

# **NORFOLK COUNTY**

# **BUILDING CONDITION ASSESSMENT REPORT** FOR VARIOUS COUNTY FACILITIES

## **FINAL**

April 13, 2017

# Submitted by:



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JLR No: 27362

wiring originally did not consist of a ground wire which is required by the current Ontario Electrical Code. A detailed inspection by an Electrician would confirm the presence of a ground wire. In general it is recommended that all aged braided wiring be replaced. The main disconnect has exceeded its useful life and should be replaced soon. The emergency lighting is generally in good condition.

As of January 1<sup>st</sup> 2014, all new buildings and major renovations are required to install the new "Running Man" Exit signage. The running man exit signs are not currently required for this building. If a major renovation, as defined by the Ontario Building Code (OBC) occurs, or a new building is constructed, then the "Running Man" signs will be required.

#### 5.11.3 Building Mechanical

The HVAC equipment is generally in good condition. Plumbing fixtures are older but functional. The gas furnace has exceeded its service life, however, in good condition. Replacement is needed in the next few years.

# **5.12 Courtland Community Centre**

#### Overview

The Courtland Community Centre at 272 Main Street of Courtland in Courtland, Ontario, is a community facility constructed in 1985 with approximately 6,580 square feet of floor space.

#### 5.12.1 Architectural and Structural

The interior of the building is generally in acceptable condition. The concrete block and brick on the exterior of the building are water damaged at the front. Side elevations require further structural review (refer to Photo A10). Wood siding is showing signs of deterioration and should be reviewed for replacement (refer to Photo A11). The weather stripping on the exterior metal doors should be replaced. The damaged doors should be repaired and repainted. The caulking around the exterior vinyl windows should be replaced. The eaves trough and downspouts appear to be causing damage to the concrete block and brick. Wood fascia is deteriorating and should be replaced. Roof was not accessed during the site visit; as such, it is recommended that a specific roof audit to be done.

The interior walls, ceilings and washrooms are generally in good condition. The island countertop in the kitchens should be replaced. The flooring is damaged at the double exterior door and should be repaired.

#### 5.12.2 Building Electrical

Emergency lighting is missing in the electrical room. Much of the Building electrical systems have exceeded their life expectancy but remain in good condition. These systems should be monitored to schedule replacement when necessary.

As of January 1<sup>st</sup> 2014, all new buildings and major renovations are required to install the new "Running Man" Exit signage. The running man exit signs are not currently required for this building. If a major renovation, as defined by the Ontario Building Code (OBC) occurs, or a new building is constructed, then the "Running Man" signs will be required.

### 5.12.3 Building Mechanical

Access cover to the kitchen grease interceptor is rusting. We recommend replacing the cover and fasteners to allow for easier maintenance. The building plumbing is generally in good condition with some fixtures showing some wear. There are signs of water leaking in the Mechanical/Electrical room and should be fixed soon. A few original exhaust fans appear to be original and should be replaced soon.

