

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

5.18 Port Rowan Community Centre

Overview

The Port Rowan Community Centre is located at 14 College Avenue in Port Rowan, Ontario. I tis a community facility constructed in 1956 and has approximately 11,168 square feet of floor space.

5.18.1 Architectural and Structural

The exterior concrete block has cracking in several locations that require further structural review. Sections of metal siding at front elevation are missing and should be replaced. Weather stripping on exterior doors should be replaced. The exterior wood windows are deteriorating and are in need of replacement. The flat roof area was reviewed and appeared in acceptable condition. However, the main roof was not accessed. The condition shall be verified in a specific roof audit. The condition of the roof attic space is unknown and needs to be addressed through the roof audit.

The ceiling at the stage area shows signs of water staining. The source of water should be investigated and repaired accordingly. The ceiling in the storage areas adjacent to the stage have collapsed and are in need of replacement. The source of damage should be investigated and repaired. Refer to Photo A16.

The kitchen and bar areas show wear from age and should be replaced. The mechanical room ceiling requires repair. Wood windows are in need of replacement. The crack in the wall above the door to the attic access should be repaired. Concrete block cracks should be repaired and the control joints should be caulked. Cracks in the brick on front elevation appear to have been repaired with caulking. Caulking should be removed and the brick should be repointed properly.

5.18.2 Building Electrical

The small bar area panel appears to be nearing the end of its useful life and should be replaced. The exterior wall pack upgrades to LED fixtures have occurred, however the front entrance canopy lighting appears aged and should be replaced. The disconnect for 'panel stage den' appears to have exceeded its useful life expectancy and should be considered for replacement. The emergency battery unit in the kitchen is showing signs of rusting and should be considered for replacement. The receptacle located within 1.5 m of the upstairs sink requires being protected by a ground fault circuit interrupter. The manual transfer switch in the electrical room shows signs of aging and should be replaced soon.

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.

5.18.3 Building Mechanical

Insulation on exterior ductwork from air handling unit appears to have been damaged by animals. We recommend the repair or replacement of the insulation to avoid early duct deterioration. Refer to Photo M12. The exterior Lennox air handling unit is due for replacement and the condenser on the unit is leaking. The air handling unit should be replaced in 1 to 2 years. The grease filters are rusting and need to be replaced in the kitchen. The pipe connection to the kitchen gas fired appliances needs to be replaced due to corrosion.

5.19 Waterford and District Lions Community Centre

Overview

The Waterford and District Lions Community Centre is located at 51 West Church Street in Waterford, Ontario. It is a community facility constructed in 1982 and has approximately 6,712 square feet of floor space.

5.19.1 Architectural and Structural

The exterior concrete block and siding appear to be in acceptable condition. However, the control joint caulking should be replaced. The concrete foundation at threshold at double exit door is damaged with rebar exposed. Repair should be done at this location. The foundations in the basement mechanical room has cracking and efflorescence and should be further reviewed for structural stability. The sill at the double exit door needs to be repaired. The downspout is damaged 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 condition of the roof attic shall be verified as part of the roof audit. Shingles appear to be in poor to fair condition and should be replaced in the next few years.

The plastic laminate countertops and cabinets appear in acceptable condition. The wall/countertop caulking should be replaced. The ceiling in the basement mechanical room has collapsed and is in need of replacement. The ceiling should be replaced with gypsum board for fire separation.

5.19.2 Building Electrical

The exterior wall pack at the top of the parking lot stairs has exposed conductors that may or may not be energized. This is a safety hazard and should be remedied as soon as possible. Refer to Photo E14.

Lights in the stairwell to the Scouts' basement should always be 'ON' by code. Re-wiring the light fixtures so that they are un-switched should be considered.

