

## **NORFOLK COUNTY**

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

### **FINAL**

April 13, 2017

# Submitted by:



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JLR No: 27362

#### 5.31 Waterford Tricenturena & Storage Building

#### Overview

The Waterford Tricenturena & Storage Building at 32 Church Street East in Waterflord, Ontario was constructed in 1967, and has approximately 62,100 square feet of floor space.

#### 5.31.1 Architectural and Structural

The exterior concrete control joint caulking needs replacement. The concrete block piers at the main entrance are deteriorating. Refer to Photo A31. A detailed review of structural support for mechanical unit in arena is recommended. Damaged and missing weather stripping on exterior doors 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 plywood cladding on gables is worn and should be repainted. The mast at gable end of the building does not appear to be properly supported. The mast should be removed and the pier properly capped to avoid water infiltration.

The kitchen is worn and should be upgraded. The County should investigate the source of efflorescence in the rink area. The Storage Building is acceptable for the use of the building.

#### 5.31.2 Building Electrical

Overall, the electrical systems appear to generally be in good condition.

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

#### 5.31.3 Building Mechanical

The building is protected by a sprinkler system. The sprinkler piping and sprinkler heads in dressing room 7 is rusting. There is poor sprinkler coverage in some areas throughout the facility. Refer to Photo M21. Exposed uninsulated pipes, fittings and valves in the compressor room have extensive rusting and should be considered for replacement. The exhaust fan in the concession needs to be cleaned and have a safety guard installed. Refer to Photo M22.

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 Hierarchy				Identification			Sustainability D	Data (Asset Life)	)																						
Facilit	,				<u>_</u>		tion	ıcy	ears)	e ars)	ating																					
Location ID	Class			cation	facture	Description	Installa	Expectar (years)	Age (ye	tive Lif	lition R	Comments/ Identified Need	Inflation	2%							Only a deal	4 04-		- lflti								
	Asset	Attribute		Lo	Manı		ear of	Life Ey (Ç. D)	urrent	Effec	Conc		17	18	19	120	121	77	123	124	Scneau g	e or Costs	adjusted fo	miniation 8	65	83	131	32	33	134	35	98
031 Water	ford Tricenturena & Storage Building						>		O	Œ			\$ 17,500.00	- \$	50 -	\$ 23,100.00	50 -	\$ -	\$149,100.00	s -	50 -	50 -	\$ 1,043,400.00	\$ 290,700.00	50 -	50 -	\$ -	50	s -	s -	s -	\$ 91,400.00
	1.1 Architectural & Structural												\$ 17,500.00 \$ -		\$ -	\$ -	\$ -	\$ -	\$ 62,500.00 \$ 5,600.00		\$ - \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$ -	\$ -	\$ -
	31.1.1 Sub-Grade End	losures	Foundation									There was no visually	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600.00	\$ -	\$ -	\$ -	\$ -	5 -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5 -	\$ -
		31.1.1.1	Walls - General	Varies	N/A	Concrete block	1967-2004	60	?	?	4	evident signs of structural distress or deterioration noted.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -
			Slabs-on-									Except as noted below, there was no																				
		31.1.1.2	Grade - General	Varies	N/A	Reinforced Concrete	1967-2004	60	?	?	4	visually evident signs of structural distress or deterioration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
												noted.  Some deterioration																				
		31.1.1.3	Slabs-on- Grade	Zamboni Room	N/A	Reinforced Concrete	2004	60	12	48.00	3	evident at zamboni tracks from exterior	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -
			Ciado			Controlo						onto the ice rink area. Repaire needed																				
