

NORFOLK COUNTY

BUILDING CONDITION ASSESSMENT REPORT FOR VARIOUS COUNTY FACILITIES

FINAL

April 13, 2017

Submitted by:



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expectancy and should be replaced within five years. The Hot Water Storage tank and Gas Fired Water Heaters are aging and should be replaced within five years.

5.29 Port Dover Arena

Overview

The Port Dover Arena is located at 809 St. George Street in Port Dover, Ontario. It is an arena constructed in 1987 and has approximately 55,732 square feet of floor space.

5.29.1 Architectural and Structural

The exterior concrete split face block shows signs of structural distress and deterioration along the north elevation at roof drain leaders. The control joint caulking is cracking and should be replaced. The broken glass block should be replaced. The concrete block piers require additional structural review. Refer to Photo A27. Water damage was noted on the interior rink area from roof drains. Refer to Photo A28. Efflorescence was also noted within rink area. Further detailed structural review is recommended. The missing and damaged weather stripping on exterior doors should be repaired. The double exterior exit door does not close properly and should be replaced in the future.

Roof was not accessed during the site visit; as such, it is recommended that a specific roof audit to be done.

Cracks were observed in several locations in the gypsum board partitions. Evidence of possible mould was found at underside of the concrete structure in the locker rooms and shower area. Further testing should be completed. Staining of grout and tiles within the locker room showers was observed. Fire stopping at the top of walls separating the stairwell from the building is not in place and should be provided. The guards for the exterior exit stair do not meet the requirements on the Ontario Building Code.

5.29.2 Building Electrical

The meter enclosure appears to have surface rusting. This should be monitored to ensure the integrity of the enclosure is not compromised. Refer to Photo E23.

Disconnects for the rink area exhaust fans are showing signs of enclosure rust. These should be monitored to ensure integrity of enclosure is not compromised.

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.

