

# 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 therefor 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 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.

#### 5.30.3 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 lifespan and should b

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.

	Asset Hierard	hy			Identification			Sustainability D	ata (Asset Life)		-																					
Fac	sility				rier		allation	ancy	(years)	Life years)	Rating	Comments/ Identified																				
Location ID	Class Asset	-		Locatio	anufacti	Description	of Insta	Expect (years)	int Age	fective aining (	ondition	Need	Inflation	2%	6				•		Schedu	le of Costs,	adjusted fo	r Inflation								
		Attribute			ž		Year	Life	Curre	Rem	Ő		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	30.1 Architectural & Structural												\$- \$-	\$154,400.00 \$59,900.00		\$ - \$ -	\$- \$-	\$ 46,800.00 \$ 44,000.00	\$- \$-	\$ - \$ -	\$ 930,000.00 \$ -	\$ - \$ -	s - s -	\$ - \$ -	s - s -	\$- \$-	\$- \$-	\$ 2,700.00 \$ -	\$- \$-	\$- \$-	\$- \$-	\$ 13,300.00 \$ -
	30.1.1 Sub-Grade E	nclosures	Foundation									There was no visually	\$-	\$-	\$-	\$-	\$-	\$ -	\$-	\$ -	\$-	\$-	\$ -	\$-	\$ -	\$-	\$-	\$-	ş -	\$-	\$-	\$ -
		30.1.1.1	Walls - General	Varies	N/A	Concrete block	1987	60	29	31.00	4	evident signs of structural distress or deterioration noted.	\$-	\$-	\$ -	\$ -	\$-	\$-	\$ -	\$ -	\$-	s -	\$-	\$-	\$-	\$-	s -	\$-	\$-	s -	\$-	\$ -
		30.1.1.2	Slabs-on- Grade -	Varies	N/A	Reinforced	1987	60	29	31.00	4	Except as noted below, there was no visually evident signs of structural	s -	s -	\$ -	s .	s -	\$ -	s -	s -	s -	s -	\$ -	s -	\$ -	s -	s -	s -	s -	s -	s -	s -
		0011112	General	Vanos		Concrete	1001		20	01.00		distress or deterioration noted.	Ť	•	Ť	Ť	Ŷ	Ť	Č	Ŭ	Ť	Ť.	*	Ŷ	Ť	Ŭ	Ŷ	Ŷ	Ŷ	* 	Ŷ	Ť
		30.1.1.3	Slabs-on- Grade	Zamboni Room	n N/A	Reinforced Concrete	1987	60	29	31.00	3	Some deterioration evident at zamboni tracks from exterior onto the ice	\$-	\$-	s -	s -	\$-	\$-	s -	s -	\$-	s -	\$-	\$-	\$-	s -	s -	\$-	\$-	s -	\$-	\$-
	30.1.2 Floor and roo	of structure										rink area	\$-	\$-	\$-	\$ -	\$ -	\$ -	\$ -	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	ş -	ş -	\$-	\$-	\$ -	\$-	\$ -
												In general, there were no visually evident signs of																				
		20 4 2 4	Structural Steel Roof Framing -	Varies	N/A	Structural Steel	1987	60	20	31.00	3	structural distress or deterioration noted in the ice rink area roof framing. Wood roof deck showing	¢	¢			¢		<u>,</u>		¢					<i>.</i>		¢	¢	¢	¢	e
			Within the Ice Rink Area		IN/A	structure within the ice rink area	1967	00	29	31.00	3	Wood roof deck showing water staining along soffit edge of roof. Steel roof		ş -	ş -	ş -	ф -	ş -	ъ -	ə -	ф -	ş -	ş -	ф -	<b>р</b> -	ş -	ə -	ф -	ф -	ş -	ф -	<b>ф</b> -
												trusses showing minor rusting. Monitor structure.																				