| | Asset Hierarch | 1 | | | Identification | 1 | | Sustainability Da | ata (Asset Life) | | | | | | | | | | | | | | | | | | | | | | |
|-------------|----------------------------|------------------|---|---|----------------|--|----------|-------------------|------------------|----------------------|----------|---|--------------|--------------|-------------------------------|--------------|--------------|--------------|--------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------------------------------|----------------|-----------------|
| Facility | | | | ç | urer | | allation |) | (years) | Life years) | h Rating | | | | | | | | | | | | | | | | | | | | |
| Location ID | Class Asset | | | Locatic | anufact | Description | of Insta | Expection (years | ent Age | ffective aining (| onditior | Comments/ Identified Need | Inflation | 2% | • | | | | | | Schedule | of Costs, a | adjusted f | or Inflation | | | | • | | | |
| | | Attribute | | | Ÿ | | Year | Life | Curre | Rem | õ | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 |
| | Architectural & Structural | n | | | | | | | | | | | s - | \$ - | \$ 191,500.00 \$ 83,200.00 | \$ - ¢ | \$ - \$ | \$ 107,000.0 | • \$ 0 | s - | \$ - | \$ - | s - | \$ 87,300.00 | \$ - \$ | s - | s - | \$ - ¢ | \$ 54,900.00 \$ \$ 54,900.00 \$ | \$-\$ | 3,300.00 \$ - |
| 10.1 | 18.1.1 Substructure | I | 1 | 1 | | | | | | 1 | | 1 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | ° \$ − | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - \$ - | \$ - 9 | \$ - \$ | |
| | 18.1.2 Sub-Grade En | | Footings | Varies | N/A | Concrete | 1956 | 60 | 60 | 0.00 | 4 | Footings not reviewed | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - \$ - | \$ - S | \$-\$ \$-\$ | - \$ - |
| | | 18.1.2.1 | Foundation Walls - General | Varies | N/A | Concrete | 1956 | 60 | 60 | 0.00 | 3 | There was no visually evident signs of structural distress or deterioration noted. | \$- | \$- | \$- | ş - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ | \$-\$ | s - \$ - |
| | | 18.1.2.2 | Slabs-on- Grade - General | Varies | N/A | Reinforced Concrete | 1956 | 60 | 60 | 0.00 | 3 | There was generally no visually evidence of structural distress or deterioration noted. Crack in floor slab noted in mechanical room noted. | \$- | s - | \$- | \$- | s - | \$- | \$- | \$- | \$- | s - | s - | \$- | \$- | s - | s - | \$- | \$ - : | s - s | ; - \$ - |
| | 18.1.3 Exterior Vertica | I Enclosures | | | | | | | | | 1 | - | \$- | \$- | \$ 33,300.00 | \$ - | \$- | \$ - | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$ - | \$- | \$ - : | \$ - \$ | ; - \$ - |
| | | 18.1.3.1 | Perimeter Exterior Walls | rimeter of build | i N/A | Painted concrete block walls, metal siding and brick on front elevation. | 1956 | 60 | 60 | 0.00 | 3 | Exterior concrete block has cracking in several locations that require further structural review. Metal siding generally in good condition. Mortar joints in brick appear to be repaired with cauking. Control joint cauking should be replaced. Sections of metal siding at front elevation missing and should be replaced. Estimated cost for structural review is \$7K. | | \$ - | \$ 5,200.00 | \$ - | \$- | ş - | \$- | \$- | \$- | ş - | \$- | \$- | \$- | ş - | \$- | \$- | \$ - X | \$-\$ | ; - \$ - |
| | | 18.1.3.2 | Exterior doors, frames and hardware | rimeter of build | i N/A | Aluminum doors and screens. Hollow metal doors and frames. | 1956 | 40 | 60 | -20.00 | 3 | Exterior doors generally in acceptable condition. Weatherstripping damaged and/or missing and should be reviewed for replacement. Pairt on door at delivery entrance is damaged. | \$- | \$ - | \$ 2,100.00 | s - | ş - | \$- | \$- | \$- | \$- | \$- | s - | \$- | \$- | \$- | \$- | \$- | \$ - ¹ | \$-\$ | ; - \$ - |
| | | 18.1.3.3 | Exterior windows | rrimeter of build | s N/A | Aluminum storm windows over existing wood windows. | 1956 | 40 | 60 | -20.00 | 2 | Exterior wood windows with are deteriorating and should be replaced. | \$- | \$- | \$ 26,000.00 | \$- | \$- | \$- | \$- | \$- | ş - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ - [;] | \$-\$ | ; - \$ - |
| | | 18.1.3.4 | Insulation on exterior ductwork | rimeter of build | i N/A | Spray-on insulation on exterior ductwork | 2003 | 10 | 13 | -3.00 | 2 | Exterior spray-on insulation on ductwork is damaged and should be repaired and protected. Repair cost refer to Mechanical Section. | \$- | s - | \$- | s - | \$- | \$- | \$- | \$- | \$- | \$- | s - | \$- | \$- | s - | s - | \$- | s - : | s - s | ; - \$ - |
| | 18.1.4 Exterior Horizo | ntal Enclosures | | | | | | | | | | | | \$- | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ - : | \$-\$ | ; - \$ - |