	Asset Hierarch	ıv			Identification			Sustainability D	Data (Asset Life)	)																						
Facility	Assertiterator	ay .			L		tion	ć	ars)	(Sin	ating																					
Location ID	Class			cation	ıfacture	Description	Installa	Expectan (years)	Age (ye	tive Life ing (yea	lition R.	Comments/ Identified Need	Inflation		2%							0-1		di	lufferten.							
	Asset	Attribute		. Poc	Manu		earof	Life Ex (y <sub>1</sub>	urrent	Effec	Cond		- 21	91	19		80	21	73	23	24	Schedule g	of Costs, a	djusted for	Inflation 8	83	98	34	25	83	8 8	98
									Ü	ш.			50	50	20		20	20	20	50	20	20	20	20	20	50	50	20	50	50	50 50	50
012 Courtlai	nd Community Centre, Courtland												\$ -	\$	- \$	- \$	120,900.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	286,800.00 \$	- \$ -	\$ 52,400.00
12.	1 Architectural & Structural												\$ -	\$	- \$	- \$	82,300.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	- s	- \$ -	\$ 52,400.00
	12.1.1 Substructure		_										\$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s - s	- s	- \$ -	\$ -
		12.1.1.1	Footings	Varies	N/A	Concrete	1985	60	31	29.00	4	Footings not reviewed	\$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ -
	12.1.2 Sub-Grade E	nclosures										·	s -	s	- \$	- s		s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s - s	- s	- \$ -	s -
		12.1.2.1	Foundation Walls -	Varies	N/A	Concrete	1985	60	31	29.00	3	There was no visually evident signs of structural distress or		\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	- \$	- \$ -	\$ -
		12.1.2.2	General Slabs-on- Grade -	Varies	N/A	Reinforced Concrete	1985	60	31	29.00	4	deterioration noted for most of the There was no visually evident signs of structural distress or		\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	- \$	- \$ -	\$ -
			General			Concrete						deterioration noted.		\$	- \$	- s	63,200.00	s -	\$ -	\$ -	s -	s -	s -	\$ -	s -	\$ -	\$ -	s -	s - s	- s	- \$ -	\$ -
	121.3 Exterior Vertic	al Enclosures												Ψ	•	-	03,200.00	•	Ψ -	<b>v</b>	•	Ψ -	•	<b>y</b> -		<b>V</b>	Ψ -	•	•	•		Ψ -
		12.1.3.1	Perimeter Exterior Walls	rimeter of build	N/A	Split face concrete block walls and wood siding.	1985	45	31	14.00	3	Exterior concrete block showing deterioration at bottom courses: block at east and west elevation (laneway). Concrete block is showing signs of algea and mould growth in these locations. The source of damage to be further looked into by the Count Concete block and brick blackened and spalling on east and west wing walls at north elevation. Further investigation required. Wood siding showing signs of deterioration.	of s	\$	- \$	- \$	58,400.00	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	\$	- s -	\$ -
		12.1.3.2	Aluminum doors and screens. Hollow metal doors and frames.	rimeter of build	N/A	Aluminum doors and screens. Hollow metal doors and frames.	1985	45	31	14.00	3	Exterior hollow metal doors generally in acceptable condition Weatherstripping damaged and/or missing and should be replaced. Doors damaged at replaced door closers. Doors should be repaired. Hollow metadoors should be repaired.	\$ -	\$	- \$	- \$	2,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	; - <b>\$</b>	- \$ -	\$ -
		12.1.3.3	Exterior windows	rimeter of build	N/A	Aluminum windows.	1985	45	31	14.00	3	Exterior vinyl windows appear in acceptable condition. Caulking around windows should be replaced in 5 years.		\$	- \$	- \$	2,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ -
	12.1.4 Exterior Horiz	ontal Enclosures	s										\$ -	\$	- \$	- \$	15,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	- \$	- \$ -	\$ -