			0			Structure of second floor																										
		30.1.2.2	Second Floor Framing - Balance	Varies	N/A	was not visible above the	1987	60	29	31.00	3	Structure was not visible, so no reviewed during this	s -	s -	\$ -	s .	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -	s -
		00.1.2.2	building not within the Ice Rink Area			suspended ceilings within	1001	00	20	01.00	Ŭ	review	Ť	Ť	Ŭ	Ť	Ť	Ť	Ŭ	Ŭ	Ŷ	Ť	Ť	Ŷ	Ť	Ŭ	Ť	Ŷ	Ŷ	Ť	Ŷ	Ť
						the balance of the building																										
												In general, there were no visually evident signs of structural distress or																				
		30.1.2.3	Second Floor Structure	ered seating ar	r N/A	Concrete core slab	1987	60	29	31.00	3	deterioration noted of the tiered floor structure. There are some cracks in		\$-	s -	\$-	\$-	\$-	s -	\$-	\$-	s -	\$-	\$-	\$-	s -	\$-	\$-	\$-	s -	\$-	\$-
												coreslab, should be monitored.																				
	30.1.3 Exterior Wall	s										Exterior concrete block do		\$ 5,100.00	) \$ -	\$ -	\$ -	\$ 24,200.00	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	ş -	\$ -	\$ -	\$ -	\$ -	\$ -
			Perimeter			Concrete						not show signs of structural distress or deterioration. Control																				
		30.1.3.1	Walls	xterior of buildin	I N/A	Block	1987	60	29	31.00	3	joints caulking is showing some cracking and should		\$ -	\$ -	\$ -	\$ -	\$ 5,500.00	\$-	ş -	\$-	\$ -	\$ -	\$ -	\$ -	ş -	ş -	\$-	\$-	\$ -	\$-	\$ -
												be replaced. Broken glass block should be replaced.																				
		30.1.3.2	Interior Concrete Block Walls	Interior wall construction	N/A	Concrete Block	1987	60	29	31.00	3	Some cracking in concrete block walls require repair.	\$-	\$-	s -	\$ -	\$-	\$ 5,500.00	\$ -	s -	\$-	s -	\$-	\$-	\$ -	s -	s -	\$-	\$-	s -	\$-	\$-
			Exterior piers			Concrete						Concrete support piers at perimeter of building																				
		30.1.3.3	for Ice Rink Roof	Perimeter of building	N/A	supporting roof trusses	1987	60	29	31.00	2	appear in good condition. Concrete block adjacent to concrete piers cracked.	\$-	\$ 5,100.00	\$ -	\$-	\$-	\$-	s -	\$-	\$-	\$-	\$-	\$-	\$-	\$ -	\$-	\$-	\$-	\$-	\$-	\$-
			Structure			over rink area						Further structrual investigation required.																				
		30.1.3.4	Structural steel framing at Cooling	Cooling Tower	Unknown	Structural steel	1987	60	29	31.00	3	Structural steel supports at Mechanical equipment	¢	\$ -	s -	s -	\$ -	s -	s -	s -	\$-	s -	s -	\$ -	\$ -	s -	s -	\$ -	\$ -	s -	\$ -	\$ -
			Tower Equipment	Equipment		supports.						to be monitored.																				
		30.1.3.5	Exterior	Varies	Unknown	Various Hollow-Metal	1987	40	29	11.00	3	Generally in acceptable condition. Damaged and missing weatherstripping	\$	\$	s	s -	\$	\$ 13,200.00	s -	s	\$	s -	s -	\$ -	s -	s -	s -	s -	s -	\$	\$-	\$
		00/11010	Doors	, and	Children	Exit Doors		.0	20		Ū	to be replaced on each door. Bottoms of door frames rusting.	+	•			•	¢ 10,200.00		Ť.	•			Ţ,	•			÷ i			-	
		20.4.0.0	Exterior Roll	Roll up door	Lieber	Dellura	1987	40	20	11.00	4	In general, garage doors appear to be in good		¢		•	¢	¢	c	e	¢	¢	¢	¢	s -	ç	e	¢	¢	e	¢	¢
