

**REPORT FOR -
Tullibody Civic
Centre Condition
Survey**



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REPORT FOR – TULLIBODY CIVIC CENTRE

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1.0 Tullibody Civic Centre



Tullibody Civic Centre is located on Abercromby Place in the village of Tullibody and provides multi use accommodation ranging from sports, recreation and meeting/conference room facilities.

The centre comprises of an original single storey building to the front of the site which was built around the 1950s using traditional construction techniques with rendered walls and pitched slate roof and felt flat roof areas. To the rear of the site lies a modern games hall extension which was added in the 1990s and constructed in block work with a steel portal frame structure with concrete sub floors and a flat roof with profiled metallic cladding to the facades.

The original building and games hall are connected via a covered link corridor. The games hall provides a first floor viewing area and meeting room.

The total internal GIA is 1416 sqm.

Tullibody Heritage Centre occupies a small portion of the building located to the front of the premises.

The site also benefits from a car park located to the front and a large playing field area to the rear with football pitches and a children's play area.

Changing room accommodation has benefitted from a recent cosmetic refurbishment.

2.0 Method Used to Assess Condition

To obtain the overall condition of the building, the elements were each assigned a condition rating (A to D) by the surveyor. The overall condition category was determined from this information, through the application of a weighting and scoring system. This translated the ratings assigned to the elements to numeric values:

- Condition A: 1
- Condition B: 0.75
- Condition C: 0.5
- Condition D: 0.25

These values were multiplied by a weighting for each respective element. The results were then summed, and expressed as a percentage of the maximum weighted score.

Using standardised percentage bands the overall condition category was determined as follows:

- More than 85%: Condition A: Good
- Between 60% and 85%: Condition B: Satisfactory
- Between 40% and 60%: Condition C: Poor
- Less than 40%: Condition D: Bad

3.0 Condition Category for 2014

A condition survey carried out in May 2014 indicated that:

Structure and Fabric



Slate roof coverings to pitched roof areas are deteriorating with incidences of slipped and damaged tiles. Vegetation growth noted to tiles



Cracked coping to steps to front entrance and concrete damage/decay



Typical example of external decoration to timber detailing. Rotting fascia's observed.



Cladding to games hall stained



Link corridor from original building is showing signs of deterioration with blown and damaged glazing installations.



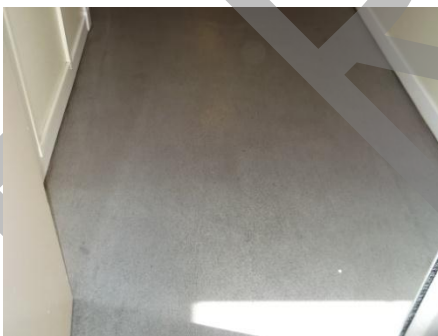
A scheme of window replacement has been completed. Partial single glazed windows still remain and in poor condition. Photo also depicts cracks and decay to concrete cills.



Vegetation to guttering systems.



Internal doors are dated/damaged/worn to original building in non-refurbished areas.



Typical example of dated vinyl sheet floor covering to communal areas in original building, link corridor and circulation space to games hall.



Water damage to suspended ceilings within first floor view area of games hall.



Dated reception counter at main entrance.



Typical example of dated ceramic tiled flooring to toilet accommodation and showers

Mechanical Services

This report is based on a visual inspection of the premises on the 31st May 2014. No tests or full inspections of equipment and services, necessitating dismantling works were carried out.

All comments made on the life expectancy of the mechanical and electrical services assume good standards of plant maintenance.



3No Hamworthy gas fired atmospheric boilers providing heating to the Civic Centre with the exception of the main sports hall. Boilers are between 14 to 25 years of age. No dosing pot, pressurisation unit installed. No tundish on boiler overflow.



1No ACV Heatmaster gas fired hot water boiler linked to 1No ACV storage vessel.



Plant room heating pipework is generally in good condition but requires some modernisation and replacement insulation.



Cold water mains pipework in very poor condition showing signs of major corrosion and lacking sufficient insulation.