		12.1.4.1	Roof Structure	Varies	N/A	Attic area was not accessed	1985	50	31	19.00	4	Roof was not accessed.  Condition of roof attic space is		\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ -
		12.1.4.2	Roofing - General	Varies	N/A	Modified bitumen roll	1985	20	?	?	2	not know and should be verified Roof was reviewed from ground Metal tiles roof panels appear to	i.	\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ -
		12.1.4.3	Roof flashing, eavesthrough and downspouts	Perimeter of building	N/A	roofing and Wood fascia and soffits, metal eavestrough and metal downspouts	1985	50	31	19.00	3	be in accentable condition.  Eavestrough and downspouts locations appear to be causing damage to concrete block and brick. Wood fascias are deteriorating and should be replaced.	\$ -	\$	- \$	- \$	15,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ -
		12.1.4.4	Roof insulation	Ceiling level	N/A	Unknown	1985	50	31	19.00	3	Condition unknown	\$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ -
	12.1.5 Interior Const	ruction & Finishe	es										\$ -	\$	- \$	- \$	3,200.00	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ 52,400.00
		12.1.5.1	Interior Walls	Varies	N/A	Painted gypsum board	1985	40	31	9.00	4	Interior walls generally in good condition.	\$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	\$ -
		12.1.5.2	Mechancial Room	varies	N/A	Painted gypsum board	1985	40	31	9.00	4	Interior walls generally in good condition.	\$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ -
		12.1.5.3	Kitchen cabinetry	chen and bar ar	N/A	Wood cabinetry and Plastic	1985	40	31	9.00	3	Plastic laminate on island countertops showing signs of wear with pieces of plastic	s -	\$	- \$	- \$	2,100.00	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ 43,700.00
		12.1.5.4	Washrooms	Varies	N/A	Painted gypsum	1985	40	31	9.00	3	Washroom appear to be in acceptable condition	\$ -	\$	- \$	- \$		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s - s	- \$	- \$ -	\$ 8,700.00
		12.1.5.5	Ceilings	varies	N/A	board, tile Suspended ceiling tiles	1985	40	31	9.00	3	Ceilings appear to be in acceptable condition	\$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ -
		12.1.5.6	Interior Doors and Frames	varies	N/A	system. Hollow metal doors and	1985	40	31	9.00	3	Hollow metal doors and frames appear to be in acceptable		\$	- \$	- s	-	s -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ - \$	- 9	- \$ -	\$ -
		12.1.5.7	and Hardware Flooring		N/A	frames Vinyl Tile	1985	40	31	9.00	3	condition.  Flooring damaged at double exterior doors and should be		\$			1,100.00	•	•	•		•	•	•	•	•	•	•	\$ 6			•
		12.1.5.7	Plooling	varies	IN/A	Flooring	1900	40	31	9.00	3	exterior doors and should be repaired soon.		<u> </u>			·		•	•		φ -	•	•		•	•	•	\$	3		-
12.	.2 Electrical												*	\$	- \$		10,600.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		259,400.00 \$		\$ -
	12.2.1 Distribution					3-Phase Utility							\$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	172,900.00 \$	- \$ -	\$ -
		12.2.1.1	Service Transformer	Pole Mounted	Unknown	Owned Pole Mounted	1993	40	23	17.00	N./A	N/A	*	\$	- \$	- \$		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$ -	\$ -
		12.2.1.2	Main Disconnect	Electrical Room	Federal Pioneer	400A, 120/208V, 3- phase	1993	40	23	17.00	4	Appears to be in good condition Replace around 15 years based on ERL		\$	- \$	- \$	-	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	8,200.00 \$	- \$ -	\$ -
		12.2.1.3	Lighting and Distribution Panels	Electrical Room	Federal Pioneer/Eaton	Various	1993	40	23	17.00	4	Although exceeded life expectancy, generally appears t be in good condition. Replace	o \$ -	\$	- \$	- \$	-	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ - \$	20,600.00 \$	- \$ -	\$ -