			Op Door	at zamboni entrance	Unknown	Roll up door	1987	40	29	11.00	4	condition and working order. Date of installation not know.				а -	ф -	\$ -	ə -	۰ -	¢ -	ъ -	ə -	ф -	ф -	ə -	ə -	ф -	ə -	э -	ф -	φ - -
	30.1.4 Exterior Horiz	zontal Enclosure				Pre-						Roofs were reviewed from	\$-	\$ 1,000.00	) \$ -	\$ -	\$-			\$ -		\$ -	\$-	\$ -	\$ -	\$ -	s -	\$-	\$ -	s -	\$-	\$ -
		30.1.4.1	Roofing - General	Varies	N/A	engineered building metal roof panels	1987	40	29	11.00	3	grade and appeared to be acceptable.		\$ -	\$ -	\$ -	\$-	\$-	\$ -	s -	\$-	s -	\$-	\$-	\$-	\$ -	s -	\$-	\$ -	\$ -	\$-	\$ -
		30.1.4.2	Roofing - Gutters and Downspouts	Varies	N/A	Metal gutters and downspouts	1987	40	29	11.00	3	Downspouts damaged and should be replaced.	\$-	\$ 1,000.00	\$ -	s -	\$-	\$-	s -	ş -	\$-	s -	\$-	\$-	\$-	ş -	s -	\$-	\$-	\$-	\$-	\$ -
	30.1.5 Interior Cons	truction & Finish	es			Concrete							\$-	\$ 41,800.00	\$ -	\$ -	\$-	\$ 19,800.00	\$ -	\$ -	\$-	\$ -	\$-	\$-	\$ -	\$ -	\$ -	\$-	\$-	s -	\$-	\$ -
		30.1.5.1	Interior Partitions	Varies	N/A	block partitions and gypsum	1987	60	29	31.00	3	Generally in good condition throughout. Cracks were observed in	\$-	\$ -	s -	s -	\$-	\$ 5,500.00	s -	s -	\$ -	s -	\$-	\$-	\$-	s -	s -	\$-	\$-	s -	\$-	\$ -
			- arauons			board partitions						partitions in several locations. To be repaired.																				

	Asset Hierarch	ıy			Identification			Sustainability D	Data (Asset Life)	1																						
Facility	v				L		ation	lcy	ears)	e ars)	ating																					
Location ID	Class			cation	Ifacture	Description	Install	Expectar (years)	Age (y	ctive Life ning (yea	lition R	Comments/ Identified Need	Inflation	2%							Ochedul	( 0(										
	Asset	Attallanta		Loi	Manu		ear of	Life Ey	Irrent	Effec emain	Conc		12	8	19	R	54	8	S	54	Schedul ଝ	e or Costs	s, adjusted fo		Si Si	8	31	8	ŝ	8	35	8
		Attribute	1				*	_	Ö	ñ			20,	20,	20,	202	202	202	202	202	202	202	202	202	202	200	200	200	200	200	200	200
		30.1.5.2	Windows	Varies	Unknown	Fixed Single Glazed Windows and glass block.	1987	60	29	31.00	4	Good condition. Minor local repairs needed.	\$-	\$ 5,100.00	\$-	s -	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-
		30.1.5.3	Interior Doors	Varies	Unknown	Single and Double Doors	1987	60	29	31.00	3	Generally in good condition throughout. Some maintenance and repair will be required over time depending on	\$-	\$-	\$ -	ş -	\$ -	\$ -	\$ -	s -	\$-	ş -	\$ -	\$ -	\$-	ş -	s -	\$ -	\$ -	ş -	\$-	\$ -
		30.1.5.4	Floor Finishes	Varies	Unknown	Vinyl Composite Tiles, Rubber	1987	60	29	31.00	3	Generally in acceptable condition throughout.	\$-	\$ -	\$-	s -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -	\$-	\$-
		30.1.5.5	Ceilings	Rink Areas	Unknown	Tiles Metal mesh below	1987	60	29	31.00	3	Generally in good condition throughout. Insulation falling in areas	c	\$ 2,000.00	s -	c	\$ -	\$ -	\$ -	s -	\$ -	e	¢	¢	e		c	\$ -	¢	s -	¢	¢
		30.1.3.3	Centrigs	KIIK Aleas	UNKNOWN	insulation	1307	00	23	31.00		with evidence of animal nesting. Should be repaired. Generally in good	φ -	a 2,000.00	÷ -	J -	ф -				φ -		\$ -	\$ -				φ -	φ -	а. -	<u>ب</u>	ф -