	31.1.2 Floor and roof	structure										In general, there were		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Structural Steel Roof			Structural Steel						no visually evident signs of structural																				
		31.1.2.1	Framing - Within the Ice Rink Area	Varies	N/A	structure within the ice rink area	2004	60	12	48.00	4	distress or deterioration noted in the ice rink area roof		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Wood Roof			mik area						framing.																				
		31.1.2.2.	Framing - Balance	Varies	N/A	Wood structure of	1967	60	49	11.00	4	Wood structure that was visible, there was	\$ -	\$ -	s -	s -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	s -
			building not within the Ice Rink Area			roof						no visual evidence of deterioration.																				
												In general, there were no visually evident																				
												signs of structural distress or																				
		31.1.2.3	Tiered arena seating	ered seating ar	N/A	Concrete	1977	60	39	21.00	3	deterioration noted of the tiered floor structure. Gaps in	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
												concrete floor at hollow metal door																				
	31.1.3 Exterior Walls											frame.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
												Exterior concrete split																				
												face block. Control joint caulking is showing some																				
												cracking and should be replaced. Concrete																				
			Darimeter			Concrete Block and						block piers at front entrance																				
		31.1.3.1	Perimeter Walls	xterior of buildin	N/A	split face concrete	1967-2004	60	?	?	3	deteriorating. Further structural review of piers is required.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						block						Concrete block walls at lower section																				
												(1967 section) showing signs of																				
												cracks at mortar joints. Repointing and repainting is required																				
	ŀ											Generally performing																				
		31.1.3.4	Exterior	Varies	Unknown	Various Hollow-Metal	1967	40	49	-9.00	3	as intended. Damaged and missing	\$ -	\$ -	s -	s -	\$ -	s -	\$ 7.300.00	\$ -	s -	s -	\$ -	\$ -	s -	\$ -	s -	s -	s -	\$ -	s -	s -
			Doors			Exit Doors						weatherstripping to be replaced on each	Ť	•	Ť	,	•	ľ	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	·	Ť	Ť	Ť	Ť	Ť	ľ	ľ	·	,		Ť	
												door. In general, garage																				
		31.1.3.5	Exterior Roll Up Door	Roll up door at zamboni	Unknown	Roll up door	1967	40	49	-9.00	4	doors appear to be in good condition and working order. Date	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			ор Боог	entrance								of installation not known.																				
	31.1.4 Exterior Horizon	ntal Enclosures											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			Roofing -			Built-up Roof Assembly and Pre-						Roofs were not accessed. Condition of roofing assembly is																				
		31.1.4.1	General	Varies	N/A	engineered metal roof	1967-2004	20	-	-	"	not know and should be verified as part of	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	31.1.5 Interior Constru	ction & Finisho	s			panels						a specific roof audit.	\$ 15,000.00	\$ -	s -	s -	\$ -	s -	\$ 18,000.00	\$ -	s -	s -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	\$ -	s -
	JI.I.S Interior Constru	oaon a rinishe										Some evidence of	\$ 13,000.00	•			•		\$ .0,000.00									•				
		31.1.5.1	Interior Concrete	Varies	N/A	Concrete	2004	60	12	48.00	3	eflorescence visible in rink area. Further investigation required	\$	s -	s -	s	s -	s	\$	\$	s	s	\$ -	\$ -	s	s -	s	\$	s	\$ -	\$	s
		01.1.0.1	Block Walls	vailes	HVA	Block walls	2004	30	12	40.00		to determine source and extent of possible		-			_			•						-		•		,	, .	
1												damage.																				
			Interior			Fixed						Generally in																				