5.29.3 Building Mechanical

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

| Asset Hierarch | у | | | Identification | | | Sustainability D | Data (Asset Life |) | - | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------|---|--|----------------|---|-----------|------------------|------------------|-----------|----------|--|-----------|----------------------------|--------|--------------|------|-------------------------|---------|------|------|----------|--------------|--------------|--------------|-------------------------|-------------|------|------------------------|--------|--------------|------|--------------|
| Facility Location ID Class | | | uo | turer | | tallation | ctancy s) | e (years) | (years) | n Rating | Comments/ Identified | Inflation | 2' | % | | | | | | | | | | | | | | | | | | |
| Asset | | | Locat | Aanufa | Description | ır of Ins | e Expe (year | ent Ag | Effective | Conditio | Need | | | | | | | | | So | hedule o | of Costs, a | djusted for | Inflation | | | | | | | | 1 |
| | Attribute | | | 2 | | Уеа | ä | Our | Ren | J | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
| 029 Port Dover Arena, Port Dover 29.1 Architectural & Structural | | | | | | | | | | | | \$ - | \$ 87,400.0 \$ 60,500.0 | | \$ - \$ - | s - | \$ 374,800 \$ 16,000 | | - \$ | - \$ | - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ 821,400 \$ 17,100 | | \$ - | \$ 28,300 \$ 13,500 | | \$ - \$ - | \$ - | \$ - \$ - |
| 29.1.1 Sub-Grade En | nclosures | | | | | | | | 1 | | I | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ 9,500 | | \$ - | \$ | - \$ - | \$ - | \$ - | \$ - |
| | 29.1.1.1 | Foundation Walls - General | Varies | N/A | Concrete block | 1987 | 60 | 29 | 31.00 | 4 | There was no visually evident signs of structural distress or deterioration noted. | \$ - | \$ - | s - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | s - | \$ - | \$ | s - | \$ - | \$ | s - | \$ - | \$ - | \$ - |
| | 29.1.1.2 | Slabs-on- Grade - General | Varies | N/A | Reinforced Concrete | 1987 | 60 | 29 | 31.00 | 4 | Except as noted below there was no visually evident signs of structural distress or | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - s | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ | \$ - | \$ - | \$ | · \$ - | \$ - | \$ - | \$ - |
| | 29.1.1.3 | Slabs-on- | Zamboni Room | N/A | Reinforced | 1987 | 60 | 29 | 31.00 | 3 | deterioration noted. Some deterioration evident at zamboni | \$ - | s - | s - | \$ - | \$ - | \$ | - s | - \$ | - \$ | _ | \$ - | s - | \$ - | \$ 9,500 | 00 \$ - | \$ - | \$ | · s - | \$ - | \$ - | \$ - |
| | | Grade | | | Concrete | | | | | | tracks from exterior onto the ice rink area | | | | | | | | | | | | • | | | | | | | | | |
| 29.1.2 Floor and roo | f structure | | | | | | | | | | In general, there were | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ | \$ - | \$ - | \$ | - \$ - | \$ - | \$ - | \$ - |
| | 29.1.2.1 | Structural Steel Roof Framing - Within the Ice Rink Area | Varies | N/A | Structural Steel structure within the ice rink area | 1987 | 60 | 29 | 31.00 | 4 | no visually evident signs of structural distress or deterioration noted in the ice rink area roof framing. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ | · \$ - | \$ - | \$ | - \$ - | \$ - | \$ - | \$ - |