Dunham Bush LTHW fan convectors at Civic Centre entrance and in Function Suite. Units appear to be in good condition.



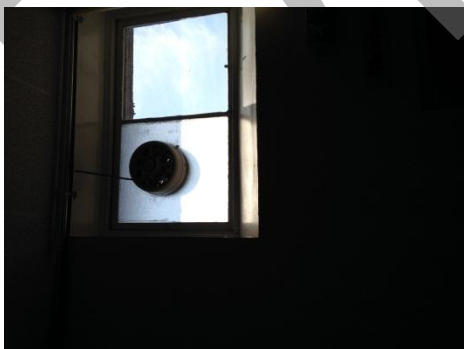
Typical pressed steel radiators as installed. The radiators are fitted with thermostatic radiator valves though it is not known if these are lockable to prevent potential tampering.



Egg-crate style toilet extract grilles fitted in sanitary accommodation. The grilles show build-up of thick dust, therefore it is assumed that this has penetrated into the ductwork serving the grilles, as such it would be highly recommended that a deep clean of grilles/ductwork etc be undertaken.



Myson wall mount AC unit installed in Kitchen adjoining the Function Suite. Unit is in good condition.



3No window fans within Function Suite are ageing and in need of an upgrade.



Disabled toilet Vent Axia extract fans in poor condition.



Vent Axia toilet extract fans in poor condition.



LST radiators installed in circulation areas are in good condition.



1 No Ideal Imax gas fired atmospheric boiler installed in Meeting Room overlooking Sports Hall. This boiler serves underfloor heating manifolds to Sports Hall and Meeting Room. Visually the unit is in good condition.



Underfloor heating manifold to Sports Hall



Underfloor heating manifold to Meeting Room



Pipework within Sports Hall storage room and requires insulation.

Electrical Services

The main incoming supply from the provider is fed from an underground cable.

The cable terminated to a 100A 'Simplex' fuse switch. From the fuse switch the supply is fed to a busbar section and distributed to 6 circuits.

The main supply is metered and the circuit to the bowling centre has a sub meter through a 63A fuse switch.

The age of the switch gear is over 30 years old.

The electrical system was last tested in 2013 and the fixed wiring certificate is valid until 2018.

The age of the wiring system is expected to be same age as the switchgear which is approximately over 30 years old.

In general the sockets, light switches and lighting fittings are old and discoloured and are over 25 year old.



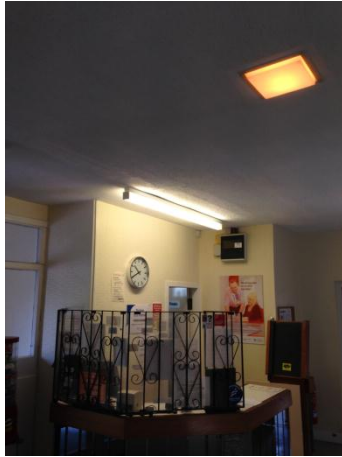
Main incoming switchgear was last tested in 2013 and is valid until 2018, the age is over 30 years old and exceeded the recommended useful life.



Distribution boards were tested and are valid until 2018; however the age of the DB's exceeded 30 years and past the useful life recommended by electrical institution.



Old 2D luminaire



Discoloured luminaire near reception



Socket is covered in dirt and ageing



Old lighting switch



Repeater fire alarm panel position inappropriately at high level.

Main panel is EMS fire alarm system with wireless detectors.

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As a result, the building was assessed as being in **Condition B overall**. The assessment table is shown below.

Building Estimated GIA 1416

Property	Tullibody Civic Centre 2014			
Element	Condition	Score	Element Weighting	Weighted Score
Roof	Poor	c	15	9.84
Floors & Stairs	Satisfactory	B	5	3.57
Ceilings	Satisfactory	B	2	1.00
External Walls, Windows & Doors	Satisfactory	B	20	12.50
Internal Walls, Windows & Doors	Poor	C	2	1.13
Sanitary Services	Satisfactory	B	3	1.95
Mechanical Services	Poor	C	19	10.56
Electrical Services	Poor	C	14	7.88
Decoration	Satisfactory	B	9	6.75
Fixed Internal Facilities	Poor	C	2	1.00
External Areas	Satisfactory	B	8	6.00
Total			99	66.61
Overall Building Condition				B

As a result, the civic centre was assessed as being in Condition B, although this is a general satisfactory condition there are elements which have been identified as poor.

