





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 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:

40 years
20 - 30 years + *Efficiency Obsolescence
20 years + *Efficiency Obsolescence
60 – 70 years
30 - 40 years + *Efficiency Obsolescence
50-60 years
70 - 90 years + *Efficiency Obsolescence
30 years + *Efficiency Obsolescence
60 – 70 years
20 - 30 years + *Efficiency Obsolescence
50 years + *Efficiency Obsolescence
60 – 70 years
40-50 years + *Efficiency Obsolescence
30 - 40 years + *Efficiency Obsolescence
20-40 years
30–70 years
80 - 100 years
40 - 60 years
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

Copyright

Copyright 2024, Corporation of the City of Dryden, Ontario. All Rights Reserved. The preparation of this project was carried out with assistance from the Government of Canada and the Federation of Canadian Municipalities. Notwithstanding this support, the views expressed are the personal views of the authors, and the Federation of Canadian Municipalities and the Government of Canada accept no responsibility for them

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.

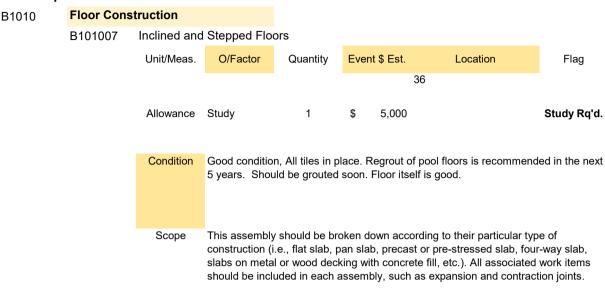
The repair replacement events identified in the report are not intended to capture routine maintenance of various components of the facility that would be generally anticipated as part of the day-to-day operations. Deferred maintenance can lead to earlier than predicted failure of equipment, systems, 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

No Events

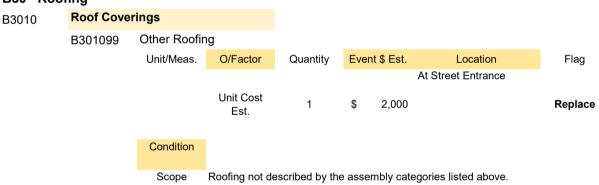
Part B Shell

B10 Superstructure



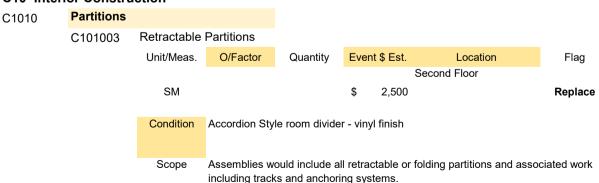
B20 Exterior Enclosure

B30 Roofing



Part C Interiors

C10 Interior Construction





C1030

Fittings							
C103003	Marker Boar	ds and Tack	Boards				
	Unit/Meas.	O/Factor	Quantity	Eve	nt \$ 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	d conditio	n. Cork board showing sign	s of age.
	Scope	Assemblies in of measure at				sboards, and fastening devic	es. The uni
C103006	Lockers						
	Unit/Meas.	O/Factor	Quantity	Eve	nt \$ Est.	Location	Flag
						Pool and fitness Centre change rooms	
	SM		120	\$	150,000		Replace
	Condition		rmanent solut	ion th	at would	Dents, scratches. Plastic re last the life of the building. in in 15 years.	•
	Scope					her wood or metal, single or cluded in this assembly.	double tier.