Asset Hierard	hy			Identification			Sustainability D	ata (Asset Life)	1																						
Facility				L.		tion	ıcy	ears)	ars)	ating																					
Location ID Class			ation	facture	Description	Installa	pectar sars)	Age (ye	tive Life ing (year	ition R	Comments/ Identifie Need	Inflation	2%	•									1.0.0								
Asset	Assettence		- P	Manu		ear of [	Life Ex (ye	rrent /	Effective emaining (	Cond			85	61	8	52	8	8	45	Schedul	e of Costs	, adjusted fo	r Inflation	8		<u> </u>	8		- A	88	
	Attribute	ı				۶	_	ರ	œ		Canarally in good	20,	20,	50.	50%	202	50%	202	20%	20%	202	20%	203	20%	500	500	200	203	203	200	500
					Single and						Generally in good condition throughout Some maintenance																				
	31.1.5.3	Interior Doors	Varies	Unknown	Double Doors	1967	60	49	11.00	3	and repair will be required over time	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	24.4.5.4	Floor Finishes	yaries	Unknown	Rubber Floor	1967	60	49	11.00	3	depending on use.  Generally in good	¢	s -	s -		¢.	•	6	e		s -	e	e e	\$ -	\$ -	•			s -	c	
	31.1.5.4				Tiles Exposed	2004	60	12	48.00	3	condition throughout Generally in good		\$ -	s -	e -	\$ -	s -	ф -	ф -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -		\$ -	e -
	31.1.5.6	Ceilings	Heated Areas		Concrete Wood roof	1967	60	49	11.00	3	condition throughout Generally in good		\$ -	s -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -		s -	ş -
	31.1.5.0	Ceilings	Tieateu Aleas	OTIKITOWIT	deck Plywood	1907	00	45	11.00	3	condition throughout		9	3	3 -	· ·	9	φ -	φ -	-	•	9	φ -	<b>3</b>	,	,	3 -	,	, , , , , , , , , , , , , , , , , , ,	<b>9</b>	9 -
					Cabinetry, and plastic						Generally in cabinet	3																			
	31.1.5.7	Kitchen	Heated Areas	Unknown	laminate countertops	1977	40	39	1.00	2	and countertops in poor condition.	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					and rubber flooring																										
	31.1.5.8	Washrooms	Heated Areas	Unknown	Men's, Womens and	2004	60	12	48.00	3	Generally in washrooms are in	\$ -	\$ -	s -	s -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	s -
					Barrier Free washrooms						acceptable condition																				
	31.1.5.9	Locker Rooms	Varies	Unknown	Locker rooms	1977	60	39	21.00	3	Generally in locker room areas are in good condition.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
											Staining of grout and	1																			
		Locker Rooms			Cermamic wall tiles and						tiles. Further testing (at an additional cos	)																			
	31.1.5.10	Washroom Shower Area	Varies	Unknown	porcelain floor tiles	1977	60	39	21.00	3	to determine if there is mould present.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Chowor / troa			noor thoo						Repair stained grou and tiles																				
31.1.6 Structural Iss	ues									l		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Structural									Supports for mechanical unit																				
	31.1.6.1	support for mechanical	Varies	Unknown	Steel beam supports in	2004	?	-	-	2	bearing to be reviewed by structura	ıl \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		equipment in rink area			rink						engineer to determin if structurally	Э																			
											adequate.	6 0 500 00				0		Ø 4500.00			•								0		
31.1.7 Storage Build	ding										There was no visuall		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	31.1.7.1	Foundation Walls -	Varies	N/A	Concrete block	1967	60	49	11.00	3	evident signs of structural distress of	( c	\$ -	s -	s -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -
		General									deterioration noted.																				
		Slabs-on-									Except as noted below, there was no																				
	31.1.7.2	Grade - General	Varies	N/A	Concrete	1967	60	49	11.00	3	visually evident signs of structural distress or deterioration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
											noted.																				
					Hollow metal						No evidence of any deterioration of																				
	31.1.7.3	Exterior walls and doors	Varies	N/A	doors and frames.	1967	60	49	11.00	3	concrete block. From elevation has black staining over bottom	¢ .	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		and doors			Overhead doors.						2 courses. Investigat	е																			
					Wood roof						damage.  Plywood cladding or																				
	31.1.7.4	Roof and structure	Varies	N/A	structure metal roofing	1967	50	49	1.00	3	gables are worn.  Repaint.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
											Mast does not appea	r																			
	31.1.7.5	Mast at gable end of	Varies	N/A	Steel mast fastened to	?	?	?	?	2	to be properly supported. Remove	\$ 2,500.00	\$ -	s -	s -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	s -
		building			pier and fascia					_	mast and properly cap pier to avoid	,,,,,,,,,,,		Ť	Ť		Ť	Ť	,	Ť	•	Ť	ľ	ľ	ľ	ľ	ľ	ľ	ľ	Ť	*
31.2 Electrical											water infiltration.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$1,043,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31.2 Electrical  31.2.1 Distribution												\$ -	\$ -	*	\$ -		\$ -	*		\$ -		\$ 741,100.00		\$ -		· ·			, ·	\$ -	*
	31.2.1.1	Service	E	455	300 kVA 27.6kV -	Uel		Hele	Halo		Appears to be in goo condition. Replace in		\$ -	s -	s -	\$ -		s -				\$ 60.900.00		\$ -	6	s -	s -		6	\$ -	
	31.2.1.1	Transformer	Exterior	ABB	600/347V, 3- Phase	Unknown	40	Unknown	Unknown	4	10 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			D		0004						Appears to be in goo	d																			
	31.2.1.2	Main Disconnect	Rear Electrical Room	Siemens	600A, 347/600V, 3- Phase, 4 wire	Unknown	40	Unknown	Unknown	4	condition. Replace in 10 years based on	1 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,800.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -
			Room		rnase, 4 wire						condition rating																				
	31.2.1.3	Lighting and	Variana	Various	Lighting and HVAC	Various	40	Various	Various	4	Appears to be in goo condition. Replace in	1 s -	s	s -	s -	s -	s -	s -	s	s -	s	\$ 48,800.00	\$	\$	s	s -	s -	s -	s	\$ -	s
0.1	31.2.1.3	Distribution Panels	Various	Various	distribution	Various	40	Various	various	4	10 years based on condition rating		φ -	,		φ -	Ψ -	φ -	φ -		•	φ 40,800.00		φ -		φ -			φ -	Ψ -	-
					Mixture of						Generally appear to																				
		Frdoring			fixture types that vary in						be in fair condition. Replace fixtures as																				
	31.2.1.4	Exterior Lighting	Various	Various	age. Mainly appear to be	Various	40	Various	Various	4	required to maintain minimum lumen output. Replace in 1	ъ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
					Metal Halide wall packs						years based on condition rating																				
T .																															

