

WHAT'S HAPPENED TO THE FIELD HOUSE?

On Sept. 9, 2009, \$134,000 was allocated to fix up the MacGregor Park field house, through the Recreational Infrastructure Canada RInC stimulus fund. The work began in April and was supposed to be finished by the first week of June. But there were various unexpected delays. This is the second bulletin, produced by CELOS*, to update park users on the progress of the remaining work to be done.



Chimney Clean-Out



Sump Pump

Basement:

The corroding steel beams have been solidly fixed with new steel. The waterpipe that had been cut through the support beam has been relocated so that it no longer undermines the beam. The electrical panel has been upgraded, and the 100-amp service will allow the addition of a hot water tank when

the money is there. The formerly dim/broken lights have been replaced by bright lights in every basement room. The flaking paint has been scraped off and the four basement rooms have all been repainted. On the outside of the basement, the foundation was excavated and waterproofed and the paving stones slant downwards to lead the water away.

Remaining Issues:

1. the chimney opening in the basement wall is still bringing in some moisture. Since there is no functioning furnace, the chimney ought to be capped off for now, so that rain doesn't bring in moisture.
2. The water around the sump pump has paint flakes and other debris in it, which needs to be removed so that it doesn't interfere with the pump. The pump needs to be tested.



New Floors

* CELOS stands for **CE**ntre for **LO**cal research into Public **S**pace.

WHAT'S HAPPENED TO THE FIELD HOUSE?

Main Floor:

The plywood floor has been installed. However, it's low-grade (non-hardwood) plywood so it will need 3-5 coats of super-durable finish, to tolerate the foot traffic in a public building.

- The opening between the two rooms is an excellent repair of a long-standing safety-and-programming issue.
- The walls have been painted.
- Several new electrical outlets have been added.
- Some of the doors are in, two still to be installed.
The opening in one of the side office rooms still needs framing.
- The privacy screen in the men's washroom is only partially effective. The men's washroom still needs painting.



Women's Washroom Door - Not Ready Yet

Windows:

The windows need the paint removed. The contractor says this is not done anymore, because of the risk of lead poisoning for the painters. But the windows are in good shape and the painters can wear a respirator:

<http://en.wikipedia.org/wiki/Respirator> to remove the old paint. Two examples of much larger semi-public buildings where this was done: 301 Richmond and 215 Spadina. The reason for keeping the existing windows is better design (good hot air/cold air flow, superior rain protection) and avoiding waste. The contractor has said that Capital Projects is once again considering window replacement. This would be no cheaper than fixing the windows that are already there.



Window + Screen

Window screens

The new screens need to be removed and relocated elsewhere. These screens reduce the light and make the building look boarded up from the outside, as well as preventing the windows from opening fully.

The front windows can be left unscreened. This will also make it evident to thieves that there is nothing inside worth stealing. The back windows can have the old, galvanized screens put back on (to protect against errant baseballs and unseen vandalism), after they have been stripped of paint. This paint-stripping can be done off-site, by dipping.

The Roof:

Rain is now collected into screened four-inch rain gutters. These will not hold as much as six-inch gutters and will have to be maintained more often, but they are a big improvement over no gutters. The join where the chimney meets the roof has been made leak-proof by the addition of a haunch.

All park users are invited to give their input, advice, reactions. The aim is to reduce lost time by having open communication among all concerned. mail@celos.ca or talk to wading pool staff or call 416 392-0913