| | 29.1.2.2 | Structural Steel Second Floor Framing - Balance building not within the Ice Rink Area | Varies | N/A | Structure of second floor was not visible above the suspended ceilings within the balance of the building | 1987 | 60 | 29 | 31.00 | 4 | Structure was not visible, so no reviewed during this review | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | | \$ - | \$ - | \$ - | \$ | \$ - | \$ - | \$ | - \$ - | \$ - | \$ - | \$ - |
| | 29.1.2.3 | Structural Steel Framing - Stairwell | Stairwells | N/A | Structural steel with metal deck | 1987 | 60 | 29 | 31.00 | 4 | No evidence of any deterioration | \$ - | s - | s - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ | \$ - | \$ - | \$ | · \$ - | \$ - | \$ - | \$ - |
| | | areas | | | metal deck | | | | | | In general, there were | | | | | | | | | | | | | | | | | | | | | |
| | 29.1.2.4 | Second Floor Structure | ered seating ar | N/A | Concrete core slab | 1987 | 60 | 29 | 31.00 | 4 | no visually evident signs of structural distress or deterioratior noted of the tiered floo structure. There is some evidence of potential mold on the underside of coreslab within the locker room areas | \$ - | \$ - | \$ - | \$ - | \$ - | s | - \$ | - \$ | - \$ | - | \$ - | s - | \$ - | \$ | · \$ - | \$ - | \$ | · \$ - | \$ - | \$ - | \$ - |
| | 29.1.2.5 | Roofing - | Varies | N/A | Built-up Roof | 20 | - | - | ?? | NO | Roofs were not accessed. Condition of roofing assembly is no | s - | s - | s - | \$ - | s - | s | - S | - \$ | - \$ | _ | s - | s - | s - | s | · \$ - | s - | s | . s - | \$ - | s - | s - |
| | 23.1.2.3 | General | valled | 1071 | Assembly | 20 | | | | | know and should be verified as part of a specific roof audit. | • | | | | | | | | | | • | · | • | | | | | | A i | ľ | |
| 29.1.3 Exterior Walls | : | | | | | | | | | | specific roof audit. | \$ - | \$ 10,700.0 | 0 \$ - | \$ - | \$ - | \$ 16,000 | .00 \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ | \$ - | \$ - | \$ | - \$ - | \$ - | \$ - | \$ - |
| | 29.1.3.1 | Perimeter Walls | xterior of buildi | N/A | Concrete Block on interior and split face concrete block on exterior | 1987 | 60 | 29 | 31.00 | 4 | Exterior concrete split face block, signs of structural distress or deterioration along north elevation at root drain leaders. Control joint caulking is showing some cracking and should be replaced. Broken glass block should be replaced. | φ - | \$ 10,200.0 | 0 \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$. | \$ - | \$ - | \$ | · \$ - | \$ - | \$ - | \$ - |
| | 29.1.3.2 | Interior Concrete Block Walls | Interior face of exterior wall construction | N/A | Concrete Block | 1987 | 60 | 29 | 31.00 | 3 | Some evidence of water infiltration and possible deterioration at upper level of seating area at roof drain leaders and beside double exit doors. Further investigation required to determine extent of damage and required repairs | \$ - | \$ - | \$ - | \$ - | \$ - | s | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ | · \$ - | \$ - | \$ | - s - | \$ - | \$ - | \$ - |
| | 29.1.3.3 | Interior Concrete Block Walls | Interior face of exterior wall construction | N/A | Concrete Block walls within the Ice Rink Area | 1987 | 60 | 29 | 31.00 | 3 | Localized areas of mortar cracking noted around the perimeter of the building. Costs included for localized repointing only. Concrete blook water stained below leaking roof drain downspout. Further investigation required to determine extent of wall damages | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,300 | 1.00 \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ | \$ - | \$ - | \$ | . \$ - | \$ - | \$ - | \$ - |