C30 Interior Finishes

C30 Inter	or Finishes	;						
C3010	Wall Finish	nes						
	C301003	Gypsum Wa	allboard Finish	nes				
		Unit/Meas.	O/Factor	Quantity	Ever	nt \$ Est.	Location	Flag
							general	
		SM		12 pieces	\$	2,000		Replace
		Condition	on Very little, although some bulkheads are cracked or peeling					
		Scope	surface. Furrir also includes t	ng strips or cha aping, sanding	annels g, finis	are incluhing, and	applied directly to an interiouded in this assembly. This disheetrock accessories. The wall finishes covered else	assembly his assembly



C301004

Tile and Terrazzo Wall Finishes

		Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag				
		Per		-		Changeroom Shower and					
		shower		3	\$ 50,000	Desk Shower Tiles. Steam Room tiles	Replace				
		Steam		J	ψ 50,000	Steam Room tiles	Replace				
		Room	Original Tile u	ark Data aan	aa araalka Cta	m room in 2017 but abouin	a signs of				
		Condition	leaching.	ork. Date, son	ne cracks. Ste	m room in 2017 but showin	g signs of				
		Scope	This assembly Each type of t			pplied directly to an interior embly.	wall surface.				
C3020	Floor Finish	nes									
	C302005	Carpeting									
		Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag				
				,	,	Upper meeting	3				
		SF		300	\$ 2,000	Cardio room	Replace				
		Condition	Meeting room excellent, repl			ent. (ancy of 15 years.	Cardio room is				
		Scope Sheet or tile carpet with appropriate underlay									
	C302099	Other Floori	ng and Floor	Finishes							
	0002000	Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag				
						Pool Kitchen	· ·9				
		SF		75	\$ 6,000		Replace				
		Condition	Original tile, in removal and re		trace asbestos	s. Due for replacement. Pric	e include				
		Scope	Sheet or tile c	arpet with app	ropriate under	lav					
C3030	Ceiling Fini			a. p a t a.pp		,					
00000	C303007	Suspension	Systems								
	0000001	Unit/Meas.	O/Factor	Quantity	Event \$ Est.	Location	Flag				
		OTHERWICES.	On dotor	Quantity	LVOπ φ Lot.	Referring only to pool	riug				
		SM			\$ 13,000	changerooms	Replace				
		Condition	Poor to fair. V	ery poor in we	ightrooms and	changerooms					
	ystem which is suspended o a ceiling.	r hung from									



Part D Services

D20 Plumbing

D2010 **Plumbing Fixtures** D201005 Showers / Tubs Unit/Meas. O/Factor Quantity Event \$ Est. Location Flag Men's changeroom, Women's changeroom, EΑ 50.000 Replace Pool Deck Condition Original tile, original plumbing, original fixtures Scope Self explained

Domestic Water Distribution C2020

D202001 Pipes and Fittings Quantity Unit/Meas. O/Factor Event \$ Est. Location Flag Pool Piping

> Study \$ 2,000 1 Study Rq'd

Condition Exceeds theoretic life of Equipment Operation. Not efficient

Assemblies include all pipe, fittings, and associated work with regard to domestic Scope water supply. The unit of measure at the

assembly level is number of fixtures.

Rain Water Drainage D2040

D204001 Pipes and Fittings

> Unit/Meas. O/Factor Quantity Event \$ Est. Location Flag From Roofing System LM 30,000 Allowance 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 Gym and court Air Conditioning condensers 8,000 KW 2 Replace

Good condition, no issues at present, regular maintenance, age of units Condition

Assemblies include condensers, compressors, heat pumps, and refrigerant piping. Scope 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

	erioi Ericio	J 41. J									
32010	Exterior W	/alls									
	B201005	Exterior Louvres and Screens									
		Unit/Meas.	O/Factor	Quantity	Event \$	Est.	Location	Flag			
							Prefin: Metal				
		SM		2	\$ 2	2,500		Repair			
		Condition	May require P	May require Pt. Coating, Minor dents or evidence of rust/							
		Scope	Assemblies in of measure at				nich are located in exterior	walls. The u			
	B201008	Exterior Sof	fits								
		Unit/Meas.	O/Factor	Quantity	Event \$	Est.	Location	Flag			
							At Street Entrance				
		SM		3	\$ 2	2,000		Repair			
		Condition	Good, some n	ninor dents or	wrinkles.						
		Scope		ne soffit. Typic	al materia		aterials which make up the uld include wood, aluminur				
	B201011	Joint Sealar	nt								
		Unit/Meas.	O/Factor	Quantity	Event \$	Est.	Location	Flag			
							Exterior veneer brick				
		LM		200	\$!	5,000	work.	Repair			
		Condition	missing. This	will be inspec	ted and a	recon	g/drying occurring, some conmendation developed the fill be installed on the new fi	Arena			
		Scope	Exterior applic	ation of joint	sealants						