| | | 18.1.4.1 | Roof Structure | Varies | N/A | Wood structure | 1956 | 50 | 60 | -10.00 | 3 | Parital review of the attic space. Roof structure that was visible appears acceptable. | \$- | \$ - | \$- | \$- | \$ - | \$ - | \$ - | \$- | \$- | \$- | s - | \$- | \$- | s - | \$- | \$- | \$ - | \$ - \$ | ; - \$ - |
| | | 18.1.4.2 | Roofing - General | Varies | N/A | Metal roof panels and built up aphalt and gravel roofing and rubberized membrane at flat roof areas | 1956 | 40 | 60 | -20.00 | 3 | Flat roof areas were reviewed from second floor level and appeared in acceptable condition. Main roof was not accessed. Condition of roofing assembly is not know and should be verified as part of a specific roof audit. | \$- | \$ - | \$- | ş - | \$- | \$ - | \$- | \$- | \$- | \$- | ş - | \$- | \$- | ş - | ş - | \$- | \$ | \$-\$ | ; - ; - |
| | | 18.1.4.3 | Roof flashing, eavesthrough and downspouts | Perimeter of building | N/A | Metal fascia, eavestrough and metal downspouts | 1956 | 40 | 60 | -20.00 | 3 | Eavestrough and downspouts appear in generally acceptable condition. | \$- | \$- | \$- | s - | \$- | \$- | \$- | \$- | s - | s - | \$- | \$- | \$- | \$- | \$- | \$- | \$ | \$-\$ | ; - \$ - |
| | | 18.1.4.4 | Roof insulation | Ceiling level | N/A | Unknown | 1956 | 50 | 60 | -10.00 | 3 | Condition of roof attic space is not know and should be verified as part of a specific roof audit. | \$- | \$- | \$- | \$- | ş - | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ - : | \$ - \$ | s - s - |
| | 18.1.5 Interior Constru | uction & Finishe | 5 | | і. Г | | | | | | | auun. | \$- | \$ - | \$ 49,900.00 | \$- | \$- | \$ - | \$- | \$ - | \$- | \$- | \$- | \$- | \$ - | \$- | \$ - | \$- | \$ 54,900.00 | \$ - \$ | ; - \$ - |
| | | 18.1.5.1 | Interior Walls | Interior face of exterior wall construction | N/A | Gypsum board painted | 1956 | 60 | 60 | 0.00 | 3 | Painted gypsum board walls generally in acceptable condition. | \$- | s - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$ | \$-\$ | ; - \$ - |
| | | 18.1.5.2 | Mechancial Room | varies | N/A | Painted gypsum board and exposed brick | 1956 | 60 | 60 | 0.00 | 3 | Painted gypsum board walls generally in acceptable condition. | \$- | s - | \$- | s - | \$- | s - | ş - | \$- | \$- | s - | s - | \$ - | \$- | \$- | \$- | \$- | \$ | \$-\$ | s - \$ - |
| | | 18.1.5.3 | Kitchen cabinetry | Kitchen | N/A | Wood cabinetry and stainless steel and plastic laminate countertops | 1956 | 30 | 60 | -30.00 | 3 | Stainless steel counter tops appear in acceptable condition. Wood cabinets and p.lam countertops are showing wear and should be replaced. Countertop/wall caulking should be replaced. | \$- | \$- | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | s - | \$- | \$- | \$ 54,900.00 | \$-\$ | ; - \$ - |
| | | 18.1.5.4 | Bar cabinetry | Bar Area | N/A | Wood cabinetry and plastic laminate countertops | 1956 | 30 | 60 | -30.00 | 3 | Wood cabinets and p.lam countertops are showing wear and should be replaced. Countertop/wall caulking should be replaced. | \$- | \$- | \$ 16,600.00 | s - | s - | \$- | \$- | \$- | s - | s - | s - | \$- | \$- | \$- | \$- | \$- | \$ | \$-\$ | ; - \$ - |
| | | 18.1.5.5 | Washrooms | Varies | N/A | Gypsum board walls, floor tiles, toilet partitions. | ? | ? | ? | ? | 4 | Washroom appear to have been recently renovated. | \$- | \$ - | \$- | \$ - | \$ - | \$ - | \$- | \$- | \$- | \$ - | \$ - | \$ - | \$ - | \$- | \$- | \$- | \$ - : | \$-\$ | s - s - |
| | | 18.1.5.6 | Ceilings | varies | N/A | Suspended ceiling tiles system, suspended gypsum board. | 1956 | 40 | 60 | -20.00 | 2 | Suspended ceiling tiles are stained and bowing. Ceiling in stage area are water stained. Ceiling in storage area adjacent to stage has collapsed and is need of repair. Further investigation as to cause and repair. Mechanical room ceiling water damaged. To be repaired. | ş - | \$- | \$ 33,300.00 | s - | \$- | ş - | \$ - | \$- | \$ - | \$ - | \$- | \$- | \$- | \$ - | \$ - | \$- | \$ - : | \$ - \$ | ; - \$ - |
| | | 18.1.5.7 | Interior Doors and Frames and Hardware | varies | N/A | Hollow metal doors | 1956 | 40 | 60 | -20.00 | 3 | Interior doors, frames and hardware appear to be in good condition. | \$- | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | s - | \$- | \$- | \$- | \$- | s - | \$ - | \$- | \$ | \$-\$ | s - \$ - |
| | 18.1.6 Equipment, Fu | mishings, & Sei | vices | | | | | | | | | | | \$- | \$- | \$- | \$ - | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$ - | \$- | \$ - | \$ - | \$ - : | \$ - \$ | ; - \$ - |
| | | 18.1.6.1 | OBC Issues | varies | N/A | Ontario Building Code Issues | 1956 | ? | ? | ? | 2 | Guard at main exit stair from second floor level does not meet OBC height requirements for and exit. No upgrade is required unless modifications is done the stairs. | \$- | \$- | \$- | \$- | \$- | \$- | \$ - | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$ | \$-\$ | ; - \$ - |

