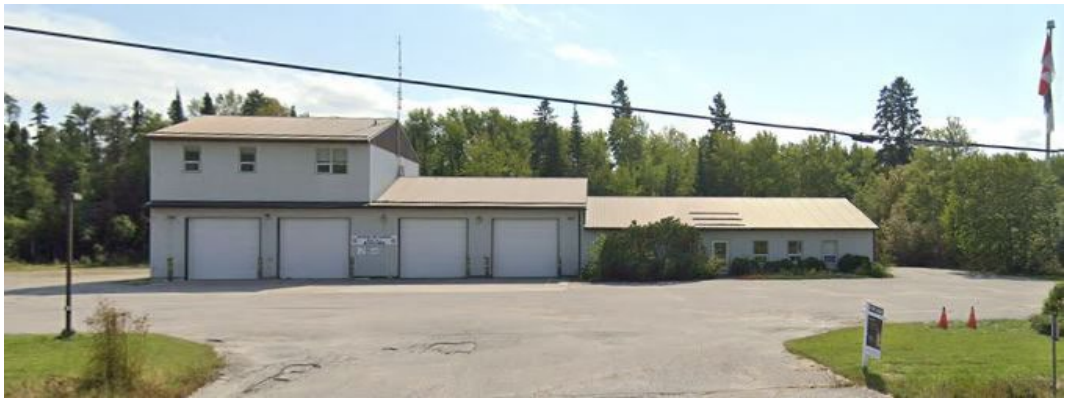
DRYDEN



Quartek

FACILITY EVALUATION REPORT

Fire Station 2

14396 HWY-17, Dryden, ON

Facility Details			
Gross Area (Sq.m.):	593		
Construction Year:	1991		
Replacement Cost:	$ 1.8 million		
Previous Evaluation:	nil.	By:	nil.
Date of Evaluation:	09-Aug-22	Project #:	22091
Evaluator:	Quartek Group Inc. architects, engineers, planners		

Repair/Maintenance Events **See attached breakdown of action items by period.*

0-5 year Recommended Event Action Budget	$	453,050.00
6-10 year Recommended Event Action Budget	$	102,663.00
11-20 year Recommended Event Action Budget	$	184,168.00

General Summary:

The facility appears to be purpose-built using wood framing and metal siding clad on its walls and on its roof. With the residential level of finishes otherwise observed, the building would not be in a premium category of durability and due to its age, it would not be deemed energy efficient. The second floor is not barrier-free accessible. There are several repair/replacement events noted in the survey, particularly in connection with the site parking lot and laneways. As well there are mechanical and electrical replacement items listed for attention within the next 5 years.

Structural Summary (Superstructure)**:**

The foundations appears to be strip footings with a slab-on-grade floor throughout. The identified structural events were minimal and pertaining to a trench drain repair replacement.

Envelope Summary (Shell):

The envelope would provide a generally low insulation values compared to a new facility. There has been a water leakage causing localized damage; Please review the Pinchin report dated 2022, that describes remediation measures undertaken, Other elements of the envelope are original and will warrant replacement particularly windows. A study to evaluate the scheduled replacement and budgeting is recommended.

Interior Summary:

The interior is generally in good to fair condition. There are surfaces that are showing age. We have listed wall repainting and replacement of ceiling tiles after minor remediation work is undertaken.

Mechanical Summary:

While the facility is reported to have good operational history, there are a number of primary mechanical equipment items noted to be into the normal replacement range when they are likely to fail or lose partial function at some point within the next ten years. Similar comment applies to some fixtures noted. Due to the overall age of system installation, the theoretical life of various mechanical systems (piping, drains, ducting, etc.) are likely to require partial or whole replacement within the event horizon of the study.

Electrical Summary:

Due to the concealment of most electrical wiring, the study could not fully determine the wiring age or its overall condition beyond a sampling of the age of various panel boards, some of which are due for replacement within the next 5 to 10 years. The emergency lighting batteries will require routine replacement. Due to the overall age of system installation, the theoretical life of various electrical systems are likely to require partial or whole replacement.