B2020	Exterior Wi	ndows						
	B202099	Other Exter	ior Windows					
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag
		LM		3	\$	6,000	Meeting Room, windows overlook section of roof	Replace
		Condition	General: windounits.	ow frames are	in fair	conditio	n but reglazing due to age o	of sealed
		Scope	Exterior windo	ws not descrit	ped by	the asse	embly categories listed abov	/e.
B2030	Exterior Do	ors						
	B203001	Solid Doors						
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag
							Insulated HM	
		EA		3	\$	3,600		Replace
		Condition	Good, but all c	•		tion. 3	emergency exit doors in to	al. \$1200.00
		Scope					hollow metal or wood with to hardware is included.	rames. Solid
	Pananna	Glazed Doo	ro					
	B203002	Unit/Meas.	O/Factor	Quantity	Evon	t \$ Est.	Location	Elog
		Univividas.	O/Factor	Quantity	Even	ι φ ⊑5ι.	Front entrances	Flag
		EA		5	\$	8,000	Tronk onlinences	Repair
		Condition	Good condition condition but h	-	aming.	Door ha	ave been replaced. Door in o	good
		Scope		curtain walls)	. These	doors o	s with glass, frames (not inc can be made of storefront m included.	
	B203098	Other Exteri	or Specialty D	Doors				
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag
			Allowance		\$	2,500	Mtl. Panels (South Side)	Coating
		Condition	Require Painti materials/equi	-	ıble Do	or to ac	cess basement with large	
		Scope	Assemblies we	ould include fr rk. The unit m	ames, easure	hardwar	wall or exterior skin of the bure, hoisting devices, and fining seembly level is each door	sh and other



B30 Roofing

Roof Coverings B3010 B301002 Low Slope Membrane Systems Unit/Meas. O/Factor Quantity Event \$ Est. Location Flag Ballasted Inverted EPDM Flat roof approx. SM 210,000 Replace 464m2 Condition Remaining portion of flat roofs expected to last in to this period. Assemblies include roof coverings, such as built-up, elastomeric, modified bitumen, Scope 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. Flag Location approx. SM \$ Replace 464m2 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 approx. SM \$ Replace 464m2 Condition Included in overall EPDM roof assembly replacement

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



Scope

flashing, etc.

Part C Interiors

C10 Interior Construction

C1030	Fittings											
	C103002	Toilet and B	ath Accessori	ies								
		Unit/Meas.	O/Factor	Quantity	Ever	nt \$ Est.	Location	Flag				
		EA		20	\$	2,000	Public washrooms, Pool changerooms.	Maint'nc.				
						,						
		Condition	Good condition	Good condition, replaced as required. These are usually replaced at low or c								
		Scope	Toilet and bath accessories. For example, soap dispensers, toilet paper hold towel dispensers, grab bars, bathroom mirrors, etc.									
	C103006	Shelving										
		Unit/Meas.	O/Factor	Quantity	Ever	nt \$ Est.	Location	Flag				
		LM		25	\$	2,500	Reception, Lifeguard room, Equipment room. Mechanical Room, Storage rooms, janitorial closets.	Maint'nc.				
		Condition	Varying condit	ion/. Replace	or repa	aired as	required.					
		Scope	Assemblies include all types of shelving with brackets and all supporting materials and finish, if required.									
	C103007	Fire Extingu	isher Cabinet	s								
		Unit/Meas.	O/Factor	Quantity	Ever	nt \$ Est.	Location	Flag				
							Throughout the building .					
		LM		19	\$	10,000		Replace				
		Condition	Fair to good copainting.	ondition. Reco	mmen	d plastic	cabinets to eliminate rustin	ng and				
		Scope	This assembly extinguishers		-		sizes of fire extinguisher ca nbly.	binets. Fire				