	Asset Hierarc	chy			Identification			Sustainability D	ata (Asset Life)																							
Facility				c	rec		lation	ancy )	(years)	Life years)	Rating	Comments/ Identified																				
Location ID	Class Asset			Locatio	anufactı	Description	of Insta	Expecta (years)	nt Age	Effective I	ondition	Need	Inflation	2%							Schedul	e of Costs,	adjusted fo	r Inflation								
		Attribute			ž		Year	Life	Ourre	Rem	ŏ		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		31.2.1.5	Splitter and Disconnects	Various	Various	Various	Various	40	Various	Various	4	Generally appear to be in good condition. Replace in 10 years based on condition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,900.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -
		31.2.1.6	Dry-type Transformers	Various	Marcus	75 kVA 600V - 120/208V	Unknown	40	Unknown	Unknown	4	rating  Generally appear to be in good condition.  Replace in 10 years based on condition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						Mixture of Fluorescent fixtures including						rating  Various ages of fixtures. Generally																				
		31.2.1.7	Interior Lighting	Various	Various	High Bay fixtures. Some Occupancy sensors in public areas	Various	40	Various	Various	4	appear to be in good condition. Replace in 10 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.2.1.8	Conduit and Wiring	Various	Various	Various types of Conduit and Wiring	1986	40	30	10.00	4	Generally appears to be in good condition. Replace in 10 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	31.2.2 Generator											Generally appears to	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.2.2.1	Generator Provision	Exterior	Unknown	2 X Provision for mobile Backup generator	2010	40	6	34.00	4	be in good condition. Replace in 10 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -
		31.2.2.2	Manual Transfer Switch	Electrical Room	Eaton	2 x Double Throw Switch for Provision of mobile	2010	40	6	34.00	4	Appears to be in good condition. Replace in 10 years based on	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						Backup generator						condition rating																				
	31.2.3 Life Safety/ E	Barrier Free											\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.2.3.1	Fire Alarm system	Various	Mircom	Appears to be addressable Fire Alarm system complete with pull station, Horns and heat detectors	Unknown	40	Unknown	Unknown	4	Generally appears to be in good condition. Replace devices as required. Replace in 10 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.2.3.2	Emergency Lighting	Various	Unknown	Emergency Battery Units complete with remote lamps	Various	40	Various	Various	4	Generally appear to be in good condition. The odd emergency light appears to be showing signs of rust. Replace in 10 years based on condition rating	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.2.3.3	Exit Signs	Various	Unknown	Exit signs with internal lamps	Various	40	Various	Various	4	Generally appear to be in fair condition. Some internal lamps appear to be burnt out. Replacement in future will be upgrade to green "Running Man" signage. Replace during next major reno	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.2.3.4	Barrier Free	Front Entrance and Washrooms	Unknown	Barrier Free Doors	Unknown	40	Unknown	Unknown	4	Appears to be in good condition. Replace in 10 years based on condition rating	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ 36,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31.3	Building Mechanical												\$ -	\$ -		\$ 23,100.00		\$ -	\$ 86,600.00		\$ -	\$ -	\$ -	\$290,700.00	-	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 91,400.00
	31.3.1			Monting								Estimated age- Good	\$ -			\$ 23,100.00			\$ 86,600.00		\$ -	\$ -	\$ -	\$290,700.00		\$ -	\$ -	\$ -		\$ -		\$ 91,400.00
		31.3.1.1	Exhaust Fan	Meeting Room	-	Cabinet Fan	2010	25	6	19.00	4	Condition. Replace in 20 years based on ERL Rusted, dirty and missing a safety	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100.00