Study References and Methodology:

The study provides a snapshot of the physical condition and age of building components or systems of the facility at the time of the site visit conducted for evaluation. The site visit is a brief visual, non-invasion walk-through survey of the readily accessible aspects of the building and its site. The survey should not be considered technically exhaustive. The study team also reviews any technical drawings and or other reports and/or building records that are supplied to the evaluator by the facility owner/operator. A brief interview is conducted with maintenance personnel or building users, when possible, to further ascertain known issues for the facility assessment.

The study follows the Uniformat II method for categorizing building components and identifies a potential repair or replacement event. Such an event is provided with an approximate estimate of quantities and cost to maintain the building and not necessarily create an improvement of building feature or performance. The events are organized into potential risk of occurrence over three periods starting with the next five years, years 6 to 10 thereafter and for a period not exceeding a horizon of 20 years from the visit date. In each period, the variables affecting repair or replacement events diminish in accuracy of event cost the further this action is undertaken from the date of the report.

The methodology used in this study is based on the contract scope and the terminology/limitations of ASTM E2018-15 Standard Guide for Property Assessments. Event estimates provided herein are represented in 2022 Canadian dollars. Future periods referred to in this report should be indexed based on several factors affecting future costs, of which may include inflation indexing, regional changes in labour or material availability in the construction industry. The reader would apply these accordingly.

Extra Study: In context to a Uniformat II item, our report may on occasion make a recommendation for the City to engage an expert to conduct addition investigation and/or study concerning an existing building component. This is because a determination could not be reasonably ascertained by Quartek within the parameters of our study scope or because the study/investigation will afford the City more latitude as to the best remedial action other than simply a repair/replacement option. The study/investigation recommendation is in itself an event and we identify a potential cost amounts for budgeting this action. The studies we noted:

Window (and door) Condition Study: This is a situation we find commonly with window frames and glazing conditions. Glazing may have been replaced or glazing replacement may be one of the options for the City to consider instead of whole window (frame) replacement often at considerably less cost and with improved performance. Where we have recommended a study, this precedes any budgeting exercise. So in the case where we proposed

We may determine that as a follow-up after implementing a recommended study/investigation, the result (findings)are likely to facilitate a cost for replacement, remediation or other action, a budgetary amount in the form of an allowance has been noted. The findings of the recommended study may exceed this allowance depending on the outcome, but some funding will presumably be allocated to cover a portion of the action.

Theoretical Life: (References provided from RECapp and Other M/E reference documents) We have provided selective examples of typical operational/functional life for various building components as a general guide to readers:

Electrical Components	
Electrical Switch gear	40 years
Electrical Light Fixtures	20 - 30 years + *Efficiency Obsolescence
Radiant Electrical Heating	20 years + *Efficiency Obsolescence
Main Conductors	60 – 70 years
Transformers	30 - 40 years + *Efficiency Obsolescence
Mechanical Components	
Plumbing Piping (Copper)	50 - 60 years
Hydronic Piping (galv.Iron)	70 - 90 years + *Efficiency Obsolescence
Washroom Fixtures	30 years + *Efficiency Obsolescence
San.Waste Piping (Iron)	60 – 70 years
Gas Furnaces(combustion)	20 - 30 years + *Efficiency Obsolescence
Air handling with H/C coils	50 years + *Efficiency Obsolescence
Light Metal Ducting	60 – 70 years
Enclosure Components	
Window Units (Alum.Frame)	40 - 50 years + *Efficiency Obsolescence
Flat Roofing Membranes	30 - 40 years + *Efficiency Obsolescence
Sloped Roofs (Shingles)	20 - 40 years
San. Waste piping (Iron)	30 – 70 years
Standard Brick (Veneer)	80 - 100 years
Conventional EIFS wall	40 - 60 years
Exterior Metal Siding	40 - 60 years
Superstructure Components	
Concrete Foundations	40 - 50 years + *Efficiency Obsolescence
Structural Steel Framing	30 - 40 years + *Efficiency Obsolescence
Masonry Walls	20-40 years
San. Waste piping (Iron)	30–70 years

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General Report Disclaimer:

The report should be reviewed in context to any prior hazardous building materials assessment studies as to further budgeting considerations beyond the limited repair/replacement events described in this report.
The intended use of the report is for assistance with long-range asset management planning for a facility under its current state so ideally adequate budgeting can be provided.

