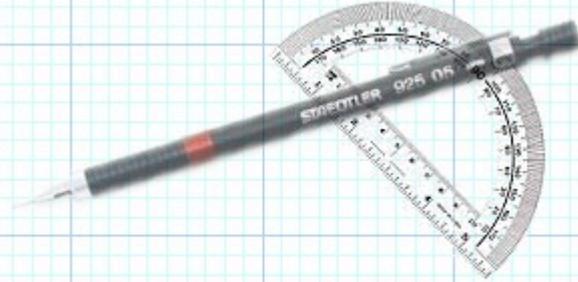
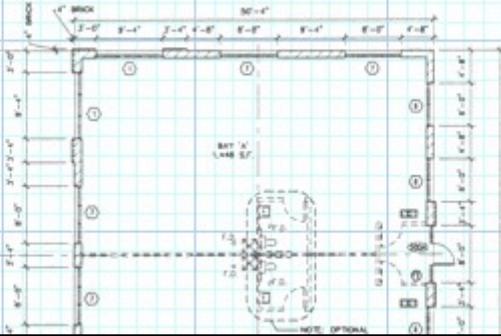


# Facility Audit Report

## Gibsons District Public Library



Facility Audit report for: Gibsons District Public Library  
Gibsons,

Report Created: 2010-11-10

## Facility Details

**Facility:** Gibsons District Public Library  
**Address:** 470 Fletcher Road  
**Location:** Gibsons,  
**FacilityZone:** 1  
**Region:**  
**FacilityCode:**

**Date Built:**  
**Construction Type:**  
**Replacement Cost:** \$0  
**FCI:**

**Contact Name:**  
**Contact Phone:**  
**Contact Email:**

## Audit Details

**Audit ID:** [1 \(click here for full Audit Information\)](#)  
**Audit Date:** 2010-09-17  
**Date Completed:** 2010-11-09  
**Status:** Completed  
**WorkOrder #:**  
**Overall Rating:** 7.2  
**Evaluator:**  
**Service Provider:**

### Summary:

FAME Visual Condition Assessment

### Notes

2010-11-07 17:58:17 Jim Mcfadden Last Edited By: scott@fameassets.com 2010-11-10 10:36:50

#### GENERAL:

Gibsons and District Public Library was built in 1996. This building consists of an approximate 572 square meter (6158sq. ft.) main floor on top of a car parking level. The lower floor consists of the car park area and the sprinkler mechanical room. There are two sets of enclosed stairs which provide access up to the main floor.

The car park is secured with aluminum bars due to ongoing vandalism in the past. The entry gate is left open during business hours and a main door is installed at each end of the car park. The main floor contains a large open area, as well as a meeting room, administration office area, a staff lunchroom and washroom facilities.

Overall the building is in fair condition but there is evidence throughout from a lack of regular maintenance. Building elements including the roof and gutters require ongoing attention. Without regular maintenance the facility condition index will not be sustainable; certain building elements will require extensive repairs that could be avoided with routine procedures and monitoring.

#### STRUCTURAL:

The foundation, slabs and suspended floor for the building is constructed of engineered, reinforced concrete. The roof is supported with reinforced concrete columns on top of the suspended slab. Open web steel joist provide support to the steel roof decking.

#### ENVELOPE:

Exterior walls are clad with stucco finishes throughout over rigid insulation. Doors consist of both aluminum units in the main doorways and steel units on exits. Double glazed windows in pre-finished aluminum frames complete the exterior cladding. Both the stucco walls and exterior seals require attention.

The roof consists of 3 sections The main roof is a flat roof design with a minimal amount of slope and a built up roof covering system (tar and gravel). The north and south elevations have a curved architecturally designed roof consisting of metal cladding. Both the roofing and gutters require maintenance and repairs to sustain their expected lifespans.

#### INTERIORS:

Framed interior partitions wall are finished with painted surfaces throughout. Ceiling finishes include painted gypsum board, stippled gypsum and

suspended acoustical tile. flooring varies with carpet in the main areas, Vinyl tile and ceramic tile in the washrooms. Some upgrades will be required in the next few years as the flooring wears. Typical fittings and furnishings include metal washroom partitions, standard library shelving units, work stations, office desks, storage mill work and a curved reception counter that requires some maintenance.

**SERVICES:**

Plumbing fixtures appear to be in working order and meet current requirements including toilets, urinals, drinking fountain and sinks. However some consideration for water conservation should be reviewed.

Hot water for washrooms is provided by a single water heater in the janitor room.

HVAC requirements are provided by 5 roof top packaged units and supplemented by electric baseboard units.

Fire protection is provided by a wet pipe sprinkler system throughout and fire extinguishers.

The facility is provided with a 400 amp service and distributed to circuit breaker panels. interior lighting varies with linear, compact fluorescent units and some incandescent fixtures. These could be upgraded.

Other electrical components include the new telephone equipment, exit and emergency lights and fire alarm system. Exit signs should be upgraded throughout.

**SITE:**

The site is fully landscaped with mature trees and shrubs and an underground irrigation system was observed. Some attention is required for the walkways on the south slope and all walkways should be pressure washed to remove organic growth.

**FUNCTIONAL:**

All areas of the facility are barrier free accessible with a clear route from the street side to the main automated doors and dedicated washrooms.

**Audit Rating Summary**

Category	Average Rating	Estimated Deficiency
Envelope	6.1	\$70,000
Equipment & Furnishings	7.4	\$1,000
Functional Assessment	8.0	\$0
Interiors	7.4	\$1,600
Services - Electrical	7.0	\$3,000
Services - Fire/Life/Safety & Security	8.0	\$0
Services - Mechanical	7.8	\$1,000
Services - Plumbing	7.6	\$6,000
Site	7.4	\$5,500
Structural	9.0	\$0
<b>Total:</b>		<b>\$88,100</b>

Rating Guide		
Rating	Response	Definition
10	Non Essential	Like new condition – meets current and foreseeable future requirements.
9	Non Essential	Good condition - between new and mid forecasted life span. Meets current and near future requirements.
8	Non Essential	Good to Fair condition – mid forecasted life span has been reached. Meets current requirements.
7	Non Essential	Fair condition – final stages of lifespan. No deficiencies were noted. Meets current needs.
6	Essential	Reached or exceeded forecasted lifespan. Currently in serviceable condition and functions as designed. Requires monitoring.
5	Essential	Minor Deficiencies noted. Will require replacement or refurbishing within 5 years to keep element in service. Requires monitoring.
4	Essential	Moderate deficiencies noted. Will require replacement, or refurbishment within 2 years to keep element in service. Requires monitoring.
3	Essential	Major deterioration of asset, no immediate risk, has not failed. Replacement / upgrading within 2 years necessary. Requires monitoring.
2	Critical	Significant deterioration of asset, poses low to medium risk for occupant health and safety; failure imminent; replacement / upgrading within 12 months necessary. Requires action.
1	Critical	Extreme deterioration of asset, poses high risk for occupant health and safety; immediate attention required. Requires action.