C30 Interior Finishes

C3010	Wall Finish	nes							
	C103001	Concrete W	all Finishes						
		Unit/Meas.	O/Factor	Quantity	Eve	ent \$ Est.	Location	Flag	
							Through out facility		
		SM		2000	\$	10,000		Repair	
		Condition	Recently paint	ted; completed	d in ho	ouse			
		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.						

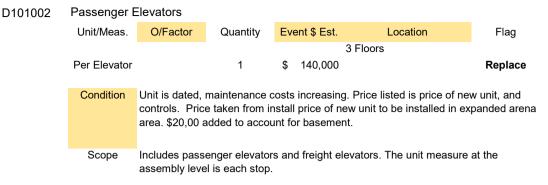


	C103005	Painting to \	Walls						
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag	
							North Wall of cardio room. North wall of multi		
		SM		500	\$	1,000		Coating	
		Condition	-		-		te and is this referred to in C om and multi-purpose room.		
		Scope	This assembly wall surface.	y includes pair	nting, sp	packling	and sealant applied directly	to an interior	
C3020	Floor Finish	nes							
	C302007	Painting and	d Staining Flo	ors					
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag	
							Basement		
		SM		150	\$	50		Coating	
		Condition	Area in weigh	troom requires	attenti	ion.			
		Scope	Assemblies in	clude painted	and sta	ained flo	or surfaces.		
	C302008	Wall Base Finishes							
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag	
							rubber & tile		
		SM		20	\$	1,000		Coating	
		Condition	Good in gener	ral; Continue t	to repla	ace with	rubber as required.		
		Scope	Assemblies in tile, etc.	iclude wall bas	e, cons	sisting o	f various materials such as	vinyl, ceramic	
C3030	Ceiling Fini	shes							
	C303099	Other Ceilin	g and Ceiling	Finishes					
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag	
		SF		1200	\$	10,200	Squash Court and Weightroom ceilings	Replace	
		Condition	Poor to fair. V	ery poor in we	ightroo	ms and	changerooms		
		Scope	Special ceiling above.	gs and ceiling	finishes	s not des	scribed by the assembly cat	egories listed	

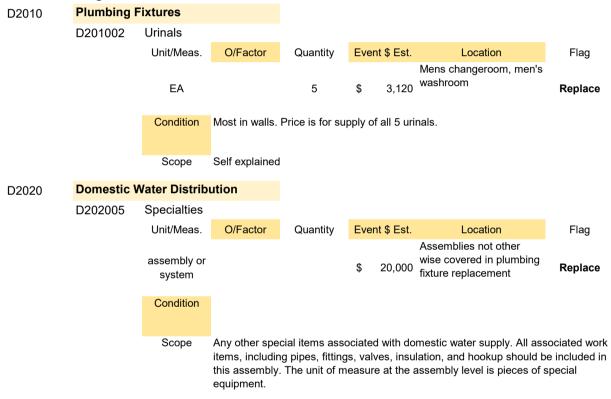


Part D Services

D10 Conveying



D20 Plumbing





Flag

Replace

D50 Electrical

Electrical Service and Distribution D5010 D501001 Main Transformers Unit/Meas. O/Factor Quantity Event \$ Est. Location Flag Pole in Pool Parking lot KVA 1 30,000 Replace Good, original install date of 1980. Unclear if replacement would be the Condition responsibility of the City or the utility provider. Estimate for vault replacement only Overhead or underground transformers used for primary electrical service. Scope

Part E Equipmt. & Furnishings

E10 Equipment

E1020	institutional Equipment	

E102001 Miscellaneous Common Fixed and Movable Equipment

Unit/Meas. O/Factor Quantity Event \$ Est. Location

36 pieces of cardio equipment . 28 pieces of weightroom equipment.