The repair replacement events identified in the report are not intended to capture routine maintenance of various components of the facility that would be generally anticipated as part of the day-to-day operations. Deferred maintenance can lead to earlier than predicted failure of equipment, systems, materials, etc.
Not withstanding the described methodology, the study findings are only as accurate as the available information provided, the allowable time to conduct a site visit to properly document findings and the level of access afforded the surveyors by the owner's representative. Costing accuracy may vary due to our ability to fully assess that collateral affects of a repair/replacement event on other elements of the building or surrounding site.

Part A Substructure

A10 Foundations

A010 **Slab On Grade**

A101004 Trenches

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				Trenches in garage bays.	
Allowance		1	$ 25,000		**Study Rq'd.**

Condition	Trench in east garage bays reported to be in poor condition. Does not drain well. Allowance given for trench and pipe replacement.
Scope	Cast-in-place trenches. Assemblies include excavation, hand shaped bottoms, compacted backfill, formwork, reinforcing steel, concrete, and concrete finish. Examples include trench drains and dust trenches.

Part B Shell

B20 Exterior Enclosure

B2010 **Exterior Walls**

B201008 Exterior Soffits

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
LM		4	$ 2,000	Prefin. metal soffit above door on Northwest bldg corner.	**Replace**

Condition	Soffit is damaged.
Scope	Assemblies would include all associated materials which make up the soffit and supports for the soffit. Typical materials would include wood, aluminum, exterior grade gypboard, stucco, etc.

B2020 **Exterior Windows**

B202001 Windows

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
	Study	1	$ 3,000	All windows on main and upper floor.	**Study Rq'd.**

Condition	Wood frames and sashes appear to be original to the building and warrants a review of the seals, performance of and operation.
Scope	Fixed or operable windows located in exterior walls or exterior skin. Assemblies would include frames, glazing, caulking, finishes, and other associated work.

B2030 **Exterior Doors**

B203001 Solid Doors

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA		2	$ 1,200	Exterior HM access Doors facing south and east. Double door and single door.	**Coating**

Condition	exterior painted finish is faded : to be cleaned of rust, prime coated and finish paint applied.
Scope	Assemblies include all exterior solid doors, hollow metal or wood with frames. Solid doors may include viewing lites in door. Door hardware is located in B203008 EXTERIOR DOOR HARDWARE.

Part C Interiors

C30 Interior Finishes

C3030 **Ceiling Finishes**

C303003 Gypsum Wallboard Ceiling Finishes

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM		108	$ 16,400	Apparatus Area; See PINCHIIN report for localized ceiling remediation.	**Repair**

Condition	Significant number of openings in fire protection , exposing existing wood joists and some locations around duct chases.
Scope	Assemblies include gypsum wallboard applied to interior ceilings. Furring strips or channels are included in this assembly if they are applied directly to the ceiling surface. If the gypsum board is applied to a suspended ceiling system, the suspended system would be in Assembly Category C303007. This assembly does not include items that directly apply to ceiling finishes covered elsewhere in this subsystem.

C303004 Acoustical Ceiling Tile and Panels

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM		175	$ 8,180	In former municipal offices and meeting room on ground floor; See PINCHIIN report for localized ceiling remediation.	**Replace**

Condition	Significant number of openings in fire protection , exposing existing wood joists and some locations around duct chases.
Scope	Assemblies include acoustical ceiling tiles and panels. The suspension system, if required, is in Assembly Category C303007. This assembly does not include items that directly apply to ceiling finishes covered elsewhere in this subsystem.

Part D Services

D20 Plumbing

D2010 **Plumbing Fixtures**

D201001 Water Closets

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				main floor washrooms	
EA		2	$ 4,760		**Replace**

Condition: Older High-volume fixtures. At theoretic life.

Scope: Self explained

D201002 Urinals

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				main floor washrooms	
EA		2	$ 8,400		**Replace**

Condition: Older High-volume fixtures. At theoretic life.

Scope: Self explained

D201003 Lavatories

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				In washrooms	
EA		3	$ 5,460		**Replace**

Condition: Older fixtures and faucets. At theoretic life.

Scope: Self explained

D201004 Sinks

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				In washrooms	
EA		2	$ 3,360		**Replace**

Condition: Older fixtures and faucets. At theoretic life.