| | Asset Hie | | | - | Identification Sustainability Data (Asset Life) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------|--------------------------|------------------|-----------------------------|-----------------------|---|--|----------|---------------------|---------|---------------------------|--------------|---|------|--------------|------------|---------|------|--------------|--------|------|--------------|-----------|-------------|------------------------------|------|------|------|-------------------|-----------|------|----------------|------|
| | Asset hie | | | | noi | > | urs) | (S | ting | | | | | | | | | | | | | | | | | | | | | | | |
| Location ID | Class | tion | acturer | Description | stallat | ectanc ars) | je (yea | ive Life ng (yea | ion Ra | Comments/ Identified Need | Inflation 2% | | | | | | | | | | | | | | | | | | | | | |
| | Asset | | | Loca | Manufa | Description | ar of In | fe Exp (yea | rent Aç | Effecti | Condit | | | I | T - | | 1 | | - | 1 . | Schedule | of Costs, | adjusted fo | r Inflation | | - | | | _ | | | |
| | | Attribute | | | - | | Yea | Li | Curr | Rei | - | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
| | 18.2 Electrical | | | | | | | | | | | | \$ - | \$ - \$ - | \$ 3,100 | | \$ | \$ 107,000.0 | | \$- | \$ - \$ - | \$ - | | \$ 83,300.00 \$ 70,900.00 | \$ - | Ŷ | \$ - | <mark>\$ -</mark> | \$ - ¢ | \$ - | \$ - \$ | - |
| | 18.2.1 Distribution | on | | 1 | T | 3-Phase Utility | | | | | | | \$ - | \$ - | \$ | 5 - | \$ | \$ 51,900.0 | 0 \$ - | \$ - | \$ - | \$ - | \$- | \$ 70,900.00 | \$ - | \$ - | \$ - | \$ - | 5 - | \$ - | \$ - \$ | |
| | | 18.2.1.1 | Service Transformer | Pole Mounted | Unknown | Owned Pole Mounted Transformers | 1976 | 40 | 40 | 0.00 | N./A | N/A | \$- | \$- | \$ | \$ - | \$ | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$-\$ | |
| | | 18.2.1.2 | Main | Electrical | Siemens | 400A, 120/208V, 3- | Unknown | 40 | Unknown | Unknown | 4 | Generally appears to be in good condition. Replace in 10 years based on condition rating | \$ - | s - | \$ | \$ - | \$ | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ 7,500.00 | \$ - | \$ - | \$ - | \$- | \$ - | \$ - | \$ - \$ | - |
| | | | Lighting and | Koom | Cutler- | phase | | | | | | Most Panels generally appear to be in good condition. Small Bar area panel appears to be | | | | | | | | | | | | | | | | | | | | |
| | | 18.2.1.3 | Distribution Panels | Various | Hammer, Federal Pioneer | Various | Various | 40 | Various | Various | 3 | nearing the end of its useful life and should be replaced in 5 years based on condition rating | ъ - | \$ - | \$ | \$ - | \$ | \$ 22,100.0 | 0\$- | \$- | \$ - | \$ - | \$ - | \$- | \$- | \$ - | \$ - | \$- | \$ - | \$- | \$-\$ | • |
| | | 18.2.1.4 | Exterior Lighting | Exterior | Unknown | Wall Packs and Decroative Downlighting | Various | 40 | Various | Various | 3 | New LED wall packs appear to be in good condition. Front entrance canopy lighting appears aged and should be replaced in 5 years based on condition rating | | s - | \$ | s - | \$ | \$ 13,200.0 | 0\$- | \$- | \$- | \$ - | ş - | \$- | \$- | \$- | \$- | \$- | \$- | \$ - | s - s | - |
| | | | | | | Various | | | | | | Cutler-Hammer and Federal Pioneer Disconnects appear to be in good condition. | | | | | | | | | | | | | | | | | | | | |