EA 64 \$ 250,000 Price is to replace all unit

Assemblies include transformers, pad, trenching, and backfill.

all at once.

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
Folding plastic chairs

EA 200 \$ 13,000 **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 Cons	truction								
	B102002	Canopies								
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag		
		SM		71	\$	10,000	Metal siding clad overhang at solar panel array.	Repair		
		Condition	May require pt cosmetic in na		ginal, S	Some de	ents and rust. Any issues ap	pear to be		
		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 Wir	ndows										
	B202001	Windows										
		Unit/Meas.	O/Factor	Quantity	Eve	nt \$ 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 Gla	zing									
		Unit/Meas.	O/Factor	Quantity	Eve	nt \$ Est.	Location	Flag				
							Commercial Dbl. Glaze					
		SM		26	\$	50,000		Replace				
		Condition	Appear in exce	ellent condition	from	inside a	nd outside					
		Scope	In addition to ເ	glass, this inclu	ides a	acrylic, po	olycarbonate, and plastic gla	zing.				



B2030 Exterior Doors

B203008 Exterior Door Hardware

Unit/Meas. O/Factor Q

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

Mtl Siding Under Solar
Panels

Est. \$ 9,000 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

Dividing Pool on 2nd flrs

= 9 Main floor reception

SM 20 \$ 50,000 = 8 On deck 3 Coating

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

Condition

Unit/Meas. O/Factor Quantity Event \$ Est. Location Flag
Throughout

LM 25 \$ 1,000 Coating

Condition Good, some places small gaps

Scope



C1020	Interior Do	ors									
	C102002	Glazed Inte	rior Doors								
		Unit/Meas.	O/Factor	Quantity	Event	\$ Est.	Location	Flag			
		SM		13	\$ 1	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 Ove	rhead Doors								
		Unit/Meas.	O/Factor	Quantity	Event	\$ Est.	Location Int. Roll-up on 2nd flr.	Flag			
		SM		1	\$	3,000		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			
							Office Millwork				
		SM		1	\$	3,000		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	Compartme	Compartments, Cubicles and Toilet Partitions								
		Unit/Meas.	O/Factor	Quantity	Event	\$ Est.	Location	Flag			
		EA		8	\$ 2	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 changeroom renovations								
		Scope	Assemblies include individual compartments, cubicles, toilet partitions, and urinal								

screens.



C20 Stairs Stair Finishes C2020 C202001 Interior Stair Finish Unit/Meas. O/Factor Quantity Event \$ Est. Location Flag painted coating (concrete) Rubber LM 3 25.000 Repair treads (pans) Condition New rubber installed in 2021 on main stair well. New could be installed on emergency exits. Includes finishes to treads, risers, landings, and soffits, and finishes to handrails Scope and guardrails C30 Interior Finishes **Wall Finishes** C3010 C301007 Acoustical Panels Adhered to Walls Flag Unit/Meas. O/Factor Quantity Event \$ Est. Location pool area SM 240 7.500 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. Floor Finishes C3020 C302001 Tile floor Finishes Unit/Meas. O/Factor Quantity Event \$ Est. Location Flag Second Floor SM 450 \$ Replace Tiles in good condition. Replaced as required. Condition

C302003 Wood Flooring

Scope

Unit/Meas. O/Factor Quantity Event \$ Est. Location Squash Court

SM 20 \$ 1,000 Replace

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

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

Scope Assemblies include wood floors.



