



NORFOLK COUNTY

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

FINAL

April 13, 2017

Submitted by:



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5.31 Waterford Tricenturena & Storage Building

Overview

The Waterford Tricenturena & Storage Building at 32 Church Street East in Waterford, 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 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.

5.31.3 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.