| | | 18.2.1.5 | Splitter and Disconnects | Electrical Room | Various | Disconnects and Splitters at various ages | Various | 40 | Various | Various | 3 | Disconnect for 'Panel Stage Den' appears to have exceeded its life expectancy and should be considered for replacement in 5 years | | \$- | \$ | \$ - | \$ | \$ 16,600.0 | 0\$- | \$- | \$- | s - | \$- | \$- | \$- | s - | \$- | \$- | \$- | \$- | \$-\$ | - |
| | | 18.2.1.6 | Meter Cabine | t Electrical Room | Unknown | Contains Metering | Unknown | 40 | Unknown | Unknown | 4 | based on condition rating Generally appears to be in good condition. Replace in 10 years based on condition rating | \$ - | ş - | \$ | \$ - | \$ | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ 1,200.00 | \$ - | \$- | \$ - | \$- | \$ - | \$ - | \$ - \$ | - |
| | | | | Room | | Equipment Mainly Fluorescent | | | | | | replace in To years based on condition rating | | | | | | | | | | | | | | | | | | | | |
| | | 18.2.1.7 | Interior Lighting | Various | Various | fixtures, with minimal Incandescent | Various | 40 | Various | Various | 4 | Generally appears to be in good condition. Replace in 10 years based on condition rating | | \$- | \$ | \$ - | \$ | \$- | \$ - | \$- | \$- | \$- | \$ - | \$ 31,100.00 | \$- | \$- | \$- | \$- | \$- | \$- | \$-\$ | - |
| | | | | | | fixtures Mixture of Conduit/wire | | | | | | Most Conduit and Wiring was not visible, | | | | | | | | | | | | | | | | | | | | |
| | | 18.2.1.8 | Conduit and Wiring | Various | Various | installations as well as armoured | Various | 40 | Various | Various | 4 | however the portion that was visble generally appears to be in good condition. Replace in 10 years based on condition rating | \$- | \$- | \$ | \$ - | \$ | \$- | \$- | \$- | \$- | \$- | \$- | \$ 31,100.00 | \$- | \$- | \$- | \$- | \$- | \$- | s - s | - |
| | | | | | | cable installations | | | | | | years based on condition rating | | | | | | | | | | | | | | | | | | | | |
| | 18.2.2 Generato | or | | 1 | r – | Provision for | | | | | | | \$- | \$- | \$ 3,100 | 00 \$ - | \$ | \$- | \$ - | \$ - | \$ - | \$- | s - | \$- | \$- | \$ - | \$- | \$- | \$ - | \$- | \$ - \$ | - |
| | | 18.2.2.1 | Generator Provision | Exterior | Unknown | mobile Backup generator | 2010 | 40 | 6 | 34.00 | 4 | Installation Yeat is an Estimate. Generally appears to be in good condition. No need for replacement in 20 years. | \$- | \$- | \$ | \$ - | \$ | \$- | \$ - | \$- | \$- | s - | \$- | \$- | \$- | s - | \$- | \$- | \$- | \$- | \$-\$ | • |
| | | 18.2.2.2 | Manual Transfer | Electrical Room | ASCO | MTS for Provision of mobile | 2010 | 40 | 6 | 34.00 | 2 | Installation Date is an Estimate. Exterior appears aged. Replace soon based on | \$- | s - | \$ 3,100 | 00 \$ - | \$ | ş - | s - | \$- | ş - | s - | ş - | \$ - | \$- | s - | \$- | \$- | \$- | \$ - | s - s | |
| | | | Switch | Room | | Backup generator | | | | | | condition rating. | | | | | | | | | | | | | | | | | | | | |
| | 18.2.3 Life Safe | ty/ Barrier Free | | 1 | 1 | | | | | | | | \$- | \$ - | \$ | \$ - | \$ | \$ 55,100.0 | 0 \$ - | \$- | \$ - | \$- | \$- | \$ 12,400.00 | \$- | \$- | \$- | \$- | \$- | \$- | \$-\$ | - |
| | | | | | | Appears to be an | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Fire Alarm | | | addressable Fire Alarm | | | | | | Generally appears to be in good condition. | | | | | | | _ | | | | | | | | | | | | | |