| Asset Hiera | Asset Hierarchy One of the second se | | Identification | ı | | Sustainability D | ata (Asset Life) |) | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|--|---|---|-----------|--|------------------|------------------|------------|-----------------------|------------|--|-----------|--------------|------|------|------|----------|--------|------|------|--------|-------------|-------------|-----------|------------|--------|------|--------------|--------|------|------|------|
| Facility Location ID Class | , | | ation | acturer | Description | nstallation | ectancy ars) | ge (years) | ve Lífe ng (years) | ion Rating | Comments/ Identified Need | Inflation | 2% | | | | | | | | | | | | | | | | | | | |
| Asset | | | Locs | Janufa | Description | ır of Ir | fe Exp (yea | ent A | Effecti | Condit | | | | | 1 _ | | 1 | | | Sc | hedule | of Costs, a | djusted for | Inflation | 1 _ | 1 - | | 1 | 1 - | - | | |
| | Attribute | | | _ | | Yea | Ξ | or | - Re | | | 2017 | 2018 | 2018 | 2020 | 2021 | 2022 | 5000 | 2023 | 202 | 202 | 2026 | 2027 | 2028 | 2026 | 2030 | 2031 | 2032 | 2033 | 203⁄ | 203 | 2036 |
| | 29.1.3.4 | Exterior piers for Ice Rink Roof Structure | | N/A | Concrete piers supporting roof trusses over rink area | 1987 | 60 | 29 | 31.00 | 2 | Structural support piers along north wall are showing signs of deterioration, cracking and efflorescence damage. Further structural investigation required to determine extent of damage and requied repairs. | \$ - | \$ - | \$ - | \$ - | \$ - | s | - \$ | - \$ | - \$ | - | - | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.3.5 | Tile cladding at main entrance | Main Entrance | e Unknown | Tile cladding at entrance | 1987 | 60 | 29 | 31.00 | 3 | Decorative tiles around entrance are falling off the building | \$ - | \$ 500.00 | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.3.6 | Concrete block walls at Cooling Tower Equipment | West elevation at Cooling Tower Equipment | | Single wythe split face concrete block walls below cooling tower equipment | 1987 | 60 | 29 | 31.00 | 2 | Structural support walls below Mechanical equipment shows significant efflorescence damage. Further structural investigation required to determine extent of damage and requied repairs. | \$ - | \$ - | \$ - | \$ - | \$ - | s | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.3.7 | Exterior Doors | Varies | Unknown | Various Hollow-Metal Exit Doors | 1987 | 40 | 29 | 11.00 | 3 | Generally performing as intended. Damaged and missing weatherstripping to be replaced on each door. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,200 | .00 \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.3.8 | Exterior Double Exit Door | North elevation | n Unknown | Hollow-Metal Exit Doors | 1987 | 40 | 29 | 11.00 | 2 | Double exterior exit door is bent so door does not close properly. Consider replacement in medium - long term. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,500 | .00 \$ | - \$ | - \$ | - | \$ - | \$ | \$ - | \$ - | \$ - | \$ - | s - | s - | \$ - | \$ - | \$ - |
| | 29.1.3.9 | Exterior Roll Up Door | Roll up door at zamboni entrance | Unknown | Roll up door | 1987 | 40 | 29 | 11.00 | 4 | In general, garage doors appear to be in good condition and working order. Date of | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - s | - \$ | - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 29.1.4 Exterior Ho | rizontal Enclosure | es | | | | | | | | | installation not know. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.4.1 | Roofing - General | Varies | N/A | Built-up Roof Assembly | ?? | 20 | - | - | ?? | Roofs were not accessed. Condition of roofing assembly is not know and should be verified as part of a specific roof audit. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 29.1.5 Interior Co | nstruction & Finish | hes | | 1 | | | | | | | | \$ - | \$ 40,800.00 | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ 7,600.0 | 0 \$ - | \$ - | \$ 13,500.00 |) \$ - | \$ - | \$ - | \$ - |
| | 29.1.5.1 | Interior Partitions | Varies | N/A | Concrete block partitions and gypsum board partitions | 1987 | 60 | 29 | 31.00 | 4 | Generally in good condition throughout. Cracks were observed in gypsum board partitions in several locations. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ 6,300.0 | 0 \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.5.2 | Interior Windows | Varies | Unknown | Fixed Windows | 1987 | 60 | 29 | 31.00 | 4 | Generally in good condition throughout. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.5.3 | Interior Doors | s Varies | Unknown | Double Doors | 1987 | 60 | 29 | 31.00 | 4 | Generally in good condition throughout. Some maintenance and repair will be required over time depending on use. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - s | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | s - | s - | \$ - | \$ - | \$ - |
| | 29.1.5.4 | Floor Finishes | s Varies | Unknown | Vinyl Composite Tiles and Linoleum Tiles | 1987 | 60 | 29 | 31.00 | 4 | Generally in good condition throughout. | \$ - | \$ - | \$ - | \$ - | \$ - | s | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.5.5 | Floor Finishes | Ice Rink Area | Unknown | Exposed concrete | 1987 | 60 | 29 | 31.00 | 4 | Generally in good condition throughout. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.5.6 | Suspended Ceilings | Heated Areas | s Unknown | Acoustic Tile | 1987 | 60 | 29 | 31.00 | 4 | Generally in good condition throughout. Some water stained and damaged tiles to be replaced. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ 1,300.0 | 0 \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.5.7 | Kitchen | Heated Areas | s Unknown | Cabinetry, and plastic laminate countertops and rubber flooring | 1987 | 60 | 29 | 31.00 | 3 | Generally in cabinets and countertops in poor condition. | \$ - | \$ 15,300.00 | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.5.8 | First Aid Office | Heated Areas | s Unknown | Cabinetry, and plastic laminate countertops and rubber flooring | 1987 | 60 | 29 | 31.00 | 3 | Generally in cabinets and countertops in acceptable condition. Replace eventually within 20 years. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ 13,500.00 | \$ - | \$ - | \$ - | \$ - |
| | 29.1.5.9 | Washrooms | Heated Areas | s Unknown | Men's, Womens and Barrier Free washrooms | 1987 | 60 | 29 | 31.00 | 3 | Generally in washrooms are in good condition. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ | - \$ | - s | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.5.10 | Locker Rooms | Varies | Unknown | Locker rooms below tiered seating areas | 1987 | 60 | 29 | 31.00 | 3 | Generally in locker room areas are in good condition. Evidence of possible mould at underside of concrete structure above. Testing should be undertaken by a specialized company. | \$ - | \$ - | \$ - | \$ - | \$ - | s | - \$ | - \$ | - \$ | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