		30.1.5.6	Suspended Ceilings	Heated Areas	Unknown	Acoustic Tile, gypsum board	1987	60	29	31.00	3	condition throughout. Several water stained and damaged tiles to be replaced. Gyspum board ceilings in washrooms need repairs.	\$-	\$ 2,600.00	\$-	ş -	\$-	\$-	s -	\$-	\$-	\$ -	\$-	\$-	\$-	ş -	\$-	\$-	\$-	\$ -	\$-	\$-
		30.1.5.7	Kitchen	Heated Areas	Unknown	Cabinetry, and plastic laminate countertops and rubber flooring	1987	60	29	31.00	3	Generally in cabinets and countertops in poor condition.		\$ 20,400.00	\$ -	s -	\$-	\$-	s -	s -	\$-	s -	\$-	\$-	\$-	s -	ş -	\$-	\$-	\$ -	\$-	\$ -
		30.1.5.8	Washrooms	Heated Areas	Unknown	Men's, Womens and Barrier Free washrooms	1987	60	29	31.00	3	Generally in washrooms are in acceptable condition. Vanities are stained and damaged and in need of replacement	\$-	\$-	\$ -	s -	\$ -	\$ 8,800.0	0\$-	ş -	\$-	s -	\$-	\$ -	\$ -	ş -	ş -	\$-	\$-	\$-	\$-	\$-
		30.1.5.9	Locker Rooms	Varies	Unknown	Locker rooms	1987	60	29	31.00	3	Generally in locker room areas are in acceptable condition. Flooring need replacement.		\$-	ş -	s -	\$ -	\$ 5,500.0	0\$-	s -	\$-	ş -	\$ -	\$ -	\$-	ş -	s -	\$ -	\$-	ş -	\$-	\$-
		30.1.5.10	Locker Rooms Washroom Shower Area	Varies	Unknown	Cermamic wall tiles and porcelain floor tiles	1987	60	29	31.00	3	Tiles in showers in locker areas are in need of regrouting.	\$ -	\$ 5,100.00	s -	s -	\$ -	\$ -	ş -	\$ -	\$-	s -	\$ -	\$ -	\$ -	ş -	\$ -	\$-	\$ -	s -	\$-	\$-
		30.1.5.11	Team meeting room	Varies	Unknown	and vinyl composite tile	1987	60	29	31.00	3	Generally in cabinets and countertops in satisfactory condition. Countertop in meeting room requires caulking.	/	\$ 6,600.00	\$-	s -	\$ -	\$ -	\$ -	s -	\$ -	ş -	\$-	\$ -	\$ -	\$ -	s -	\$-	\$ -	s -	\$-	\$ -
	30.1.6 Building Code	Issues				flooring							\$-	\$ 12,000.00	\$ -	\$-	\$ -	\$-	\$ -	\$ -	\$-	\$ -	\$-	\$ -	\$ -	\$ -	\$ -	\$-	\$-	\$ -	\$-	\$ -
		30.1.6.1	Electrical room area on second floor	Second floor	Unknown	Gypsum board fire separation around electrical room	1987	40	29	11.00	3	Fire separation between electrical room and adjacent stairwell is not continuous. Needs to be installed		\$ 12,000.00	\$-	s -	\$-	\$ -	s -	\$ -	\$-	ş -	\$-	\$-	\$-	s -	\$-	\$-	\$-	\$ -	\$-	\$-
30	0.2 Electrical 30.2.1 Distribution													\$ 30,600.00 \$ 30,600.00		\$ - \$ -	\$ - \$ -	\$ - \$ -	<mark>\$ -</mark> \$ -	\$ - \$ -	\$921,500.00 \$628,600.00		\$ - \$ -	\$ - \$ -	\$ - \$ -			\$ - \$ -	<mark>\$ -</mark> \$ -	<mark>\$ -</mark> \$ -	\$ - \$ -	\$ - \$ -
	Jon 2.1 Distribution	30.2.1.1	Service Transformer	Pole Mounted	Unknown	3-Phase Pole mounted transformers, 4800V	1987	40	29	11.00	4	Appears to be Utility Owned		\$ -	-	-	\$ -	\$ -			\$ -							\$ -	,	ş -		\$ -
		30.2.1.2	Main Disconnect/S ervice Entance	Electrical Room	Siemens	Primary 600A,600V, 3- Phase	1987	40	29	11.00	4	Generally appears to be in good condition. Replace in 11 years based on ERL	\$-	\$ -	\$ -	ş -	\$ -	\$ -	\$ -	ş -	\$ 87,900.00	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$-	\$ -
			Board									Majority appear original, regular maintenance and replacement of integral parts may prolong																				
		30.2.1.3	Lighting and Distribution Panels	Various	ITE/Siemens		1987	40	29	11.00	2	equipment life, however parts may not be attainable. Music Room Panel not acceptable and should be replaced with new in 2 years.		\$ 30,600.00	\$ -	ş -	\$-	\$ -	\$ -	ş -	\$-	\$ -	\$-	\$ -	\$ -	\$ -	s -	\$-	\$-	\$-	\$-	\$-
		30.2.1.4	Exterior Lighting	Various	Various	Mixture of fixture types that vary in age. Mainly appear to be Metal Halide wall packs	1987	40	29	11.00	4	Replace fixtures as required to maintain minimum lumen output. Replace in 11 years based on ERL	\$-	\$-	s -	s -	\$-	\$ -	ş -	s -	\$ 58,600.00	\$-	\$-	\$-	\$-	\$ -	s -	\$-	\$-	\$-	\$-	\$-
		30.2.1.5	Splitter and Disconnects	Various	Various	Various	1987	40	29	11.00	4	Generally appear to be in good condition. Replace in 11 years based on ERL	\$-	\$-	\$ -	s -	\$ -	\$ -	ş -	s -	\$ 58,600.00	s -	\$ -	\$ -	\$ -	s -	s -	\$-	\$ -	ş -	\$-	\$ -
		30.2.1.6	Metering Cabinet	Electrical Room	Unknown	Metering Enclosure	1987	40	29	11.00		Generally appears to be ir good condition. Replace in 11 years based on ERL	\$-	\$-	\$-	s -	\$-	\$-	\$-	ş -	\$ 1,800.00	\$ -	\$ -	\$-	\$ -	\$ -	\$ -	\$-	\$-	\$-	\$-	\$-

	Asset H	ierarchy			Identification	1		Sustainability [	Data (Asset Life)	)																						
	Facility				rier		allation	ancy	(years)	Life years)	Rating	Comments/ Identified																				
Location	ID Class Asset			Locatio	anufacti	Description	of Insta	Expect (years	int Age	fective aining (	ondition	Need	Inflation	2%						-	Sched	lule of Cost	s, adjusted fo	r Inflation	-	-	•	•	•			
		Attribute			ÿ		Year	Life	Curre	Ef	Ŭ		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		30.2.1.7	Dry-type Transformers	Electrical s Room	REX	Transformers for Lighting Panels	1987	40	29	11.00	4	Generally appear to be in good condition. Replace in 11 years based on ERL	\$-	\$-	s -	\$-	\$ -	\$-	ş -	s	\$ 11,700.	00 \$ -	\$-	\$-	\$-	s -	ş -	\$-	\$-	s -	\$-	\$-
						Mixture of Fluorescent																										
		30.2.1.8	Interior Lighting	Various	Various	fixtures including High Bay fixtures. Some Occupancy sensors in public areas	Various	40	Various	Various	4	Various ages of fixtures. Generally appear to be in good condition. Replace in 10 years based on condition rating	\$-	\$-	\$-	\$ -	\$-	\$ -	s -	s	\$234,300.	00 \$ -	\$-	\$-	\$ -	ş -	\$-	\$-	\$-	ş -	\$-	\$-
		30.2.1.9	Conduit and Wiring	Various	Various	Various types of Conduit and Wiring	1987	40	29	11.00	4	Generally appears to be ir good condition. Replace in 11 years based on ERL	\$-	\$-	\$-	\$-	\$ -	\$-	s -	s	\$175,700.	00 \$ -	\$-	\$ -	\$-	s -	s -	\$-	\$-	s -	\$-	\$ -
	30.2.2 Life Sa	ety/ Barrier Free								-				\$-	\$-	\$-	\$ -	\$-	\$ -	\$	\$281,200.	00 \$ -	\$-	\$-	\$-	\$ -	\$-	\$ -	\$-	\$-	\$ -	\$-
		30.2.2.1	Fire Alarm system	Various	Mircom	Appears to be addressable Fire Alarm system complete with pull station, bells and heat detectors	1987	40	29	11.00	4	Generally appears to be in good condition. Replace devices as required in 11 years. Sprinklers appear to be installed within the Electrical Room - recommend removing sprinkler system and utilizing Smoke/Heat detection.		\$-	\$ -	\$ -	\$ -	\$-	\$ -	\$	\$ 87,900.	00 \$ -	\$-	\$-	\$ -	\$ -	\$ -	\$-	\$ -	\$-	\$-	\$-
		30.2.2.2	Emergency Lighting	Various	Unknown	Emergency Battery Units complete with remote lamps	1987	40	29	11.00	4	Generally appear to be in good condition. The odd emergency light appears to be showing signs of rust. Replace in 11 years based on ERL	\$-	\$-	s -	s -	\$-	\$-	s -	\$	\$117,200.	00 \$ -	\$-	\$ -	\$-	ş -	s -	\$-	\$-	ş -	\$-	\$-
		30.2.2.3	Exit Signs	Various	Unknown	Exit signs with internal lamps	1987	40	29	11.00	4	Generally appear to be in good condition. Replacement in future will be upgrade to green "Running Man" signage. Upgrade at next major reno		\$-	\$-	\$-	\$-	\$-	ş -	\$	\$ 41,000.	00 \$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$ -	\$-	\$-
		30.2.2.4	Barrier Free	Front Entrance and Washrooms	d Unknown	Barrier Free Doors	Unknown	40	Unknown	Unknown	4	Appears to be in good condition. Replace in 10 years based on condition rating		\$-	ş -	ş -	\$ -	\$ -	ş -	\$	\$ 35,100.	00 \$ -	\$ -	\$-	\$-	ş -	ş -	\$ -	\$-	ş -	\$ -	\$ -
	30.2.3 Comm	unications 30.2.3.1	Network	Office	Various	Network	Unknown	20	Unknown	Unknown	4	Replace IT equipment as required. Replace in 10	¢	\$ - \$ -	\$	\$ 11,700.	00 \$ -	\$ - \$ -	\$ - \$ -		\$ - \$ -		\$ - \$ -	\$ - \$ -	-	\$ - \$ -						
	30.3 Building Mechanical	00.2.0.1	Network	Onice	Vanous	Network	Unknown	20	Chikhowh	Unknown		years based on condition rating	¢	\$ 63,900.00	·	¢	¢	\$ 2,800.0		°	\$ 8,500.		¢	¢	¢	e	e e	\$ 2,700.00	·	¢	•	\$ 13,300.00
	30.3 Building Mechanical 30.3.1												\$ -	\$ 63,900.00		ş -	ş -	\$ 2,800.0		\$			\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700.00		ş -		\$ 13,300.00
		30.3.1.1	Split AC and Condenser	Boardroom #2 / Exterior	Fujitsu	Wall mounted indoor unit with exterior wall mounted condenser	2010	25	6	19.00	4	Newer Equipment - Estimated Age. Replace in 20 years.	\$-	\$-	\$-	\$ -	\$-	\$-	s -	s	\$ -	\$ -	\$-	\$-	\$-	s -	s -	\$-	\$-	s -	\$-	\$ 5,200.00
		30.3.1.2	Split AC and Condenser	Boardroom #2 / Exterior	Fujitsu	Wall mounted indoor unit with exterior wall mounted condenser	2010	25	6	19.00	4	Newer Equipment - Estimated Age. Replace in 20 years.	\$-	\$ -	ş -	s -	\$ -	\$ -	s -	s	\$ -	\$ -	\$-	\$-	\$ -	s -	s -	\$ -	\$-	s -	\$ -	\$ 5,200.00
		30.3.1.3	Hydronic Heating Coil	Lobby	-	Inline duct mounted heating coil	1987	25	29	-4.00	2	Associated air vent and pipe conections are rusting/corroding. Signs o leaking present. Replace		\$ 1,500.00	\$ -	\$-	\$ -	\$ -	ş -	s	\$ -	\$ -	\$ -	\$ -	\$ -	s -	ş -	\$ -	\$ -	s -	\$ -	\$ -
		30.3.1.4	Drinking	Lobby	Elkay		2010	25	6	19.00	4	Replace in 20 years	\$-	\$ -	ş -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ 2,900.00
		30.3.1.5	Fountain Hydronic Fan Coil	n Lobby			1987	25	29	-4.00	3	based on ERL Assumed original equipment - observed to be in fair condition. Replace soon	\$ -	\$ 2,600.00	\$ -	\$-	\$ -	\$ -	s -	s	\$ -	ş -	\$ -	\$ -	\$ -	ş -	\$ -	\$ -	\$ -	ş -	\$ -	\$ -
		30.3.1.6	Mop Sink	Lobby Janitor's Closet			1987	25	29	-4.00	3	Faucet has minor corrosion. Replace in 5 years based on condition	\$-	\$-	\$-	\$ -	\$ -	\$ 2,800.0	o s -	s	\$ -	s -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	s -	\$-	\$ -
		30.3.1.7	Hydronic Cabinet Heaters	2nd Floor Entrance Area			1987	25	29	-4.00	3	Assumed original equipment - observed to be in fair condition.	\$ -	\$ 3,100.00	ş -	ş -	\$ -	\$ -	s -	\$	\$ -	\$ -	\$ -	\$ -	\$ -	ş -	ş -	\$ -	\$ -	ş -	\$ -	\$ -
		30.3.1.8	Hydronic	Various Area	s -		1987	25	29	-4.00	3	Replace soon Assumed original equipment - observed to be in fair condition.	\$ -	\$ 20,400.00	\$ -	\$ -	\$ -	\$ -	s -	s	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		30.3.1.9		Men's 2nd Floor	-		1987	25	29	-4.00	3	Replace soon Observed signs of drain connections leaking.	\$ -	\$ 6,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -
		30.3.1.10	Air Handling Unit #1	Washroom Mechanical Room			1987	25	29	-4.00	2	Replace soon Assumed original equipment - observed to be operational. Replace	\$ -	\$ 15,300.00	\$ -	\$ -	\$ -	\$ -	s -	s	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		30.3.1.11	Hydronic Heating Coil	Mechanical Room	-	Inline duct mounted heating coil in AHU#1 discharge duct.	1987	25	29	-4.00	2	Soon Assumed original equipment - connected exposed hot water piping and valving shows extensive surface rusting. Replace soon	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

		Asset Hierarch	y			Identification			Sustainability D	Data (Asset Life)																							
	Facility				_	rer		lation	ancy	years)	ife ears)	Rating																					
Location	ID Class	Asset			catior	ufactu	Description	Instal	Expecta (years)	Age (	Effective Life emaining (year	dition	Comments/ Identified Need	Inflation	2%							Schedu	le of Costs	adjusted fo	r Inflation								
		73301	Attribute		Ľ	Man		'ear of	Life E	urrent	Effe	Can		117	118	019	50	021	53	123	124	125	328		58	129	30	331	32	33	34	35	38
			7 minbato	1				, 		0	Ľ.		Newer Equipment -	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
			30.3.1.12	Boilers #1 & #2	Mechanical Room	Lochinvar	Main boiler system serving facility heating	2011	25	5	20.00	4	Newer Equipment - majority of associated piping anf valves in mechanical room replaced with new boilers except for loop serving AHU #1 heating coil. No need to replace in 20 years	\$-	\$-	\$-	<b>\$</b> -	\$-	\$-	ş -	\$ -	\$-	\$-	\$-	\$-	\$-	\$-	\$ -	\$-	\$-	\$ -	\$-	\$-
			30.3.1.13	Indirect Water Heater	Mechanical Room	Lochinvar	Serves Facility DHW	2011	20	5	15.00	4	Newer Equipment. Replace in 15 years	\$-	\$ -	ş -	s -	\$-	\$-	\$ -	s -	\$ -	s -	\$ -	\$ -	\$ -	ş -	ş -	\$ 2,700.00	\$-	s -	\$-	\$ -
			30.3.1.14	HW Heating Pumps (6)	Mechanical Room	Тасо	110000	2011	25	5	20.00	4	No need for replacement in 20 years	\$-	\$-	ş -	s -	\$ -	\$ -	s -	\$-	\$-	s -	\$-	\$ -	\$-	s -	\$ -	\$-	\$ -	s -	\$-	\$ -