| | | 18.2.3.1 | system | Near Entrance | e Mircom | system complete with | Unknown | 40 | Unknown | Unknown | 3 | Generally appears to be in good condition. Replace in 5 years based on condition rating | \$- | \$ - | \$ | \$ - | \$ | \$ 38,600.0 | 0\$- | \$ - | \$ - | \$- | \$ - | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$-\$ | |
| | | | | | | pull station, bells and heat | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | detectors | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 18.2.3.2 | Emergency | Various | Unknown | Emergency Battery Units | Various | 40 | Various | Various | 3 | Generally appears to be in good condition. EBU in kitchen appears to show signs of | \$- | s - | \$ | s - | \$ | \$ 11,000.0 | 0\$- | s - | s - | s - | s - | s - | \$- | s - | s - | s - | s - | s - | s - s | |
| | | | Lighting | | | with lamp and remote lamps | | | | | | Rusting and should be replaced in 5 years based on condition rating | | | | | | | | | | | | | | | | | | | | |
| | | | | | | Exits Signs powered from | | | | | | Appears to be in Good Condition. Replacement in future will be upgrade to green | | | | | | | | | | | | | | | | | | | | |
| | | 18.2.3.3 | Exit Signs | Exits | Unknown | Emergency Battery Units | Various | 40 | Various | Various | 4 | Replacement in future will be upgrade to green "Running Man* signage. Replace at next major reno | \$ - | \$ - | \$ | \$ - | \$ | \$ 5,500.0 | 0\$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$-\$ | - |
| | | 18.2.3.4 | Barrier Free | Front Entrance and | Unknown | Barrier Free | Unknown | 40 | Unknown | Unknown | 4 | Generally appears to be in good condition. | s - | s - | \$ | s - | \$ | s - | s - | \$ - | s - | s - | s - | \$ 12,400.00 | \$ - | s - | s - | s - | s - | s - | s - s | |
| | 18.3 Building Mechanical | | | Washrooms | | Doors | | | | | | Replace in 10 years based on condition rating | \$ - | s - | \$ 105,200 | | s | s - | s - | \$ - | s - | s - | s - | \$ 4,000.00 | \$ - | s - | \$ - | \$ - | s - | s - | \$ 3,300.00 \$ | |
| | 18.3.1 | | | | | | | | | | | | \$ - | \$ - | \$ 105,200 | | \$ | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,000.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,300.00 \$ | |
| | | 18.3.1.1 | Exhaust Fan | Exterior | - | Wall mounted utility type fan | N/A | 25 | N/A | N/A | 2 | Unknown age - Rusting. Replace wthin 2 years. | \$- | \$ - | \$ 1,600 | 00 \$ - | \$ | s - | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | s - s | |
| | | 18.3.1.2 | Condenser | Exterior | Bora | | 2000 | 25 | 16 | 9.00 | 3 | Estimated age - Fair Condition. Replace in 10 years based on ERL | \$- | \$ - | \$ | \$ - | \$ | \$ - | \$- | \$ - | \$ - | \$ - | \$- | \$ 2,500.00 | \$- | \$ - | \$ - | \$- | \$ - | \$- | \$ - \$ | |
| | | 18.3.1.3 | Air Handling Unit | Exterior | Lennox | | 1995 | 15 | 21 | -6.00 | 2 | Estimated Age - No Access, Motor mounts replaced in 2015, Condenser is leaking and is starting to rust, Exterior duct insulation is | \$ - | s - | \$ 83,200 | 00 \$ - | \$ | s - | s - | \$ - | \$ - | s - | s - | \$- | \$ - | \$- | \$ - | \$- | \$ - | \$- | s - s | - |
| | | 18.3.1.4 | | Exterior Side | | Serves Men's | 2010 | 25 | 6 | 19.00 | 4 | deteriorating. Replace soon. Estimated age - Good condition. Replace at 20 | \$ - | s - | \$ | s - | \$ | s - | s - | \$ - | s - | s - | s - | s - | \$ - | s - | s - | \$ - | s - | s - | \$ 1,100.00 \$ | |