The overall score is on the low side for the satisfactory scale and it is believed that this requires very little further deterioration before slipping into a general Condition C – Poor.

Increased maintenance and future upgrade / replacement should be considered as a priority.

4.0 Life Expectancies & Refurb Costs

These values were obtained as result of a non-intrusive survey for each respective element. The results were then summed:

Building

Element	Condition	Replace in Year	Cost
External Surfaces – Tarmac/Paving	B	10	£35,000
Roof Structure	B		
Roof Coverings	C	1	£55,500
Roof Insulation	B	Inc above	
Roof Drainage/RWG	C	1	£5,000
Roof parapets, handrails etc.	B		
Floor Structure	B		
Floor Screed	B		
External Decorations	C	1	£5,000
Floor Finishes	C	1	£5,000
Floor Finishes	B	4	£35,000
Floor Finishes	B	10	£32,000
Staircases	B		
Ceilings	C	1	£1,000
External Walls	C	1	£3,000
External Walls	B	5	£18,000
External Doors	B	3	£11,000
Windows	C	1	£14,000
External stairs, steps & ramps	C	1	£5,600
External Signage	C	1	£3,000
Internal Walls	B	2	£5,000
Internal linings/finishing/decoration	B	2	£36,816
Internal Doors / Glazed Screens	C	1	£22,000
Fixed Furniture	B	2	£6,000
Internal Signage	B	4	£2,500

Sanitary Services

Element	Condition	Replace in Year	Cost
Toilet Wash Hand Basins	Satisfactory	5	£7000
Toilet Urinals	Satisfactory	5	£3000
Toilets WC's	Satisfactory	5	£3000
Toilet Pipework	Satisfactory	5	£7000
Toilet Waste Pipework	Satisfactory	5	£2500
Kitchen Sinks	Satisfactory	10	£2000
Kitchen Waste Plumbing	Satisfactory	10	£1500

Mechanical Services

Element	Condition	Replace in Year	Cost
Boilers	Poor	2	£15,500
Boiler Flue	Satisfactory	2	£5000
Heating Pumps	Satisfactory	5	£4000
Heating Controls	Satisfactory	5	£15,000
Heat Emitters	Satisfactory	5	£20,000
Heating F&R Pipework	Poor	2	£53,000
Hot Water Cylinder	Satisfactory	5	£6000
Hot Water Pipework	Satisfactory	3	£20,000
Cold Water Storage Tank			
Cold Water Pipework	Poor	1	£20,000
Fuel Storage			
Fuel Distribution Pipework			
Fuel Ventilation interlockers			
Natural Ventilation			
Mechanical Ventilation	Poor	1	£10,000
Air Conditioning	Satisfactory	10	£3000
Fire-Fighting System			

Electrical Services

Element	Condition	Replace in Year	Cost
Electrical Power Wiring	C	5	£11,000
Electrical Power outlets and containments	C	5	£11,000
Distribution Equipment	C	5	£20,000
Lighting fitting	C	5	£40,000
Lighting switch	C	5	£5,000
Emergency Lighting	B	5	£10,000
Fire Alarm	C	5	£20,000
Security System	B	10	£10,000
Bells	NA		
Lifts	NA		
Lightning Protection	NA		

The cost of the sanitary, mechanical and electrical services is based on the SPON'S guideline and floor area of the school.

The overall condition of sanitary, mechanical and electrical services in the school is poor.

5.0 Conclusions

Structural

As noted within this executive summary, overall, Tullibody Civic Centre is generally dated with a tired interior to non-refurbished areas with poor external physical appearance.