Scope: Self explained

C2020 **Domestic Water Distribution**

D202001 Pipes and Fittings

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA	Assembly	1	$ 8,750		**Replace**

Condition: Exceeds theoretic life of Equipment Operation. Not efficient

Scope: Assemblies include all pipe, fittings, and associated work with regard to domestic water supply. The unit of measure at the assembly level is number of fixtures.

D202002 Valves and Hydrants

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA	Assembly	1	$ 700		**Replace**

Condition	Exceeds theoretic life of Equipment Operation. Not efficient
Scope	Assemblies include all valves and hydrants. Hose bibbs are included in this assembly. The unit of measure at the assembly level is number of valves and hydrants.

D202003 Domestic Water Equipment

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA		1	$ 2,100		**Replace**

Condition	Exceeds theoretic life of Equipment Operation. Not efficient
Scope	This assembly includes equipment associated with the domestic water supply, including fittings, and specialties required for hookup. Assemblies include hot water heaters, water treatment plant, i.e., water softeners, filters, distillers, etc.; pumps directly associated with domestic water supply; and tanks for the potable hot or cold water system. The unit of measure at the assembly level is pieces of equipment.

D202004 Insulation and Identification

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA	Assembly	1	$ 3,500		**Replace**

Condition	Exceeds theoretic life of Equipment Operation. Not efficient
Scope	Assemblies include insulation used in association with domestic water supply. The unit of measure at the assembly level is number of fixtures.

D202099 Other Domestic Water Supply

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA	Assembly	1	$ 11,200		**Replace**

Condition	Exceeds theoretic life of Equipment Operation. Not efficient
Scope	Domestic water supply not described by the assembly categories listed above.

D30 HVAC

D3020 Heat Generating Systems

D302003 Furnaces

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
KW	EA	1	$ 18,200		**Replace**

Condition	Exceeds theoretical life of equipment operation. Not efficient
Scope	This is a system that heats air. Assemblies would include furnace and necessary fittings and specialties required for hookup, including flue and stack. The unit of measure at the assembly level is each.

D302004 Fuel-Fired Unit Heaters

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
KW	EA	1	$ 7,000		**Replace**

Condition	Exceeds theoretical life of equipment operation. Not efficient
Scope	Assemblies would include unit heaters and the energy supply system hookup (other than electrical), including all necessary pipe, fittings, and specialties required for hook-up. Flue and stack, if required, are included in this assembly. The unit of measure at the assembly level is each.

D3030 Cooling Generating Systems

D303002 Direct Expansion Systems

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
KW	EA	1	$ 7,000		**Replace**

Condition	Exceeds theoretic life of Equipment Operation. Not efficient
Scope	Assemblies include condensers, compressors, heat pumps, and refrigerant piping. The unit of measure at the assembly level is each.

D3040 Distribution Systems

D304007 Exhaust Systems

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
L/S	Assembly	1	$ 840		**Replace**

Condition	Exceeds theoretic life of Equipment Operation. Not efficient
Scope	Assemblies include ductwork grilles, registers, diffusers, fans, and all associated work. The unit of measure at the assembly level is each system.

D50 Electrical

D5010 **Electrical Service and Distribution**

D501005 Panels

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				Panel 3 in garage	
AMP		1	$ 2,800		**Replace**

Condition	Replace Federal Pioneer Stablock Panel board. Panel at or near end of theoretical life.
Scope	Branch circuit panel boards. Assemblies include panel boards, breakers, conduit, and wire.

Part E Equipmt. & Furnishings

No Events

Part F Special Construction

No Events

Part G Bldg. Siteworks

G20 Site Improvements

G2020 **Parking Lots**

G202001 Bases and Sub-bases

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				Asphalt base and granular sub-base.	
EA		1025	$ 32,200		**Replace**

Condition	Appeared to be in poor condition. Unevenness noted throughout.
Scope	These are the compacted and prepared gravel or soil layers that are placed prior to the installation of the final surface. The subbase is placed and compacted before the base layer is applied.

G202001 Bases and Sub-bases

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				Concrete apron in front of garage doors	
EA		250	$ 7,900		**Replace**

Condition	Appeared to be in poor condition. Unevenness noted throughout.
Scope	These are the compacted and prepared gravel or soil layers that are placed prior to the installation of the final surface. The subbase is placed and compacted before the base layer is applied.

