finishes should be replaced within renovated areas as well as replacement of existing doors and hardware and painting of door frames.

Site Development

Site improvements to the east of the existing gymnasium should be included to support the proposed building program. A covered pavilion as well as a grassy seating area and canopy covered concrete pad would support events such as weddings, community movie nights, graduation parties, concerts etc. In hours where these spaces are not in use for events, they could be utilized by community members for recreation and general enjoyment. Consideration should be included during design to support electrical and special systems needs for site elements.

Beyond the immediate site needs to support the building program there is the potential to further develop the property. The graphic provided below outlines the creation of a campus style development which strives to create a unique multiuse space for the community. This could include further parking, pedestrian connection between the senior center and conference/event center, a flexible use park for festivals, craft fairs, concerts, and daily use, shading and a health loop for fitness/walking.

There is a great potential for this site to become an impactful addition to the Village of Questa. The ability to support a variety of types of events locally will help bring in revenue as well as support community togetherness.



Plumbing

- Replace all interior plumbing piping, fixtures and domestic water heater for new accessible layout and any additional fixtures. Piping to be replaced back to main pipe entrance.
- Install required floor drains/floor sinks as required by Code.
- Replace septic system and leach field for service of new layout and additional fixtures.
- Replace gas piping for new HVAC system and domestic water heater.

Mechanical

- Replace HVAC system to provide proper heating, cooling and required ventilation (outside) air required by occupancy type/use.
- Replace exhaust fans and associated ductwork with new for spaces that require exhaust based on occupancy use such as restrooms.

Fire Protection

- Install a fire protection sprinkler system if deemed required by occupancy type/use. The need for a fire pump will be determined by obtaining a current flow test and by the hazard requirements based on building occupancy type.
- Install a fire alarm system.

Electrical

- Upgrade electrical service to include a main disconnect and new 200amp, 120/240v, 42 space panelboard.
- Replace lighting throughout with LED fixtures, new lighting controls and occupancy sensor controls as needed throughout the facility.
- Replace the exit and egress lighting with new LED wall mounted fixtures as needed throughout the facility.

APPENDIX A: PROJECT COST ESTIMATE

STATEMENT OF PROBABLE COST			
La Cienega Gym Facility Assessment			
Existing Building Area:	10,250	s.f.	
Renovation Cost per Square Foot:	\$325	per s.f.	
Renovation Cost :	\$3,331,250		
New Building Addition Area:	5,200	s.f.	
Cost per Square Foot:	\$375	per s.f.	
New Construction Cost :	\$1,950,000		
Site Development	3	acres	
Cost per Acre:	\$150,000	per acre	
Site Developemnt Cost :	\$450,000		
Subtotal			\$5,731,250
General Contractor OH%P	20%		\$1,146,250
NMGRT	8.063%		\$554,498
Subtotal			\$7,431,998
A/E Fees			\$481,425.00
FF&E (Furniture, Fixtures, & Equipment)	\$40/s.f.		\$618,000.00
Supply Chain and Market Pricing Contingency	10%		\$743,199.84
TOTAL			\$9,274,623

APPENDIX B: ADDITIONAL IMAGES - STRUCTURAL



Photo 1 – East exterior building elevation



Photo 2 – South- East corner exterior building elevation



Photo 3 – South- East corner exterior building elevation



Photo 4 – South- East exterior building elevation



Photo 5 – South- East exterior building elevation



Photo 6 – North exterior building elevation (looking West)



Photo 7 – North- West corner exterior building elevation



Photo 8 – North- West corner exterior building elevation with exposed soffit and visible cracking



Photo 9 – Exterior building elevation with exposed soffit.



Photo 10 – North- West exterior building elevation



Photo 11 – Northeast exterior building elevation and vegetation.



Photo 12 – South exterior building elevation and vegetation.



Photo 13 – South exterior building elevation and vegetation.



Photo 14 – Exterior building elevation and vegetation.



Photo 15 – Exterior wall stucco crack.



Photo 16 – Southwest exterior corner building elevation



Photo 17 – Southwest exterior corner building elevation



Photo 18 – Northwest exterior corner building elevation



Photo 19 – West corner exterior building elevation



Photo 20 – West wall exterior building elevation



Photo 21 – West wall exterior corner building elevation



Photo 22 – East entry roof framing



Photo 23 – East entry roof framing



Photo 24 – East entry roof framing



Photo 25 – East entrance from interior



Photo 26 – East entry roof framing



Photo 27 – East entry roof framing.