	C302004	Resilient Floor Finishes									
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag			
							sport flooring				
		SM		250	\$	8,000		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	g and Staining Floors								
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag			
		SM		20	\$	1,000	Pool Mechanical, small are of weightroom	Coating			
		Condition	Very good, pai	nted in 2022							
		Scope	Assemblies ind	clude painted	and sta	ained flo	oor surfaces.				
C3030	Ceiling Fini	ishes									
00000	C303001		ncrete Finishe	20							
	000001	Unit/Meas.	O/Factor	Quantity	Evon	t \$ Est.	Location	Flag			
		Onlyweas.	O/I actor	Quantity	LVCII	ι ψ Εσι.	Basement (painted)	riag			
		SF		1000	\$	600	basement (painted)	Coating			
		Condition	Recently painted								
		Scope		de items that			ed to interior ceilings. This a o ceiling finishes covered el				
	C303003	Gypsum Wallboard Ceiling Finishes									
		Unit/Meas.	O/Factor	Quantity	Even	t \$ Est.	Location	Flag			
							Along duct work on pool	9			
		SF		360	\$	4,000	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.	/Meas. O/Factor Qua		Event \$ Est.		Location	Flag			
					Th	rough out facility.				
	SF		10000	\$	60,000		Replace			
	Condition	J		9 , , , ,						
		or the pool changerooms. Cost is to replace every ceiling tile in facility								
	Scope	Assemblies include acoustical ceiling tiles and panels. The suspension system, if								
		that directly apply to ceiling finishes covered elsewhere in this subsystem.								
		Ceiling tiles replaced as required. In general, very good conditions. With exce of the pool changerooms. Cost is to replace every ceiling tile in facility Assemblies include acoustical ceiling tiles and panels. The suspension system required, is in Assembly Category C303007. This assembly does not include								

Part D Services D20 Plumbing

	_									
D2010	Plumbing Fixtures									
	D201001	Water Closets								
		Unit/Meas.	O/Factor	Quantity	Even	nt \$ Est.	Location	Flag		
						Th	roughout			
		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	Even	nt \$ Est.	Location	Flag		
					Throu		roughout			
		EA		2	\$	2,400		Replace		
		Condition	Deluge Showe	rs						
		Scope	Emergency fixtures not described by the assembly categories listed above.							
C2020	Domestic V	Vater Distrib	ution							
	D202004	Insulation ar	nd Identification	on						
					_					

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



Other Plumbing Systems D2090

Pool Piping and Equipment D209004

> 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

> Assemblies include pumps and associated equipment with pools, including specialties required for hook-up. The unit of measure at the assembly level is each.

HVAC

Energy Supply D3010

D301006 Solar Energy Supply System

Scope

Scope

Unit/Meas. O/Factor Quantity Event \$ Est. Location Flag Pool South Wall; 2500 \$ 165,000 each installed ΚW Assembly 66 Replace

Condition 7 replaced in 2022, 6 scheduled for replacement in 2028

> 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.

Cooling Generating Systems D3030

Other Cooling Generating Systems D303099

> Unit/Meas. O/Factor Quantity Event \$ Est. Location Flag Water cooled fountain installed in weightroom in ΚW EΑ 1 6,000 Replace 2022

Condition New in 2023

Scope Cooling generating systems not described by the assembly categories

D3040 **Distribution Systems**

D304001 Air Distribution, Heating and Cooling

Scope

Flag Unit/Meas. O/Factor Quantity Event \$ Est. Location 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.

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

Pool Mechanical room

EA 1 \$ 16,000 Replace

Condition Pool Chemical Feeders; Moving to a single unit that serves both pools in 2023.

Scope Special controls and instrumentation includes recording instrumentation and building automation systems.

Part G Bldg. Siteworks

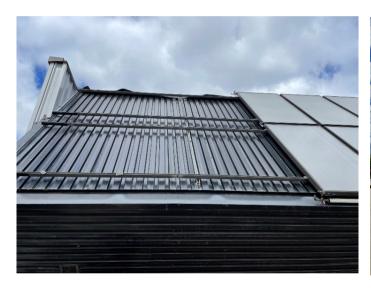
No Events



Interior and Exterior Views















See Also: Image Data D25

Interior and Exterior Views















See Also: Image Data D26