Asset Hierarchy					Identification			Sustainability D	Data (Asset Life)																												
Facility Location ID				ation	facturer	Description	Description	Description	Description	nstallation	pectancy sars)	Age (years)	ive Life ng (years)	ition Rating	Comments/ Identified Need	Ilified Need Inflation 2% Schedule of Costs, adjusted for Inflation																					
	Asset			Š	Janul		ar of l	e Exp (yea	ent A	Hect	Sondi					_				1	1	Schedule	of Costs,	djusted for	Inflation			1			4 10 6						
		Attribute			_		Yes	5	Our	Re F			2017	2018		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2034	2035	2036					
		12.2.1.4	Exterior Lighting	Exterior	Various	Mixture of downlighting and wallpacks	1993	40	23	17.00	4	Although exceeded life expectancy, generally appears to be in good condition. Replace	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ 13,700.0	0 \$ - \$	-	\$ -					
		12.2.1.5	Interior Lighting	Various	Various	Mixture of Fluorescent and	1993	40	23	17.00	4	Although exceeded life expectancy, generally appears to be in good condition. Replace		\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ 68,600.0	0 \$ - \$	- :	\$ -					
		12.2.1.6	Conduit and Wiring	Various	Various	Various	1993	40	23	17.00	4	Most Conduit and Wiring was no visible, however the portion that was visble generally appears to		\$	- \$	-	\$ -	s -	\$ -	\$ -	\$	· \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ - \$ 61,800.0	0 \$ - \$	- :	\$ -					
	12.2.2 Life Safety/ Bar	rrior Eroo											\$ -	\$	- \$	-	\$ 10,600.00	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ 86,500.0	0 \$ - \$	-	\$ -					
	Life Safety/ Bal	12.2.2.1	Fire Alarm system	Electrical Room	Mircom	Appears to be an	1993	40	23	17.00	4	Generally appears to be in good condition. Replace around 15 vears based on ERL	\$ -	\$	- \$	-	\$ -	s -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ 41,200.0	0 \$ - \$	- :	\$ -					
		12.2.2.2	Emergency Lighting	Various	Emergi-Lite	Emergency Battery Units c/w lamps	1993	40	23	17.00	4	Generally appears to be in good condition. Replace around 15 years based on ERL	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ 24,700.0	0 \$ - \$	-	\$ -					
		12.2.2.3	Exit Signs	Various	Unknown	Exit signs with internal lamps	1993	40	23	17.00	4	Generally appears to be in good condition. Replacement in future will be upgrade to green		\$	- \$	-	\$ 10,600.00	s -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	s - s -	s - s	- :	\$ -					
		12.2.2.4	Barrier Free	Front Entrance and Washrooms	Unknown	Barrier Free Access	Unknown	40	Unknown	Unknown	4	Generally appears to be in good condition. Replace around 15 years based on ERL	\$ -	\$	- \$	-	\$ -	s -	\$ -	\$ -	\$	. \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ - \$ 20,600.0	0 \$ - \$	- :	\$ -					
12.3	Building Mechanical												s -	\$	- \$	-	\$ 28,000.00	\$ -	\$ -	\$ -	\$	\$ 10,000.0	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ - \$ 27,400.0	0 \$ - \$	- :	\$ -					
	12.3.1												s -	\$	- \$	-	\$ 28,000.00	s -	\$ -	\$ -	\$	\$ 10,000.0	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ - \$ 27,400.0	0 \$ - \$	-	\$ -					
		12.3.1.1	Boiler	Mechanical Room	Weil McLain		2000	25	16	9.00	3	Estimated age - Good condition Replace in 10 years based on FRI	· \$ -	\$	- \$	-	\$ -	s -	\$ -	\$ -	\$	\$ 10,000.0	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ - \$ -	s - s	- :	\$ -					
		12.3.1.2	Indirect Water Heater	Mechanical Room	-		2000	20	16	4.00	3	Pipe connections at the tank are rusting. Replace in 4 years base on ERL		\$	- \$	-	\$ 5,300.00	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ -	s - s	-	\$ -					
		12.3.1.3	Heat Recovery Ventilator #1	Storage Room	Venmar		2011	25	5	20.00	4	Good condition. No need for replacement in 20 years.	\$ -	\$	- \$	-	\$ -	s -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ -	\$ - \$	-	\$ -					
		12.3.1.4	Heat Recovery Ventilator #2	Storage Room	Venmar		2011	25	5	20.00	4	Goo dcondition. No need for replacement in 20 years.	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	s	· \$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ - \$ -	\$ - \$	- :	\$ -					
		12.3.1.5	Exhaust Fan	Washroom Exhaust	Reversomation	;	1995	25	21	4.00	2	Fair condition. Replace in 5 year baesd on ERL	s s -	\$	- \$	-	\$ 500.00	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s - s -	s - s	- :	\$ -					
		12.3.1.6	Air Handling Unit	Exterior	Engineered Air		2005	25	11	14.00	3	Estimated Age - Minor surface wear. Replace in 15 years base on FRI		\$	- \$	-	\$ -	s -	\$ -	\$ -	\$	. \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ - \$ 13,700.0	0 \$ - \$	- :	\$ -					
		12.3.1.7	Condenser	Exterior	Luxaire		2005	25	11	14.00	3	Estimated Age - Minor surface wear. Replace in 15 years base on FRI	\$ -	\$	- \$	-	\$ -	\$ -	\$ -	\$ -	\$	. \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ - \$ 13,700.0	0 \$ - \$	- :	\$ -					
		12.3.1.8	Exhaust Fan	Kitchen Roof	Greenheck		1995	25	21	4.00	2	Fair condition. Replace in 5 year baesd on ERL	s -	\$	- \$	-	\$ 5,300.00	s -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ -	s - s	-	\$ -					
		12.3.1.9	Exhaust Fan	Janitors Closet	Reversomation	Activated by light switch	1995	25	21	4.00	3	Assumed original equipment - operational. Replace in 5 years based on ERL	s -	\$	- \$	-	\$ 500.00	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ - \$ -	s - s	- :	\$ -					
		12.3.1.10	Exhaust Fan	Kitchen Washroom	Reversomation	Activated by light switch	1995	25	21	4.00	3	Assumed original equipment - operational. Replace in 5 years based on ERL	s -	\$	- \$	-	\$ 500.00	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$ - \$ -	s - s	- :	\$ -					
		12.3.1.11	Furnace	Mechanical / Electrical Room	-		2010	15	6	9.00	3	Signs of water leaking into electrical compartment. Fix wate leaking immediately. Replace furnace in 10 years.		\$	- \$	-	\$ 15,900.00	\$ -	\$ -	\$ -	\$	- \$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ - \$ -	\$ - \$	-	\$ -					