Photo 28 – Gym interior



Photo 29 – Gym interior



Photo 30 – Gym interior



Photo 31 – Gym interior



Photo 32 – Gym interior



Photo 33 – Gym interior, cracks on interior masonry wall

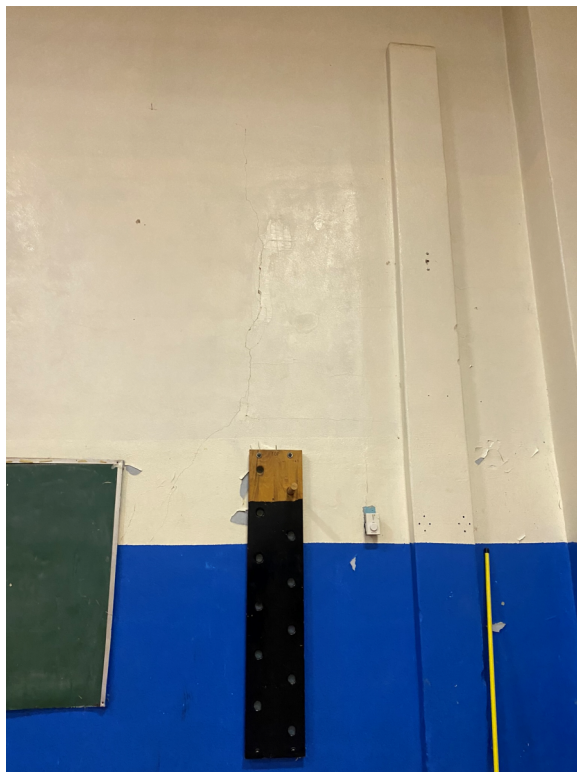


Photo 34 – Gym interior, cracks on interior masonry wall



Photo 35 – SE Gym interior, cracks on interior masonry wall



Photo 36 – Gym interior masonry wall cracks above doorway.



Photo 37 – Gym interior wall with boarded up window.



Photo 38 – Gym interior wall crack around previous window opening.



Photo 39 – Gym interior wall crack around previous window opening.



Photo 40 – Gym wood floor planks buckled, warped and uneven.



Photo 41 – Gym interior walls and ceiling at corner with visible water stains and cracks.



Photo 42 – Gym interior walls and ceiling at corner with visible water stains and cracks at SW corner.



Photo 43 – Gym interior wall at floor with visible moisture damage.



Photo 44 – Gym interior wall at floor with visible moisture damage.



Photo 45 – Gym wood floor plank buckle and separation.



Photo 46 – Gym interior wall at NW door with cracks and visible moisture exposure.



Photo 47 – Gym interior wall at NW corner with cracks.



Photo 48 – Gym interior north wall with infilled opening.



Photo 49 – Gym interior north wall at with infilled opening.



Photo 50 – Gym interior north wall with infilled window.



Photo 51 – Gym floor separation and buckling.



Photo 52 – Gym floor buckle and separation close-up view.



Photo 53 – Gym locker room corner at masonry wall.



Photo 54 – Gym interior wall in locker room.



Photo 55 – Gym interior masonry and brick wall at opening.



Photo 56 – Gym interior masonry and brick wall.

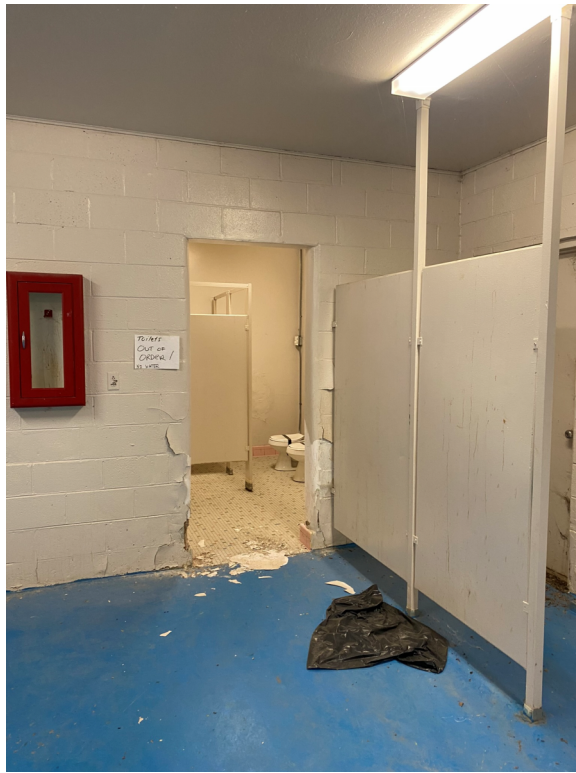


Photo 57 – Gym locker room at bathroom opening with moisture damage.



Photo 58 – Gym to locker room, 8-inch masonry wall.



Photo 59 –Gym locker room masonry and brick wall at doorway.



Photo 60 – Gym locker room masonry and brick wall at doorway.



Photo 61 – Gym locker room masonry and brick wall in locker room.



Photo 62 – Gym locker room masonry and brick wall at locker room shower opening.



Photo 63 – Gym locker room masonry wall in locker room.



Photo 64 – Gym interior wall in locker room.



Photo 65 – Gym locker room concrete slab crack.



Photo 66 – Gym locker room concrete slab crack.



Photo 67 – Gym locker restroom wall with existing plumbing exposed.



Photo 68 – Gym locker room masonry and brick wall at corner with crack.