G202003 Paved Surfaces

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				Asphalt parking lot.	
EA		1025	$ 149,000		**Replace**

Condition	Appeared to be in poor condition. Cracking and unevenness noted throughout.
Scope	This is material that is placed atop the base layer to provide the driving surface.

G202003 Paved Surfaces

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				Concrete apron in front of garage doors	
EA		250	$ 42,300		**Replace**

Condition	Appeared to be in poor condition. Cracking and unevenness noted throughout.
Scope	This is material that is placed atop the base layer to provide the driving surface.

G202004 Marking and Signage

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				Concrete apron in front of garage doors	
EA		1	$ 700		**Replace**

Condition	To be repainted at same time as repaving event.
Scope	This includes painting of the parking stalls, signage, etc.

G202005 Guardrails and Barriers

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				Bollards at Garage doors	
EA		6	$ 8,700		**Replace**

Condition	Appeared to be in fair condition. A few bollards appeared to have been impacted.
Scope	Guardrails, barriers, parking stops and other similar devices.

G202006 Resurfacing

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
				Gravel parking lot	
EA		1400	$ 50,000		**Replace**

Condition	Appeared to be in fair condition. Surface appeared uneven and granular compacted. Regrading and resurfacing recommended.
Scope	This is the placement of an asphalt wearing course over the existing parking surface.

G40 Site Electrical Utilities Preparations

G4020 **Site Lighting**

G402006 Exterior Lighting Fixtures and Controls

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA			$ 22,400	Pole mounted lights on perimeter of paved parking lot. Wall mounted light fixtures on building.	**Replace**

Condition	Light fixtures and poles appear to be original and near end of theoretical life.
Scope	Includes fixtures, controls, and all components used in conjunction with

Part A Substructure

No Events

Part B Shell

B20 Exterior Enclosure

B2010 **Exterior Walls**

B201011 Joint Sealant

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
LM		300	$ 2,000	General maintenance labour and sealant supply to various joint locations throughout.	**Repair**

Condition	Some caulking has dried and is cracked; other evidence of gaps and lack of elasticity. Theoretical life of exterior sealant is 10 to 15 years.
Scope	Exterior application of joint sealants

B30 Roofing

B3010 **Roof Coverings**

B301005 Gutter and Downspouts

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
LM		112	$ 1,200	Replaced damages down spouts	**Replace**

Condition	Denting and some have split seams
Scope	Assemblies include all gutters, downspouts, and associated work including splash blocks.

Part C Interiors

C10 Interior Construction

C1010 **Partitions**

C101008 Joint Sealant

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
LM			$ 1,600	General Locations Throughout.	**Maint'nc.**

Condition	General locations at joints, dissimilar materials and wall penetrations.
Scope	Assembly includes caulking, gasketing between dissimilar materials and at joints.

C30 Interior Finishes

C3010 **Wall Finishes**

C103005 Painting to Walls

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM		1021	$ 22,447	all drywall surfaces on main and second floor	**Coating**

Condition	General paint wear and damage over period of use.
Scope	This assembly includes painting, spackling and sealant applied directly to an interior wall surface.

C30 Interior Finishes

C3020 **Floor Finishes**

C302005 Carpeting

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM		201	$ 13,140	Misc. locations in former municipal offices, and in upper floor office and exercise room.	**Replace**

Condition	Carpet in fair condition: signs of wearing /stained in places.
Scope	Sheet or tile carpet with appropriate underlay

D20 Plumbing

D2010 **Plumbing Fixtures**

C2030 **Sanitary Waste**

D203001 Waste Pipe and Fittings

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA	Assembly	1	$ 5,250		**Replace**

Condition	Exceeds theoretic life of System Operation.
Scope	Assemblies include all pipe, fittings, and associated work with regard to sanitary waste pipe and fittings. The unit of measure at the assembly level is number of fixtures.

D203002 Vent Pipe and Fittings

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA	Assembly	1	$ 1,750		**Replace**

Condition	Exceeds theoretic life of System Operation.
Scope	Assemblies include all pipe, fittings, and associated work with regard to sanitary vent pipe and fittings. The unit of measure at the assembly level is number of fixtures.