| | | 18.3.1.5 | | Exterior Side | | Washroom Serves Women's | 2010 | 25 | 6 | 19.00 | 4 | years based on ERL Estimated age - Good condition. Replace at 20 | | s - | - | s - | s | - | \$ - | \$ - | s | s - | • | • | \$ - | \$ - | \$ - | \$ - | \$ - | s - | \$ 1,100.00 \$ | |
| | | | El actor Maria | vvaii | | Washroom Small point of use water | | | | | | years based on ERL Estimated age - Good condition. Replace at 15 | | | | | | | | | | | | | · | | · | | | | | |
| | | 18.3.1.6 | Heater | Dai | - | heater for bar sink Wall mounted | 2010 | 20 | 6 | 14.00 | 4 | estimated age - Good condition. Replace at 15 years based on ERL Estimated age - Good condition. Replace at 20 | - | \$ - | | | \$ | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,500.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - \$ | |
| | | 18.3.1.7 | Exhaust Fan | 1 | • | propeller fan Boiler system | 2010 | 25 | 6 | 19.00 | 4 | years based on ERL | ъ - | \$ - | \$ | \$ - | \$ | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$- | \$ - | \$- | \$- | \$ - | \$ - | \$ 1,100.00 \$ | - |
| | | 18.3.1.8 | Boiler | Electrical Room | Lochinvar | replaced in 2015 | 2015 | 25 | 1 | 24.00 | 4 | Newer Equipment - Good Condition. No need for replacement | \$- | \$ - | \$ | \$ - | \$ | \$ - | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$-\$ | • |
| | | 18.3.1.9 | Indirect Water Heater | r Electrical Room | Lochinvar | | 2015 | 20 | 1 | 19.00 | 4 | Newer Equipment - Good Condition. Replace at 20 years based on ERL | \$- | \$- | \$ | \$ - | \$ | \$ - | \$- | \$ - | \$- | \$ - | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$-\$ | - |
| | | 18.3.1.10 | Kitchen Hood | Kitchen | - | | N/A | N/A | N/A | N/A | 3 | Grease filters are rusting and need replacement soon. | \$ - | \$ - | \$ 1,200 | 00 \$ - | \$ | \$ - | \$- | \$ - | \$- | \$- | \$- | \$- | \$- | \$ - | \$- | \$- | \$- | \$- | \$-\$ | - |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | Asset Hierarchy | | | | | | Sustainability Data (Asset Life) | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|-------------------------------|-----------------|-----------|------------------------------|---------|------------|-------------|----------------------------------|-----------------------|----------------|-------------------------------|----------------|---|--|------|--------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Location | Facility Location ID Class | | | | ocation | nufacturer | Description | of Installation | Expectancy (years) | nt Age (years) | ective Life vining (years) | ndition Rating | Comments/ Identified Need | eed Inflation 2% Schedule of Costs, adjusted for Inflation | | | | | | | | | | | | | | | | | | | |
| | | | Attribute | | | | | Year | Life | Currer | Eff | 8 | | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
| | | | 18.3.1.11 | Gas piping | Kitchen | - | | N/A | N/A | N/A | N/A | 3 | Pipe connections to gas fired appliances in kitchen are corroding. Replace soon. | \$- | \$- | \$ 5,200.00 | \$- | \$- | \$- | \$- | \$- | \$- | s - | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$- |
| | | | 18.3.1.12 | Rooftop Air Handling Unit | Roof | Lennox | | 2005 | 15 | 11 | 4.00 | 3 | Housing finish is rusting and weathered. Replace within5 years. | \$- | \$ - | \$ 14,000.00 | \$- | ş - | \$ - | \$- | \$- | s - | \$- | s - | \$- | \$- | s - | \$- | \$- | s - | \$- | \$ - | \$- |