



NORFOLK COUNTY

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

FINAL

April 13, 2017

Submitted by:



**J.L. Richards
& Associates Limited**
107-450 Speedvale Ave W
Guelph, ON Canada
N1H 7Y6
Tel: 519 763 0713
Fax: 519 763 9261

JLR No: 27362

The building is equipped with a fire water standpipe system with fire hose cabinets placed throughout the facility. The fire hose cabinet in the rink area is missing. The storm piping in the rink area is missing insulation. Refer to Photo M20. The refrigeration plant equipment was not accessible at time of assessment and therefore condition was not observed. Refrigeration equipment is provided and maintained by Cimco.

Washroom fixtures and associated piping are showing minor wear and corrosion throughout. Duct and pipe insulation in Dressing room 2 is in poor condition. We recommend re-insulating ducts and pipes. The gas fired radiant tube heater in the Zamboni room is aging and should be scheduled for replacement within five years. The electric unit heater in the Zamboni room is aging and should also be replaced within 5 years.

There are various exhaust fans, furnace, heaters, pumps that were original installation which have surpassed their life expectancy and requires replacement soon.

The arena refrigeration plant equipment was not assessed in detail due to miscommunication. The replacement cost for the refrigeration plant depends on the condition of the existing equipment. For a full replacement of the refrigeration plant (i.e., new piping, brine pumps, cooling tower, compressors etc.), the cost can be as high as \$350,000. However, not all components need to be replaced within 20 years. As is the case for Building 27, the replacement cost within 20 years is approximately \$100,000.

5.30 Delhi Community Centre Arena

Overview

The Delhi Community Centre Arena is located at 144 Western Avenue in Delhi, Ontario. It is an arena constructed in 1987 and has approximately 59,326 square feet of floor space.

5.30.1 Architectural and Structural

The wood roof deck is showing water staining along soffit edge of the roof in the rink area. The control joint caulking is showing signs of cracking and should be replaced. The broken glass block should also be replaced. Cracks were found in concrete block walls and concrete block adjacent to concrete piers which need to be addressed. The missing and damaged weather stripping on exterior doors should be replaced. The downspout is damaged and in need of replacement.

The facility requires gypsum board, flooring, insulation and block repairs throughout building. Refer to Photo A29.

The electrical room is required to have a fire separation but is currently not sealed at the exit stair. Refer to Photo A30. The gypsum board returns at windows require repairs. The cabinets

in the kitchen are poor condition and should be replaced. The vanities in washrooms are stained and damaged and should be replaced.

5.30.2 Building Electrical

The majority of the lighting and distribution panels appear to be original. Regular maintenance and replacement of integral parts may prolong equipment life. The music room 120 V panel should be replaced or modified to prevent accidental contact with the bus in the back of the panel. Refer to Photo E24.

As of January 1st 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.

5.30.3 Building Mechanical

The paint on exterior louvres is faded and peeling. The building contains a sprinkler and standpipe system. We observed potential sprinkler coverage issues in the front lobby area and a fire hose cabinet in the rink area is missing a hose. The exhaust duct in the lobby janitor’s closet is poorly installed and is missing a grille. The Minor Hockey room is being used to store team jerseys and equipment. Strong odours present indicating ventilation may be inadequate.

The fire damper installation and access is inadequate in some locations. Fire dampers require proper access for regular testing. The heating 3-way control valve in dressing room 6 is corroding. The compressor room gas detection could not be found. We recommend evaluation of the need for gas detection and a matching ventilation system. The hydronic heating coil and the air vent near the unit are corroding and show signs of leaking. We recommend replacement of the coil and air vent within 1-2 years. Various hydronic heaters throughout facility appear to be original and we recommend that they be replaced five years. Fans in the mechanical room are operating beyond their expected lifespan and should be replaced within 5 years. The rink area wall mounted exhaust fans are operating beyond their expected lifespan and should be replaced within 5 years. The Air Handling Unit #1 in the mechanical room is operating beyond its expected lifespan and should be replaced within 5 years.

The arena refrigeration plant equipment was not assessed in detail due to miscommunication. The replacement cost for the refrigeration plant depends on the condition of the existing equipment. For a full replacement of the refrigeration plant (i.e., new piping, brine pumps, cooling tower, compressors etc.), the cost can be as high as \$350,000. However, not all components need to be replaced within 20 years. As is the case for Building 27, the replacement cost within 20 years is approximately \$100,000.