D203003 Floor Drains

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA		2	$ 7,776		**Replace**

Condition	Exceeds theoretic life of System Operation.
Scope	Assemblies include all floor drains. Hub drains are considered to be pipe and are not included in this category. The unit of measure at the assembly level is number of drains.

D30 HVAC

D3010 **Energy Supply**

D301002 Gas Supply System

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
KW	Assembly	1	$ 8,300		**Replace**

Condition	Exceeds theoretic life of Equipment Operation. Not efficient
Scope	This category includes both natural gas and LPG. Assemblies include metering and regulation equipment, storage equipment, transfer equipment, and distribution piping. The unit of measure at the assembly level is each system.

D3050 **Terminal and Package Units**

D305006 Packaged Units

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA		1	$ 5,600		**Replace**

Condition	Exceeds theoretic life of Equipment Operation. Not efficient
Scope	Assemblies include complete package units, with integral roof top curbs and all associated devices. A heating system can be selected from hot water, steam coil, or gas furnace and can be a single or multi-zone system. The unit of measure at the assembly level is each.

D50 Electrical

D5020 **Lighting and Branch Wiring**

D502002 Lighting Equipment

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM			$ 14,000	Newer LED light fixtures installed in garage. Older fluorescent light fixture installed through remainder of building	**Replace**

Condition	Replace ballasts and lamps in fluorescent light fixtures. Replace drivers in LED light fixtures.
Scope	This assembly includes fixtures, conduit, wire, and switching devices.

D5030 **Communications and Security**

D503001 Fire Alarm Systems

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM			$ 17,500	Fire Alarm Control Panel and annunciator at main entrance. Detectors, pull stations and bells located throughout building.	**Replace**

Condition	Replace Fire Alarm Panel and devices at end of theoretical life.
Scope	Assemblies include wire, conduit, conduit support or fastening systems, fire alarm devices, fire detection devices, safety switches, all electrical connections, and other associated items

D5090 **Other Electrical Services**

D509002 Emergency Lighting and Power

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM			$ 2,100	Multiple battery units and remote heads located throughout building	**Replace**

Condition	Exceeded reliable Operation Life: Replace batteries at end of life. Replace lamps in remote heads.
Scope	Assemblies include fixtures, motors used for power generation, connection and testing, transfer switches, conduit, wire, battery chargers, batteries, and solar panels.

Part E Equip. & Furnishings

No Events

Part F Special Construction

No Events

Part G Bldg. Siteworks

No Events

Part A Substructure

No Events

Part B Shell

B20 Exterior Enclosure

B2010 **Exterior Walls**

B201010 Exterior Coatings

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM		421	$ 20,840	Metal siding walls	**Coating**

Condition	Typical deterioration of prefinished painted siding surface from exposure to elements, discolouration.
Scope	Assemblies include paint, stucco, etc. The unit of measure at the assembly level is area of exterior coatings.

B2020 **Exterior Windows**

B202004 Exterior Glazing

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM	Allowance	8	$ 24,000	All exterior Glass to be reviewed for gasketing, glazing and performance.	**Allowance**

Condition	Periodic scheduled review of glazing performance, sealed unit performance, etc.
Scope	In addition to glass,this includes acrylic, polycarbonate, and plastic glazing.

B30 Roofing

B3010 **Roof Coverings**

B301001 High Slope Roof Coverings

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM		approx. 495	$ 51,728	Pre-finished metal roof system	**Replace**

Condition	Original factory-applied coating is etched and discoloured and is fair condition; The metal roof can be replaced or the roof can receive a purpose-specific roof coating to extend the life of the roofing.
Scope	Assemblies include roof coverings, such as shingle, wood shake, and standing seam, etc.

Part C Interiors

No Events

Part D Services

D30 HVAC

D3040 **Distribution Systems**

D304001 Air Distribution, Heating and Cooling

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
L/S	Assembly	1	$ 28,000		**Replace**

Condition	Exceeds theorectic life of Equipment Operation. Not efficent
Scope	Assemblies include heating coils, cooling coils, and fittings and specialties required for water hook-up. This assembly also includes duct heaters, filters, humidifiers, supply and return ductwork, dampers, fire dampers, supply and return grilles, registers and diffusers, turning vanes, sound traps, and all associated insulation. The unit of measure at the assembly level is CF/M.