| | Asset Hierarch | ny | | | Identification | ı | | Sustainability D | Data (Asset Life | e) | | | | | | | | | | | | | | | | | | | | | | |
|-------------|----------------------|-----------|--|--------------------------------|--------------------|---|------------|------------------|------------------|---------------------|-----------|--|-----------|--------------|------|------|------|---------------|------|------|----------|-------------|-------------|-----------|---------------|--------|------|------------|------|------|------|------|
| Location ID | Facility Class | | | ion | cturer | | stallation | ectancy rs) | e (years) | e Lífe g (years) | on Rating | Comments/ Identified | Inflation | 2% | | | | | | | | | | | | | | | | | | |
| | Asset | | | Locat | fanufa | Description | r of Ins | e Expe (yea | ent Ag | ffectiv | Sonditis | Need | | | | | | l | | I | Schedule | of Costs, a | djusted for | Inflation | | | | 1 | | | | |
| | | Attribute | | | 2 | | Хеа | 5 | Ogri | Ren | J | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
| | | 29.1.5.11 | Locker Rooms Washroom Shower Area | Varies | Unknown | Cermamic wall tiles and porcelain floor tiles | 1987 | 60 | 29 | 31.00 | 3 | Significant staining of grout and tiles. Further testing (at an additiona cost) to determine if there is mould present Repair staining spots | i | \$ 25,500.00 | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.1.6 Building Code | Issues | | | | | | | - | | 1 | Te: | \$ - | \$ 9,000.00 | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 29.1.6.1 | Stairwells | Varies | Unknown | Metal stairs, guards and handrails | 1987 | | - | - | | Fire stopping at top of walls separating the stairwell from the building is not in place | \$ - | \$ 9,000.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 29.1.6.2 | Exterior Exit Stairs | xterior of building | Unknown | Metal exit stair from upper level | unknown | | - | | | Exterior exit stair guard and handrails to not meet the requirements of the Ontario Building | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.2 Electrical | | | | | exit door | | | | | | Code | \$ - | \$ - | S - | \$ - | \$ - | \$ 358.800.00 | S - | s - | \$ - | \$ - | s - | \$ - | \$ 749,500.00 |) \$ - | \$ - | s - | S - | \$ - | S - | s - |
| | 29.2.1 Distribution | | | | | | | | | | | | \$ - | \$ - | | 1 | \$ - | \$ 220,800.00 | \$ - | \$ - | \$ - | \$ - | \$ - | | \$ 692,400.00 | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 29.2.1.1 | Service Transformer | Exterior | Carte | 500 kVA, 347V/600V Secondary, 3- Phase, 4 wire | 1987 | 40 | 29 | 11.00 | 3 | Generally Appears to be in good condition. Replace in 11 years based on ERL | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 95,100.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 29.2.1.2 | Main Disconnect/S ervice Entance Board | Electrical Room Upstairs | Federal Pioneer | 600A, 347/600V, 3- Phase, 4 wire | 1987 | 40 | 29 | 11.00 | 3 | Appears Original, Regular maintenance and replacement of integral parts may prolong equipment life however parts may no be easily attainable. Replace in 11 years based on ERL | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 126,800.00 |) \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 29.2.1.3 | Lighting and Distribution Panels | Various | Federal Pioneer | Various | 1987 | 40 | 29 | 11.00 | 3 | Majority appear original, regular maintenance and replacement of integra parts may prolong equipment life, howeve parts may not be attainable. Replace in 11 years based on ERI | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 63,400.00 |) \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 29.2.1.4 | Exterior Lighting | Exterior | Unknown | Wallpacks | 1987 | 40 | 29 | 11.00 | 3 | Appear original. Replace in 11 years | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 19,000.0 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 29.2.1.5 | Splitter and Disconnects | Electrical Room Upstairs | Eaton | Various | Various | 40 | Various | Various | 3 | Majority of Disconnects and Splitters appear to have been more recently installed. Disconnects for exhas fans are showing signs of Rust and should be considered for replacement. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 63,400.00 |) \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | s - |
| | | 29.2.1.6 | Meter Base | Exterior | Unknown | Meter Enclosure | 1987 | 40 | 29 | 11.00 | 3 | Surface rust visible. Monitor to ensure integrity of enclosure is not comprimised. Replace in 11 years based on ERL | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,300.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 29.2.1.7 | Dry-type Transformers | Electrical Room Upstairs | Federal Pioneer | 75 kVA 600V - 120/208V | 1987 | 40 | 29 | 11.00 | 3 | Appears Original, Regular maintenance and replacement of integral parts may prolong equipment life however parts may no be easily attainable. Replace in 11 years based on ERL | | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ 6,300.00 |) \$ - | \$ - | s - | s - | \$ - | \$ - | \$ - |
| | | 29.2.1.8 | Interior Lighting | Various | Various | Majority of Interior Lighting is mixture of Fluorescent type fixtures. Most occupant area are motion sensor controlled. | Various | 40 | Various | Various | 4 | Generally appears to be in good condition. High Bay rink lighting has been replaced more recently. Replace in 10 years based on condition rating | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 317,100.00 |) \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 29.2.1.9 | Conduit and Wiring | Various | Various | Various types | Various | 40 | Various | Various | 3 | Majority of conduit and wire not visible. Replace in 5 years based on condition | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 220,800.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - |
| | 29.2.2 Generator | | | | | | | | | | | rating | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | 29.2.2.1 | Generator Provision | Exterior | Unknown | Provision for mobile Backup generator | 2010 | 40 | 6 | 34.00 | 4 | Installation date is an estimate.Generally appears to be in good condition. No need to replace in 20 years | | \$ - | s - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