			30.3.1.15	Lhudropio Lipit		Dunham Bush		1987	25	29	-4.00	3	Assumed original equipment. Replace soon	\$ -	\$ 2,000.00	ş -	\$ -	\$-	\$-	\$ -	s -	\$-	\$ -	\$-	\$ -	\$-	s -	\$ -	\$-	\$ -	ş -	\$-	\$ -
			30.3.1.16	Return Fan	Mechanical Room	-	Inline centrifugal fan serves AHU#1	1987	25	29	-4.00	3	Assumed original equipment - observed to be operational. Replace soon	\$-	\$ 2,000.00	ş -	s -	\$-	\$-	ş -	s -	\$-	ş -	\$-	\$-	\$-	s -	s -	\$ -	\$-	ş -	\$-	\$ -
			30.3.1.17	Ceiling Fan	Mechanical Room	-	A110#1	1987	25	29	-4.00	3	Replace soon	\$-	\$ 500.00	ş -	\$ -	\$-	\$-	s -	s -	\$-	\$ -	\$-	\$-	\$-	s -	\$ -	\$ -	\$ -	s -	\$-	\$ -
			30.3.1.18	Exhaust Fan	Rink Area	-	Inline centrifugal type fan	2012	25	4	21.00	4	Newer Equipment - Age estimated. No need to replace in 20 years	\$-	\$-	s -	\$ -	\$-	\$-	ş -	ş -	\$ -	s -	\$-	\$-	\$ -	ş -	s -	\$ -	\$-	s -	\$-	\$ -
			30.3.1.19	Exhaust Fan (3)	Rink Area	-	Wall mounted axial propeller type, 2 fans are belt driven and 1 direct drive	1987	25	29	-4.00	3	Assumed original equipment - surface rust present. Replace soon	\$-	\$ 3,700.00	\$-	\$ -	\$-	\$ -	\$ -	ş -	\$-	ş -	\$-	\$-	\$-	\$-	\$ -	\$-	\$ -	\$-	\$-	\$ -
			30.3.1.20	Gas fired radiant heaters	Rink Area	-	Local heaters for spectators	2012	25	4	21.00	4	No need for replacement in 20 years	\$-	\$-	s -	\$ -	\$-	\$-	s -	\$ -	\$-	\$-	\$-	\$-	\$-	\$ -	s -	\$-	\$-	s -	\$-	\$-
			30.3.1.21	Air Compressor	Sprinkler Room	Devair	5HP, serving sprinkler systems	N/A	25	N/A	N/A	4	Newer equipment. Replace in 10 years based on condition rating	\$-	\$-	ş -	ş -	\$-	\$-	\$-	ş -	\$ 5,300.00	\$-	\$-	\$-	\$-	s -	\$ -	\$-	\$-	\$-	\$-	\$-
			30.3.1.22	Exhaust Fan	Zamboni Room	-	Inline centrifugal fan type	1987	25	29	-4.00	3	Assumed original equipment - observed to be operational. Replace soon	\$-	\$ 800.00	s -	ş -	\$-	\$-	ş -	s -	\$-	ş -	\$-	\$-	\$-	s -	s -	\$-	\$-	ş -	\$-	\$-
			30.3.1.23	Exhaust Fan	Zamboni Room	-	Wall mounted axial propeller type.	N/A	25	N/A	N/A	4	Unknown age. Replace in 10 years based on condition rating	\$-	\$-	ş -	ş -	\$-	\$-	s -	s -	\$ 900.00	ş -	\$-	\$-	\$-	s -	s -	\$-	\$-	ş -	\$-	\$-
			30.3.1.24	Hydronic Unit Heater	Zamboni Room	Dunham Bush		1987	25	29	-4.00	3	Assumed original equipment. Replace soon	\$-	\$ 2,000.00	s -	s -	\$-	\$-	\$ -	\$-	\$-	s -	\$-	\$-	\$-	\$-	s -	\$-	\$ -	s -	\$-	\$ -
			30.3.1.25	Indirect Water Heater	Compressor Room	A.O. Smith	Serves hot water to Zamboni	2006	20	10	10.00	3	Observed to be in good condition. Replace in 10 years based on ERL	\$-	\$-	ş -	ş -	\$-	\$-	\$ -	ş -	\$ 2,300.00	ş -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$-	\$ -	\$-	\$ -
			30.3.1.26	Supply Fan	Dressing Room Mechanical Room	-		1987	25	29	-4.00	3	Assumed original equipment. Replace soon	\$ -	\$ 1,200.00	s -	ş -	\$-	\$ -	s -	s -	\$ -	s -	\$ -	\$-	\$ -	s -	s -	\$-	\$ -	s -	\$-	\$-
			30.3.1.27	Return Fan	Dressing Room Mechanical Room	-		1987	25	29	-4.00	3	Assumed original equipment. Replace soon	\$-	\$ 1,200.00	ş -	\$-	\$-	\$ -	s -	\$-	\$ -	ş -	\$ -	\$ -	\$ -	ş -	\$ -	\$-	\$-	ş -	\$ -	\$-