D50 Electrical

D5010 **Electrical Service and Distribution**

D501005 Panels

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
AMP		1	$ 5,600	Panel MO and Panel FH	**Replace**

Condition	Replace panelboards at end of theoretical life.
Scope	Branch circuit panel boards. Assemblies include panel boards, breakers, conduit, and wire.

D5020 **Lighting and Branch Wiring**

D502002 Lighting Equipment

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM			$ 14,000	Newer LED light fixtures installed in garage. Older flourescnet light fixture installed through remainder of building	**Replace**

Condition	Energy Reduction Payback: Replace ballasts and lamps in fluorescent light fixtures. Replace drivers in LED light fixtures.
Scope	This assembly includes fixtures, conduit, wire, and switching devices.

D5090 **Other Electrical Services**

D509002 Emergency Lighting and Power

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM			$ 2,100	Multiple battery units and remote heads located throughout building	**Replace**

Condition	Exceeded reliable Operation Life: Replace batteries at end of life. Replace lamps in remote heads.
Scope	Assemblies include fixtures, motors used for power generation, connection and testing, transfer switches, conduit, wire, battery chargers, batteries, and solar panels.

D509005 Electrical Heating

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM			$ 8,400	Electric baseboard heaters in ground floor and second floor office areas. Unit heaters in garage. Fan forced heater in ground floor office area and second floor washroom.	**Replace**

Condition	Exceeded reliable Operation Life and New, more efficient products for replacement .
Scope	Items could include baseboard heaters and wall and ceiling heaters. Assemblies include safety switches, control devices, heaters, conduit, and wire.

Part G Bldg. Sitewoks

G20 Site Improvements

G2020 **Parking Lots**

G202006 Resurfacing

Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
SM		1025	$ 27,400	Asphalt parking lot resurfacing.	**Replace**

Condition	Patched multiple times and appears to be settled in areas. **B**lock cracking was observed throughout the parking lot. It is expected that resurfacing will address this issue.
Scope	This is the placement of an asphalt wearing course over the existing parking surface.

G40 Site Electrical Utilities Preparations

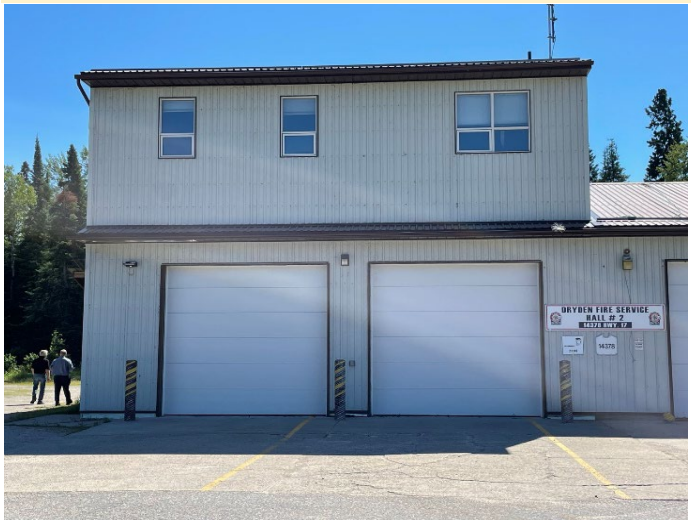
G4020 **Site Lighting**

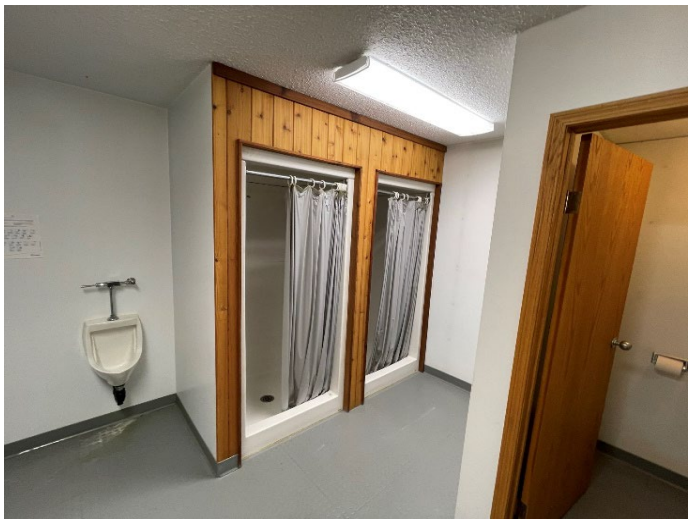
G402006 Exterior Lighting Fixtures and Controls