			Exhaust Fan Heat		-		N/A	25	N/A	N/A	2	guard covering the fan blades. Replace soon Replace in 13 years				\$ 800.00								\$ -				\$ -				
		31.3.1.3	Ventilator	Dressing Rm 7 Mech Room	Venmar		2004	25	12	13.00	4	based on condition rating Estimated Age - Flue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.3.1.4	Unit	7 Mech Room	Air	HV-2	1995	25	21	4.00	3	Vent is rusting. Replace in 4 years Estimated age - Fair				\$ 18,600.00			\$ -			\$ -		\$ -			\$ -					\$ -
		31.3.1.5	Water Heater	Arena Office	GSW		2000	20	16	4.00	4	condition. Replace in 4 years Estimated age - Fair	\$ -	\$ -	\$ -	\$ 3,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.3.1.6	Pump	Arena Office	Armstrong		2000	25	16	9.00	3	condition. Replace in 10 years				\$ -			\$ -			\$ -		\$ 600.00		\$ -	\$ -	<u> </u>		\$ -		\$ -
		31.3.1.7	Gas Fired	Roof	Cimco		2011	25	5	20.00	4	Replace in 20 years  Tubes are rusting.		<u> </u>		\$ -						\$ -		\$ -			\$ -	\$ -				\$ 90,300.00
		31.3.1.8	Radiant Tube Heaters	Rink Area			2002	25	14	11.00	3	Replace in 11 years	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	Asset Hierarch			Identification		Sustainability Data (Asset Life)			)																							
Location I	Facility D Class Asset			Location	anufacturer	Description	of Installation	Expectancy (years)	nt Age (years)	Effective Life emaining (years)	ondition Rating	Comments/ Identifi	Inflation	2%	)						Schedu	le of Costs	, adjusted fo	r Inflation								
		Attribute			ž		Year	Life	Ourre	Rem	ŏ		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
		31.3.1.9	Gas Fired Water Heater	Rink Mechanical Room	-		2002	20	14	6.00	3	Rusting on exterior housing. Replace in years		\$ -	s -	s -	\$ -	\$ -	\$ 39,400.00	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	\$ -
		31.3.1.10	Gas Fired Water Heater	Rink Mechanical Room	-		2002	20	14	6.00	3	Rusting on exterior housing. Replace in years		\$ -	s -	s -	\$ -	\$ -	\$ 39,400.00	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	s -	\$ -	\$ -	s -
		31.3.1.11	Air Handling Unit	Rink Mechanical Room	Engineered Air	HV-1	2002	25	14	11.00	3	Replace in 11 yea based on ERL	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.3.1.12	Exhaust Fan	Rink Mechanical Room	Reversomatic	Ceiling Fan	2002	25	14	11.00	4	Replace in 11 yea based on ERL	s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,800.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.3.1.13	Condenser Water Pump	Compressor Room	Armstrong		2002	25	14	11.00	3	Casing Is rusting Replace in 11 yea based on ERL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -
		31.3.1.14	Compressor #1 & #2	Compressor Room	Cimco		2002	25	14	11.00	4	Replace in 11 yea based on ERL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$161,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.3.1.15	Glycol Pump	Compressor Room	Armstrong		2002	25	14	11.00	4	Replace in 11 yea based on ERL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.3.1.16	Compressor Glycol Cooling Pump	Compressor Room	Armstrong		2002	25	14	11.00	4	Minor surface rustii Replace in 11 yea based on ERL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.3.1.17	Gas Fired Water Heater	Zamboni Room	A.O. Smith	Serves hot water to Zamboni	2002	20	14	6.00	3	Minor visible wear Replace in 6 year based on ERL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.3.1.18	Gas Fired Water Heater	Zamboni Room	A.O. Smith	Serves hot water to Zamboni	2002	20	14	6.00	3	Minor visible wear Replace in 6 year based on ERL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		31.3.1.19	Emergency Eyewash / Shower Station	Zamboni Room	Haws		2002	25	14	11.00	4	Missing eye nozzl covers. Replace in years based on EF	11 \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ 1,900.00	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -	\$ -
		31.3.1.20	Exhaust Fan	Zamboni Storage Room	-		2002	25	14	11.00	4	Replace in 11 yea based on ERL	s s -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	s -
		31.3.1.21	Gas Fired Radiant Tube Heater	Workshop	SRP		2002	25	14	11.00	4	Replace in 11 year based on ERL	s s -	\$ -	s -	s -	\$ -	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	s -	\$ -	\$ -	\$ -