| Asset Hierar | chy | | | Identification | 1 | | Sustainability [| Data (Asset Life |) | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|--------------|--------------------------------------|------------------------------------|--------------------|--|----------|------------------|------------------|----------------|----------|--|-----------|------------------------------|--------|--------------|--------------|---------------|--------------|--------------|----------|--------------|--------------|----------------|------------------------------|--------------|--------------|------------------------------|--------------|--------------|--------------|--------------|
| Facility | ony | | | _ | | tion | , 5 | ars) | ars) | ating | | | | | | | | | | | | | | | | | | | | | |
| Location ID Class | | | ation | facture | Description | Installa | pectan sars) | Age (ye | tive Life | ition Ra | Comments/ Identified Need | Inflation | 2% | , 0 | | | | | | | | | | | | | | | | | |
| Asset | Australia | | Loo | Manu | | ear of I | Life (ye) | irrent A | Effect | Cond | | -17 | 8 | 6 | 8 | 73 | 83 | 8 | 24 | Schedule | of Costs, a | adjusted for | Inflation 8 | 8 | e e | E . | 8 | 8 | ¥ | χ | g g |
| | Attribute | 1 | | | | ۶ | _ | ರ | œ | | Installation date is an | 20. | 50. | 50. | 20% | 50% | 50% | 20% | 20% | 20% | 20% | 20% | 20% | 50% | 200 | 200 | 200 | 203 | 203 | 203 | 200 |
| | 29.2.2.2 | Manual Transfer Switch | Electrical Room Upstairs | Eaton | 200A, 600V Manual Transfer Switch | 2010 | 40 | 6 | 34.00 | 4 | estimate. Generally appears to be in good condition. No need for replacement in 20 years | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 29.2.3 Life Safety/ | Barrier Free | | | | | | | | | | years | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 138,000.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 25,400.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0.1 | 29.2.3.1 | Fire Alarm system | Near Entrance | Mircom/Edwa rds | Appears to be two separate addressable Fire Alarm systems complete with pull station, bells and heat detectors | Unknown | 40 | Unknown | Unknown | 3 | Generally appears to be in fair condition. Replace in 5 years based on condition rating | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 55,200.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 6 - | \$ - | \$ - | \$ - | \$ - |
| | 29.2.3.2 | Emergency Lighting | Various | Unknown | Emergency Battery Units complete with remote lamps | Various | 40 | Various | Various | 3 | Generally appears to be in fair condition. Replace in 5 years based on condition rating | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 55,200.00 | \$ - | \$ - | \$ - | \$ - | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.2.3.3 | Exit Signs | Various | Unknown | Exit signs with internal lamps | Various | 40 | Various | Various | 3 | Appear in fair shape. Replacement in future will be upgrade to green "Running Man" signage. Replace during next major reno | | \$ - | \$ - | \$ - | \$ - | \$ 27,600.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 0.2 | 29.2.3.4 | Barrier Free | Front Entrance and Washrooms | i Unknown | Barrier Free Doors | Unknown | 40 | Unknown | Unknown | 4 | Generally appears to be in good condition. Replace in 10 years based on condition rating | \$ - | s - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 25,400.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 29.2.4 Communica | ations | | | | | | | T | | | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 31,700.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.2.4.1 | Network | Main Office | Various | Various | Unknown | 20 | Unknown | Unknown | 4 | Generally appears to be in good condition. Replace when required in 10 years based on condition rating | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 31,700.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| 29.3 Building Mechanical 29.3.1 | | | | | | | | | | | | \$ - | \$ 26,900.00 \$ 26,900.00 | | \$ - | \$ - | \$ - | \$ - \$ - | \$ - \$ - | | \$ - \$ - | \$ - \$ - | | \$ 54,800.00 \$ 54,800.00 | 1 | | \$ 14,800.00 \$ 14,800.00 | | \$ - \$ - | \$ - \$ - | \$ - \$ - |
| 29.5.1 | | | | | | | | | | | Assumed original | | | | Ψ | Ψ | | | | | | | | | | | | | | | |
| | 29.3.1.1 | Exhaust Fan Exhaust Fan | | - | | 1987 | 25 25 | 29 | -4.00 -4.00 | 3 | equipment - some rust present . Replace soor Assumed original equipment - some rust | | \$ 1,200.00 \$ 1,200.00 | | \$ - \$ - | \$ - \$ - | \$ - \$ - | | | | \$ - | \$ - \$ - | | s - | \$ - \$ - | \$ - \$ - | s - s - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - |
| | 29.3.1.3 | Exhaust Fan | Rink Area | - | | 1987 | 25 | 29 | -4.00 | 3 | Assumed original equipment - some rust present . Replace soon | \$ - | \$ 1,200.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.4 | Gas Fired Radiant | Rink Area | - | Rink Spectator | 2014 | 25 | 2 | 23.00 | 4 | Newer Equipment - Good Condition. No need for replacement in | e | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.5 | Heaters Water Closet | Dressing Room 1&2 Washroom | - | Heaters | 1987 | 25 | 29 | -4.00 | 2 | 20 years Signs of leaking and poor flush action. Replace soon | \$ - | \$ 2,000.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.6 | Electric Duct Furnace | Mechanical Room | Keeprite | | 1987 | 25 | 29 | -4.00 | 4 | Assumed original equipment - Fair Condition. Replace soon | \$ - | \$ 3,600.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.7 | Gas Fired Water Heater | Mechanical Room | John Wood | | 1987 | 20 | 29 | -9.00 | 4 | Assumed original equipment - Unit is slated for replacement in 1-2 years | \$ - | \$ 3,600.00 | \$ - | \$ - | \$ - | \$ - | s - | s - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.8 | Gas Fired Water Heater | Mechanical Room | John Wood | | 1987 | 20 | 29 | -9.00 | 4 | Assumed original equipment - Unit is slated for replacement in 1-2 years | \$ - | \$ 3,600.00 | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.9 | Gas Fired Duct Furnace | | Modine | | 2008 | 25 | 8 | 17.00 | 4 | Replace in 17 years based on ERL | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,700.00 | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.10 | DHW Recirc Pump #1 | Mechanical Room | Armstrong | | 2005 | 25 | 11 | 14.00 | 3 | Minor rusting on housing. Replace in 14 years based on ERL | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,700.00 | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.11 | DHW Recirc Pump #2 | Mechanical Room | Armstrong | | 2005 | 25 | 11 | 14.00 | 3 | Minor rusting on housing.Replace in 14 years based on ERL Complaints of | \$ - | s - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ 5,400.00 | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.12 | Rooftop AHUs (2) | Roof | Engineered Air | | 2010 | 15 | 6 | 9.00 | 4 | condensate drain freezing in winter months. Recommend heat tracing. Replace in 10 years | | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 54,800.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.13 | Storage Tank | | A.O. Smith | | 2015 | 25 | 1 | 24.00 | 4 | No need for replacement in 20 years | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.14 | Gas Fired Radiant Tube Heaters | Zamboni Room | - | | 1987 | 25 | 29 | -4.00 | 3 | Assumed original equipment - due for replacement soon Assumed original | \$ - | \$ 4,100.00 | s - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.15 | Electric Unit Heater | Zamboni Room | - | | 1987 | 25 | 29 | -4.00 | 2 | equipment - poor condition. Replace soon Assumed original | \$ - | \$ 1,500.00 | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - | s - | \$ - | \$ - | s - | \$ - | \$ - | \$ - | \$ - |
| | 29.3.1.16 | Fire Water Pump | Kitchen Storage | Bell & Gossette | | 1987 | 25 | 29 | -4.00 | 3 | equipment - Good condition. Replace soon | \$ - | \$ 4,100.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

| | Asset Hierarchy | 1 | | Identification | | | Sustainability D | Data (Asset Life | e) | | | | | | | | | | | | | | | | | | | | | | |
|-------------|-------------------|-----------|-------|----------------|-------------|------------|------------------|------------------|----------------------|------------|------------------------------|-----------|------|------|------|------|------|------|------|------------|-------------|-------------|-----------|------|------|------|------|------|------|------|------|
| Location II | Facility ID Class | | ıtion | acturer | Description | stallation | ectancy ars) | ge (years) | ye Life g (years) | ion Rating | Comments/ Identified Need | Inflation | 2% | | | | | | | | | | | | | | | | | | |
| | Asset | | oca | unde | Description | of In | Exp (yes | ž Ž | ectiv | nditi | 14000 | | | | | | | | | Schedule c | of Costs, a | djusted for | Inflation | | | | | | | | |
| | | Attribute | _ | Ma | | Year | Life | Ourrei | Rem | ő | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |