



FACILITY EVALUATION REPORT

Aquatic Centre

84 Whyte Avenue, Dryden, ON

Facility Details

Gross Area (Sq.m.):	2850		
Construction Year:	1982		
Replacement Cost:	\$ 17.6 million		
Previous Evaluation:	2010	By:	Stantec
Date of Evaluation:	09-Aug-22	Project #:	22091
Evaluator:	Inhouse		

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

0-5 year Recommended Event Action Budget	\$	327,500.00
6-10 year Recommended Event Action Budget	\$	732,470.00
11-20 year Recommended Event Action Budget	\$	660,950.00

General Summary:

The aquatic centre is a purpose built facility constructed in 1982. As such, it is constructed using durable materials and surfaces. The facility has been well-maintained as a whole, with only relatively minor improvements. There is a list of resurfacing and renewal events that are largely required as a factor around the age of the building, its constant use and the exceeding of theoretical life of some components described herein.

Structural Summary (Superstructure):

No structural deficiencies were noted in the report and it appears sound. Due to the age of the building, there may be some localized testing and assessment to be considered by the City in the future given the humidity and chemicals involved with the pool environment.

Envelope Summary (Shell):

The facility has received a fairly recent replacement of its flat roofs. Aside from some surface recoating, and routine maintenance events, the building should endure.

Interior Summary:

Considering that this is a 40+ year old building, the construction was made using durable materials and surfaces and repair/replacement events bare out this.. Along with a routine of maintenance, the interior is remarkably in good condition, with only replacement items noted in the report that come from constant use by the public.

Mechanical Summary:

Prior to the preparation of this report, many aspects of the mechanical system, including the pool, filtration system, etc. have underwent major replacement events. The somewhat unique use of solar panels have also been monitored, whereby a plan for replacement is one of the repair events proposed. Other mechanical replacement events related to the age of various fixtures within the building that are exceeding their theoretical life.

Electrical Summary:

The building has undergone lighting replacement programs, and they are very few repair replacement events. I then identified in the report aside from the need for some primary panel and distribution events that are due to the age of the building rather than its use.

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. No studies were noted for this building.

Theoretical Life: (References provided from RE Capp 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. Notwithstanding 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

No Events

Part B Shell**B10 Superstructure**

B1010

Floor Construction

B101007 Inclined and Stepped Floors

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
			36		
Allowance	Study	1	\$ 5,000		Study Rq'd.

Condition Good condition, All tiles in place. RegROUT of pool floors is recommended in the next 5 years. Should be grouted soon. Floor itself is good.

Scope This assembly should be broken down according to their particular type of construction (i.e., flat slab, pan slab, precast or pre-stressed slab, four-way slab, slabs on metal or wood decking with concrete fill, etc.). All associated work items should be included in each assembly, such as expansion and contraction joints.

B20 Exterior Enclosure**B30 Roofing**

B3010

Roof Coverings

B301099 Other Roofing

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				At Street Entrance	
	Unit Cost Est.	1	\$ 2,000		Replace

Condition

Scope Roofing not described by the assembly categories listed above.

Part C Interiors**C10 Interior Construction**

C1010

Partitions

C101003 Retractable Partitions

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Second Floor	
SM			\$ 2,500		Replace

Condition Accordion Style room divider - vinyl finish

Scope Assemblies would include all retractable or folding partitions and associated work including tracks and anchoring systems.

C1030

Fittings

C103003 Marker Boards and Tack Boards

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		3 Marker 7 Cork	\$ 5,000	Marker ins Reception (2) Multi purpose (1) , pool class room (1) Cork in lobby 3, stairwell 1, staff room 1, Lifeguard room 1,1 upstairs foyer	Replace

Condition Marker boards are all in very good condition. Cork board showing signs of age.

Scope Assemblies include all marker boards, tackboards, and fastening devices. The unit of measure at the assembly level is each.

C103006 Lockers

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		120	\$ 150,000	Pool and fitness Centre change rooms	Replace

Condition steel/metal, signs of rust and deterioration. Dents, scratches. Plastic replacement would offer permanent solution that would last the life of the building. Replace with steel and they will need to be replaced again in 15 years.

Scope Assemblies include all types of lockers, either wood or metal, single or double tier. Special bases used for lockers would be included in this assembly.

C30 Interior Finishes

C3010

Wall Finishes

C301003 Gypsum Wallboard Finishes

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		12 pieces	\$ 2,000	general	Replace

Condition Very little, although some bulkheads are cracked or peeling

Scope This assembly includes gypsum wallboard applied directly to an interior wall surface. Furring strips or channels are included in this assembly. This assembly also includes taping, sanding, finishing, and sheetrock accessories. This assembly does not include items that directly apply to wall finishes covered elsewhere in this subsystem.

C301004 Tile and Terrazzo Wall Finishes

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
Per shower Steam Room		3	\$ 50,000	Changeroom Shower and Desk Shower Tiles. Steam Room tiles	Replace
Condition	Original Tile work. Date, some cracks. Stem room in 2017 but showing signs of leaching.				
Scope	This assembly includes tile and terrazzo applied directly to an interior wall surface. Each type of tile would be a separate assembly.				

C3020

Floor Finishes

C302005 Carpeting

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SF		300	\$ 2,000	Upper meeting Cardio room	Replace
Condition	Meeting room is worn ready for replacement. excellent, replaced in 2021 and life expectancy of 15 years. Cardio room is				
Scope	Sheet or tile carpet with appropriate underlay				

C302099 Other Flooring and Floor Finishes

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SF		75	\$ 6,000	Pool Kitchen	Replace
Condition	Original tile, in Kitchen, has trace asbestos. Due for replacement. Price include removal and replacement.				
Scope	Sheet or tile carpet with appropriate underlay				

C3030

Ceiling Finishes

C303007 Suspension Systems

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM			\$ 13,000	Referring only to pool changerooms	Replace
Condition	Poor to fair. Very poor in weightrooms and changerooms				
Scope	This assembly includes any suspension system which is suspended or hung from the structure for the purpose of fastening a ceiling.				

Part D Services**D20 Plumbing****D2010 Plumbing Fixtures****D201005 Showers / Tubs**

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
EA			\$ 50,000	Men's changeroom, Women's changeroom, Pool Deck	Replace
Condition	Original tile, original plumbing, original fixtures				
Scope	Self explained				

C2020 Domestic Water Distribution**D202001 Pipes and Fittings**

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Pool Piping	
	Study	1	\$ 2,000		Study Rq'd
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.				

D2040 Rain Water Drainage**D204001 Pipes and Fittings**

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
LM	Allowance		\$ 30,000	From Roofing System	Replace
Condition	Appears good. pipes over pool replaced. Life Expectancy 20 plus.				
Scope	Assemblies include pipe and fittings from the roof drains to the discharge points, including supports and other associated work				

D30 HVAC**D3030 Cooling Generating Systems****D303003 Direct Expansion Systems**

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
KW		2	\$ 8,000	Gym and court Air Conditioning condensers	Replace
Condition	Good condition, no issues at present, regular maintenance, age of units undetermined.				
Scope	Assemblies include condensers, compressors, heat pumps, and refrigerant piping. The unit of measure at the assembly level is each.				

Part E Equipmt. & 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

B201005 Exterior Louvres and Screens

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Prefin: Metal	
SM		2	\$ 2,500		Repair

Condition May require Pt. Coating, Minor dents or evidence of rust/

Scope Assemblies include louvers and screens which are located in exterior walls. The unit of measure at the assembly level is each.

B201008 Exterior Soffits

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				At Street Entrance	
SM		3	\$ 2,000		Repair

Condition Good, some minor dents or wrinkles.

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.

B201011 Joint Sealant

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Exterior veneer brick work.	
LM		200	\$ 5,000		Repair

Condition New joint seals should be applied, shrinking/drying occurring, some coming out or missing. This will be inspected and a recommendation developed the Arena Expansion project when new fascia brick will be installed on the new front facing wall.

Scope Exterior application of joint sealants

B2020

Exterior Windows

B202099 Other Exterior Windows

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Meeting Room, windows overlook section of roof	
LM		3	\$ 6,000		Replace

Condition General: window frames are in fair condition but reglazing due to age of sealed units.

Scope Exterior windows not described by the assembly categories listed above.

B2030

Exterior Doors

B203001 Solid Doors

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Insulated HM	
EA		3	\$ 3,600		Replace

Condition Good, but all original from construction. 3 emergency exit doors in total. \$1200.00 each. Could benefit from painting.

Scope Assemblies include all exterior solid doors, hollow metal or wood with frames. Solid doors may include viewing lites in door. Door hardware is included.

B203002 Glazed Doors

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Front entrances	
EA		5	\$ 8,000		Repair

Condition Good condition. Original Framing. Door have been replaced. Door in good condition but heavy use.

Scope Assemblies include all glazed exterior doors with glass, frames (not included in storefront and curtain walls). These doors can be made of storefront materials, but are not part of a storefront. Door hardware included.

B203098 Other Exterior Specialty Doors

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Mtl. Panels (South Side)	
Allowance			\$ 2,500		Coating

Condition Require Painting Event. Double Door to access basement with large materials/equipment.

Scope Any special type door used in the exterior wall or exterior skin of the building. Assemblies would include frames, hardware, hoisting devices, and finish and other associated work. The unit measure at the assembly level is each door, or area of special doors, i.e., hangar doors.

B30 Roofing

B3010

Roof Coverings

B301002 Low Slope Membrane Systems

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		approx. 464m2	\$ 210,000	Ballasted Inverted EPDM Flat roof	Replace

Condition Remaining portion of flat roofs expected to last in to this period.

Scope Assemblies include roof coverings, such as built-up, elastomeric, modified bitumen, etc. Also, walkways or work areas (used to gain access to rooftop equipment) will be included here.

B301003 Roof Insulation and Fill

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		approx. 464m2	\$ -		Replace

Condition Included in overall EPDM roof assembly replacement

Scope Assemblies include all types of insulation associated with the roof area.

B301004 Flashing and Trim

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		approx. 464m2	\$ -		Replace

Condition Included in overall EPDM roof assembly replacement

Scope Assemblies include all flashings associated with the roof, i.e., eave flashing, gable flashing, etc.

Part C Interiors**C10 Interior Construction**

C1030	Fittings					
C103002	Toilet and Bath Accessories					
	Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
	EA		20	\$ 2,000	Public washrooms, Pool changerooms.	Maint'nc.
	Condition	Good condition, replaced as required. These are usually replaced at low or cost.				
	Scope	Toilet and bath accessories. For example, soap dispensers, toilet paper holder, towel dispensers, grab bars, bathroom mirrors, etc.				
C103006	Shelving					
	Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
	LM		25	\$ 2,500	Reception, Lifeguard room, Equipment room. Mechanical Room, Storage rooms, janitorial closets.	Maint'nc.
	Condition	Varying condition/. Replace or repaired as required.				
	Scope	Assemblies include all types of shelving with brackets and all supporting materials and finish, if required.				
C103007	Fire Extinguisher Cabinets					
	Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
	LM		19	\$ 10,000	Throughout the building .	Replace
	Condition	Fair to good condition. Recommend plastic cabinets to eliminate rusting and painting.				
	Scope	This assembly would include all types and sizes of fire extinguisher cabinets. Fire extinguishers are not included in this assembly.				

C30 Interior Finishes

C3010	Wall Finishes					
C103001	Concrete Wall Finishes					
	Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
	SM		2000	\$ 10,000	Through out facility	Repair
	Condition	Recently painted; completed in house				
	Scope	This assembly would include a concrete finish applied directly to an interior wall surface. This assembly does not include items that directly apply to wall finishes covered elsewhere in this subsystem.				

C103005 Painting to Walls

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		500	\$ 1,000	North Wall of cardio room. North wall of multi purpose room	Coating
Condition	Nearly all walls are in the facility as concrete and is this referred to in C301001. Only walls not concrete is in the fitness room and multi-purpose room. Recently painted.				
Scope	This assembly includes painting, spackling and sealant applied directly to an interior wall surface.				

C3020 Floor Finishes

C302007 Painting and Staining Floors

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		150	\$ 50	Basement	Coating
Condition	Area in weightroom requires attention.				
Scope	Assemblies include painted and stained floor surfaces.				

C302008 Wall Base Finishes

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		20	\$ 1,000	rubber & tile	Coating
Condition	Good in general; Continue to replace with rubber as required.				
Scope	Assemblies include wall base, consisting of various materials such as vinyl, ceramic tile, etc.				

C3030 Ceiling Finishes

C303099 Other Ceiling and Ceiling Finishes

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SF		1200	\$ 10,200	Squash Court and Weightroom ceilings	Replace
Condition	Poor to fair. Very poor in weightrooms and changerooms				
Scope	Special ceilings and ceiling finishes not described by the assembly categories listed above.				

Part D Services**D10 Conveying**

D101002 Passenger Elevators

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
Per Elevator		1	\$ 140,000	3 Floors	Replace

Condition Unit is dated, maintenance costs increasing. Price listed is price of new unit, and controls. Price taken from install price of new unit to be installed in expanded arena area. \$20,00 added to account for basement.

Scope Includes passenger elevators and freight elevators. The unit measure at the assembly level is each stop.

D20 Plumbing

D2010 Plumbing Fixtures

D201002 Urinals

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
EA		5	\$ 3,120	Mens changeroom, men's washroom	Replace

Condition Most in walls. Price is for supply of all 5 urinals.

Scope Self explained

D2020 Domestic Water Distribution

D202005 Specialties

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
assembly or system			\$ 20,000	Assemblies not otherwise covered in plumbing fixture replacement	Replace

Condition

Scope Any other special items associated with domestic water supply. All associated work items, including pipes, fittings, valves, insulation, and hookup should be included in this assembly. The unit of measure at the assembly level is pieces of special equipment.

D50 Electrical**D5010 Electrical Service and Distribution****D501001 Main Transformers**

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
KVA		1	\$ 30,000	Pole in Pool Parking lot	Replace

Condition Good, original install date of 1980. Unclear if replacement would be the responsibility of the City or the utility provider. Estimate for vault replacement only

Scope Overhead or underground transformers used for primary electrical service. Assemblies include transformers, pad, trenching, and backfill.

Part E Equipmt. & Furnishings**E10 Equipment****E1020 Institutional Equipment****E102001 Miscellaneous Common Fixed and Movable Equipment**

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
EA		64	\$ 250,000	36 pieces of cardio equipment . 28 pieces of weightroom equipment. Price is to replace all unit all at once.	Replace

Condition Good replacement programs of 2-3 units per year. Units are in good shape, replaced or repaired as required. Cardio equipment follow equipment replacement schedule.

Scope Institutional equipment includes items that are normally found in hospitals, laboratories, auditoriums, and libraries.

E20 Furnishings**E2020 Moveable Furnishings****E202005 Moveable Multiple Seating**

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
EA		200	\$ 13,000	Folding plastic chairs	Replace

Condition Fair condition

Scope Institutional equipment includes items that are normally found in hospitals, laboratories, auditoriums, and libraries.

Part F Special Construction

No Events

Part G Bldg. SiteWorks

No Events

Part A Substructure

No Events

Part B Shell**B10 Superstructure**

B1020

Roof Construction

B102002 Canopies

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		71	\$ 10,000	Metal siding clad overhang at solar panel array.	Repair
Condition	May require pt. coating. Original, Some dents and rust. Any issues appear to be cosmetic in nature.				
Scope	Canopies should be broken into assemblies according to their particular type of construction (i.e., flat slab, pan slab, precast or pre-stressed slab, four-way slab, slabs on metal or wood decking with concrete fill, etc.). All associated work items should be included in each assembly				

B20 Exterior Enclosure

B2020

Exterior Windows

B202001 Windows

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		18	\$ 72,000	South facing looking into Pool. West facing from Multi-purpose meeting space	Replace
Condition	Good Condition although one pane (parking lot into Natorium has lost its seal. Window from Meeting space in good condition.				
Scope	Fixed or operable windows located in exterior walls or exterior skin. Assemblies would include frames, glazing, caulking, finishes, and other associated work.				