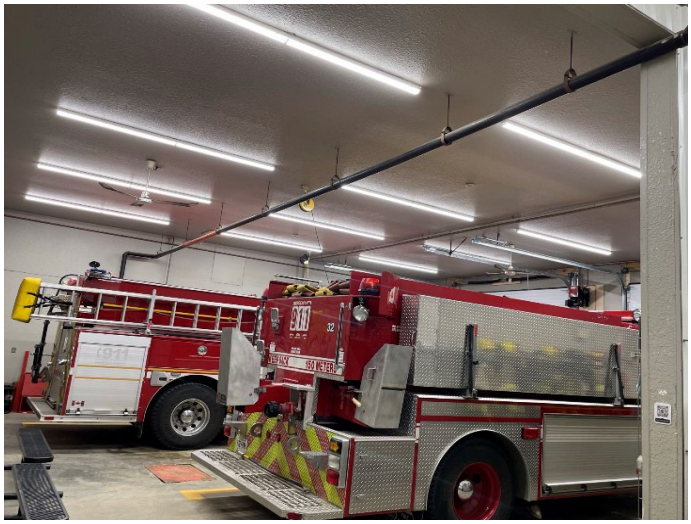
Unit/Meas.	O/Factor	Quantity	Event $ Est.	Location	Flag
EA		150	$ 2,100	Wall and or ceiling mounted light fixtures at building entrance / exits. Façade flood lighting near main entrance.	**Replace**

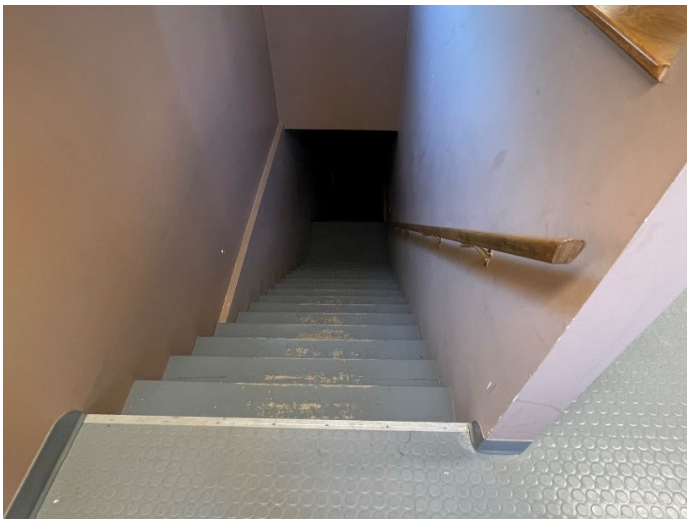
Condition	Depression: Regrading required to address drainage issues. Possible underdrainage required
Scope	Includes fixtures, controls, and all components used in conjunction with

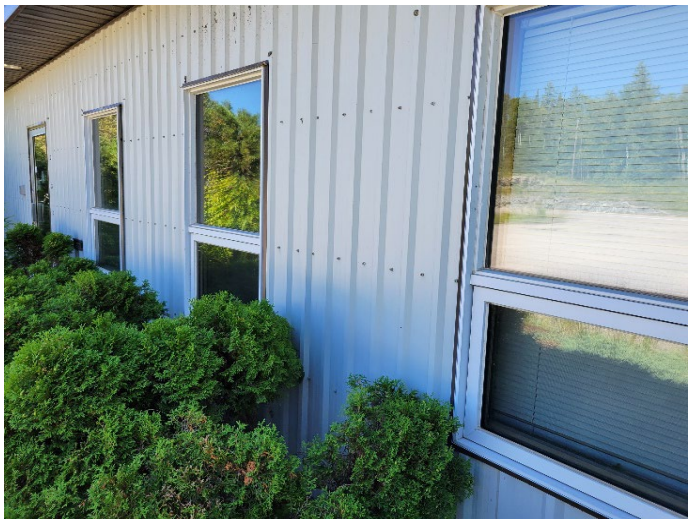
Exterior and Interior Views











Site and M/E Images