Capital investment is required in the immediate term to improve the existing internal environment and to enhance external kerb appeal.

Remedial actions will also prevent any further elemental decay and possible future defects.

Planned expenditure is also required in the medium to long term to maintain areas with high standards of condition and complete lifecycle elemental replacement.

Mechanical

Main boiler plant, associated components and pipework within the basement boiler house is of an age commensurate with the building and although plant has been well maintained, it is not fully efficient in comparison to modern alternatives and is reaching the end of its natural life. Investment would be required to bring it to a better standard.

Other areas which would investment would be: pipework and valves to hot and cold water systems, and heating systems, toilet extract ventilation systems and controls system.

Electrical

The electrical fixed wiring testing has been conducted and will expire in 2018.

The main supply switchgears and distribution boards are ageing.

The sockets, lighting and lighting switches are old and discoloured.

6.0 Recommendations

Building Fabric

The following essential actions are recommended to prevent serious deterioration of the fabric or services and/or address a medium risk to the health and safety of the occupants of the building:

Replace dated pitched roof coverings to original building. Recommend that a full survey is completed to assess the roof structure prior to any roof covering replacement works are completed.

Clean dirt/debris/mould to walls and cladding to games hall area to improve physical appearance and prevent possible future decay.

Complete a scheme of external redecoration to metalwork, timber detailing, handrails and external doors to prevent future elemental decay and to improve physical appearance of the building.

Replace, repair and overhaul internal doors throughout original building. A majority of doors are in poor condition throughout and some which are labelled as fire doors appear inadequate with excessive perimeter gaps, signage provision and door closing devices.

Complete a scheme of overhaul, repair and replacement of defective guttering and downpipe systems. Vegetation growth observed in guttering systems, this may lead to future blockages and possible decay to surrounding elements as a result.

Carry out concrete repairs to finishes to external steps and hard standing areas.

Mechanical

The following is a brief overview of the recommendations that we regard as advisable to make the building fit for purpose with regard to existing legislation/regulations.

Option A outlines minimum requirements, whilst option B details full refurbishment of the existing plant.

Option A

1. Replace old pressed steel radiators;
2. Clean and flush existing pipework distribution system;

3. Install new toilet extract ventilation system to toilets;
4. Service and replace parts as necessary on existing boiler plant;
5. Ensure that all wash hand basins are fitted with temperature blending valve.;

Option B

1. Conduct detailed dilapidation survey of mechanical installations to reveal extent of any proposed scope of works;
2. Based on a detailed survey we would recommend plant room is reconfigured and all pipework cleaned, flushed, and insulated;
3. Replace existing boilers with high efficiency condensing models. Ensure that dosing pot and pressurisation unit are installed;
4. Ensure that tamper proof thermostatic valves fitted to all devices;
5. Replace all general supply and extract mechanical ventilation fans and ductwork with new;
6. Replace all toilet extract ventilations fans and associated ductwork with new;
7. Replace all cleaners extract ventilation fans/ductwork with new;
8. Replace all old sanitary ware/pipework with new; ensure that all wash hand basins are fitted with appropriate blending valves. Suggest IPS system be adopted to prevent unauthorised tampering.

Electrical

To comply with the electrical institute legislation/regulations, the following improvements are recommended:

Option A outlines minimum requirements, whilst option B details full refurbishment of the existing plant.

Option A

1. Replace filament bulb with energy saving lamp.
2. Maintain the existing lighting and socket and repair damage items. Rectify the unsatisfactory installation as indicated in test certificates if any.
3. Carry out fixed wiring testing 2018.

Option B

1. The electrical system was tested in 2013 and the fixed wiring certificate valid until 2018. New test shall be carried out in 2018.
2. The main switchgear is over 30 years old and should be replaced.
3. The sub distribution boards are ageing and over 30 years old. All the old DBs should be replaced.
4. The age of the wiring system is assumed to be same age as the switchgear, i.e. over 30 years old and should be replaced.
5. All the old luminaires should be replaced with new energy saving lamps.
6. The sockets and light switches which are over 30 years old should be replaced.

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