B202004 Exterior Glazing

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		26	\$ 50,000	Commercial Dbl. Glaze	Replace
Condition	Appear in excellent condition from inside and outside				
Scope	In addition to glass, this includes acrylic, polycarbonate, and plastic glazing.				

B2030 Exterior Doors**B203008 Exterior Door Hardware**

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
EA		9	\$ 13,000	On all Doors (\$1400 each)	Coating

Condition Fair. All operable. Some rust, some dated. Regular maintained and replaced as required. Estimated price to replace hinges, handles and closures. Some door have mor hardware than others.

Scope Exterior door hardware includes items such as closers, hinges, locksets, panic hardware, etc.

B30 Roofing**B3010 Roof Coverings****B301001 High Slope Roof Coverings**

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
Est.			\$ 9,000	Mtl Siding Under Solar Panels	Coating

Condition Could benefit from Coating Event. Original.

Scope Assemblies include roof coverings, such as shingle, wood shake, and standing seam, etc.

Part C Interiors**C10 Interior Construction****C1010 Partitions****C101005 Interior Windows**

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		20	\$ 50,000	Dividing Pool on 2nd flrs = 9 Main floor reception = 8 On deck 3	Coating

Condition Good, all seals intact. Frames painted regularly.

Scope Fixed or operable windows. Assemblies would include frames, glazing, caulking and other associated work.

C101008 Joint Sealant

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
LM		25	\$ 1,000	Throughout	Coating

Condition Good, some places small gaps

Scope

C1020

Interior Doors

C102002 Glazed Interior Doors

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		13	\$ 10,000	Through main floor, second floor, stair wells	Replace

Condition Good

Scope Assemblies include all glazed interior doors with glass, frames, finish, etc. Interior door hardware is included

C102005 Interior Overhead Doors

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		1	\$ 3,000	Int. Roll-up on 2nd flr.	Replace

Condition original, older. Lock mechanism failing.

Scope Overhead doors installed in the interior of a facility. Assemblies include frames, hardware, hoisting devices, and finish and other associated work. The unit of measure at the assembly level is each door

C102006 Interior Gates

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		1	\$ 3,000	Office Millwork	Replace

Condition Excellent

Scope Any special type gate installed in the interior of a facility. Assemblies include frames, hardware, hoisting devices, and finish and other associated work. The unit measure at the assembly level is each gate.

C1030

Fittings

C103001 Compartments, Cubicles and Toilet Partitions

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
EA		8	\$ 20,000	Public washrooms, Pool changerooms.	Maint'nc.

Condition 2nd floor public washrooms are in good to excellent shape. Partition in change room areas are original, dated and should be replaced in near future with changerroom renovations

Scope Assemblies include individual compartments, cubicles, toilet partitions, and urinal screens.

C20 Stairs

C2020

Stair Finishes

C202001 Interior Stair Finish

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
LM		3	\$ 25,000	painted coating (concrete) Rubber treads (pans)	Repair

Condition New rubber installed in 2021 on main stair well. New could be installed on emergency exits.

Scope Includes finishes to treads, risers, landings, and soffits, and finishes to handrails and guardrails

C30 Interior Finishes

C3010

Wall Finishes

C301007 Acoustical Panels Adhered to Walls

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		240	\$ 7,500	pool area	Replace

Condition Good, although difficult to assess condition under the covering.

Scope This assembly includes acoustical tiles and panels with associated work applied directly to an interior wall surface.

C3020

Floor Finishes

C302001 Tile floor Finishes

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM			\$ 450	Second Floor	Replace

Condition Tiles in good condition. Replaced as required.

Scope Assemblies include ceramic, quarry, and other non-resilient tile floors.

C302003 Wood Flooring

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		20	\$ 1,000	Squash Court	Replace

Condition Fair to good. recently sanded and treated. Resurfaced in 2021

Scope Assemblies include wood floors.

C302004 Resilient Floor Finishes

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		250	\$ 8,000	sport flooring	Replace

Condition 75% of the total sq footage has been recently retrofitted and life expectancy of 20 years. 500 square feet scheduled for replacement in 2023

Scope Assemblies include resilient floors.

C302007 Painting and Staining Floors

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SM		20	\$ 1,000	Pool Mechanical, small are of weightroom	Coating

Condition Very good, painted in 2022

Scope Assemblies include painted and stained floor surfaces.

C3030 Ceiling Finishes

C303001 Exposed Concrete Finishes

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SF		1000	\$ 600	Basement (painted)	Coating

Condition Recently painted

Scope Assemblies include concrete finishes applied to interior ceilings. This assembly does not include items that directly apply to ceiling finishes covered elsewhere in this subsystem.

C303003 Gypsum Wallboard Ceiling Finishes

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
SF		360	\$ 4,000	Along duct work on pool deck.	Coating

Condition Poor to fair.

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
Through out facility.					
SF		10000	\$ 60,000		Replace

Condition Ceiling tiles replaced as required. In general, very good conditions. With exception of the pool changerooms . Cost is to replace every ceiling tile in facility

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
Throughout					
EA		12	\$ 3,000		Replace

Condition Most in walls.

Scope Number of fixtures All terminal devices on the domestic plumbing system which have water supplied to the fixture. Hot water heaters, hose bibbs, and special equipment are not counted as a fixture.

D201000 Emergency Fixtures

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
Throughout					
EA		2	\$ 2,400		Replace

Condition Deluge Showers

Scope Emergency fixtures not described by the assembly categories listed above.

C2020

Domestic Water Distribution

D202004 Insulation and Identification

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
Through out Building, primarily in Mechanical Room and leading to change rooms					
LM	Assembly	2000	\$ 10,000		Replace

Condition Mostly original, changing as required.

Scope Assemblies include insulation used in association with domestic water supply. The unit of measure at the assembly level is number of fixtures.

D2090 **Other Plumbing Systems**

D209004 Pool Piping and Equipment

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Pool Mechanical Room	
LM		100	\$ 50,000		Replace
Condition	Mostly PVC, Supply and return. PVC in excellent shape. Black steel would be deteriorating. One section to be replaced in 2023				
Scope	Assemblies include pumps and associated equipment with pools, including specialties required for hook-up. The unit of measure at the assembly level is each.				

HVACD3010 **Energy Supply**

D301006 Solar Energy Supply System

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Pool South Wall; 2500 each installed	
KW	Assembly	66	\$ 165,000		Replace
Condition	7 replaced in 2022, 6 scheduled for replacement in 2028				
Scope	Assemblies include collector panels, heat exchangers, storage tanks, pumps, etc., including pipe and fittings required for hookup. The unit of measure at the assembly level is each system.				

D3030 **Cooling Generating Systems**

D303099 Other Cooling Generating Systems

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Water cooled fountain installed in weightroom in 2022	
KW	EA	1	\$ 6,000		Replace
Condition	New in 2023				
Scope	Cooling generating systems not described by the assembly categories				

D3040 **Distribution Systems**

D304001 Air Distribution, Heating and Cooling

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
				Pool & Fitness Roof	
L/S		2	\$ 60,000		Replace
Condition	Roof top HVAC unit #1. Installed new in 2019. Roof top HVAC Unit #2. Installed new in 2020. 15 year life expectancy from date of install.				
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.				

D3050 **Terminal and Package Units****Part F Special Construction****F10 Special Construction**F1050 **Special Controls and Instrumentation**

F105099 Other Special Controls and Instrumentation

Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag
EA		1	\$ 16,000	Pool Mechanical room	Replace

Condition	Pool Chemical Feeders; Moving to a single unit that serves both pools in 2023.
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Scope	Special controls and instrumentation includes recording instrumentation and building automation systems.
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Part G Bldg. Siteworks

No Events

Interior and Exterior Views



Interior and Exterior Views

