



THE TOWNSHIP OF JOHNSON

FACILITY CONDITION ASSESSMENT FOR:

FOUR MUNICIPALLY OWNED BUILDINGS



April 2021

KEC Ref: 2089.02



In Association with Nor Mech Engineering Inc.

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Executive Summary

This document provides a summary of a facility condition assessment undertaken for the Township Of Johnson focusing on the following assets:

1. Municipal Arena
2. Johnson Fire Hall
3. Municipal Office and Garage
4. Gordon Lake Hall

During the winter of 2021, each of the subject buildings were visually reviewed at arm's length in order to estimate the condition of various components and systems. The findings of the review are presented in this report and appendices. A brief summary of findings is provided below.

1. Municipal Arena

The Municipal arena is a pre-fabricated steel frame building, built in the late 1980s. Following construction, the building has been renovated at various times to implement minor improvements.

The Municipal Arena currently appears to be in fair and serviceable condition. A number of deficiencies have been identified and are itemized in the sections below and in the appendices.

The most urgent deficiencies observed (and recommended budget for improvements) are:

- Building envelope repairs - \$378,000.00
- Site improvements - \$80,000.00
- Accessibility upgrades - \$116,000.00
- HVAC/Electrical - \$150,000.00

The estimated total cost to address all of the recommended improvements is \$971,900.00. A detailed breakdown is provided in Appendix B.

2. Johnson Fire Hall

The Johnson Fire Hall is a pre-fabricated steel frame building, built in the mid-1990s. This building currently appears to be in good condition.

A number of deficiencies have been identified and are itemized in the sections below and in the appendices.

The most urgent deficiencies observed (and recommended budget for improvements) are:

- Maintenance of the underground oil separator - \$1,500.00
- HVAC and detection system improvements - \$50,000.00
- Accessibility upgrades - \$3,600.00

The estimated total cost to address all of the recommended improvements is \$92,375.00. A detailed breakdown is provided in Appendix B.

3. Municipal Office , Garage and Council Chambers

The Municipal Office and Garage are housed in a pre-fabricated steel frame building built in late 1990s. The building was expanded in the early 2000s. Both the office and garage appear to be in a fair and serviceable condition. Council Chambers consists of a stand-alone portable building. A number of deficiencies have been identified and are itemized in the sections below and in the appendices.

The most urgent deficiencies observed (and recommended budget for improvements) are:

- Garage: oil separator/drain improvements - \$28,000.00
- Gas detector - sensors - \$3,000.00
- Building envelope repairs- \$7,720.00.00
- Accessibility upgrades - \$6,650.00
- Council Chambers:
 - Building envelope/foundation - \$28,000.00
 - HVAC/lighting and fire protection system improvements - \$25,000.00
 - Accessibility upgrades - \$4,275.00

The estimated total cost to address all of the recommended improvements is \$180,895.00. A detailed breakdown is provided in Appendix B.

4. Gordon Lake Hall

The Gordon Lake Hall is a wood frame building of unknown vintage. An addition with full basement was added in the late 1980's. Various repairs have been initiated including the installation of shingle roofing and vinyl siding. This building is in poor condition.

A number of deficiencies have been identified and are itemized in the sections below and in the appendices.

The most urgent deficiencies observed (and recommended budget for improvements) are:

- Building foundation – \$175,000.00
- Accessibility upgrades – \$50,000.00
- Kitchen upgrades - \$8,000.00
- Plumbing upgrades - \$9,000.00

The estimated total cost to address all of the recommended improvements is \$306,500.00. A detailed breakdown is provided in Appendix B.

Reporting Summary

1.0 Introduction

Organization and presentation of the information uses the Uniformat II Standard Classification of Elements (ASTM 2015). This system provides a consistent way of relating the design, specification, costing and maintenance of building elements. More information on the Uniformat System can be found at <http://www.uniformat.com/>

1.1 Assessment Process

Each building was assessed by a technical team:

1. Structural/Architectural – Mark K. Edwards, C. Tech.- Kresin Engineering Corporation
2. Mechanical /Plumbing – Todd Suriano – Nor Mech Engineering Inc.
3. Electrical –Todd Suriano – Nor Mech Engineering Inc.

Investigation and reporting oversight was provided by:

1. Structural/Architectural – Michael Kresin, P. Eng., Kresin Engineering Corporation.
2. Mechanical/Plumbing, Electrical – David Barban, P. Eng., Nor Mech Engineering Inc.

1.2 Reporting

Condition Reporting follows the RFP and is presented in spreadsheet format, by building according to the following:

A) Spreadsheet 1

Facility Defect Rating

A quantitative scale from 0 to 4 rates the severity and extent of an observed defect:

- 0 – none
- 1 – minor
- 2 – moderate
- 3 – major
- 4 – extreme

General Condition Rating

Rating is based on an overall assessment of all components of the facility, rated on a scale of 0-10, where:

0	denotes Replace or Closed (to the public)
1-3	denotes Poor condition
4-6	denotes Fair condition
7-9	denotes Good condition
10	denotes New or As-built

B) Spreadsheet 2
Needs by Category

- a. O& M (Operation and Maintenance) / Minor repairs
- b. Major repairs – the condition of a component/element which requires major repairs that would NOT be covered under normal O & M.
- c. Component replacement or reconstruction – the condition of a component/element that requires replacement/reconstruction that would NOT be covered under normal O & M.
- d. Study – an in-depth review to generate a technical solution to a problem that cannot be readily assessed by an on-site visual inspection.
- e. Asset replacement/re-construction– only assets with a General Condition Rating of 3 or less and an estimated remaining Life of 5 years or less shall be identified for asset replacement/reconstruction to the original design or capacity. In estimating the cost (Class D Estimate) for asset replacement/reconstruction no other factor such as growth, increased levels of service or other additional uses are to be considered.
- f. Upgrade – needs which improve the effectiveness and/or efficiency of the existing asset and its operation. This does not include growth.

Justification of Needs

- a. Health and safety - required to eliminate “imminent” danger to life and limb. This type of need has one level of urgency – immediate.
- b. Immediate Health & Safety - should be rectified as soon as possible and are to be assigned an urgency of year “0” (immediate).

- c. Restoration of utility - includes needs required to put the facility or service back into operation to meet the normal service demands.
- d. Arrest deterioration includes any activity required which in itself does not substantially affect the ongoing use of the service or facility but which, if not attended to, will result in continued deterioration and would lead to complete breakdown of the facility.
- e. Operational - an activity which is required to maintain both the appearance and the utility of the service or facility but which is not necessarily critical to its ongoing use.
- f. Conform to code - required to ensure an asset conforms to current codes.

Budget Estimate

Budget figures are not inclusive of engineering costs and are our opinion of a current dollar value of the work, provided for approximate budget purposes only. Accurate figures can only be obtained by establishing a scope of work and receiving quotes from qualified contractors.

C) Spreadsheet 3 Photographs

Buildings were extensively photographed. Photos included are intended to be illustrative of a condition and may not fully illustrate its complexity.

1.3 Condition Assessment by Building

Condition assessment results are summarized by building on the spreadsheets in Appendix A. Cost estimates to rectify the identified deficiencies are presented in Appendix B and photographs of deficiencies are found in Appendix C.

Buildings Summary

2.0 Introduction and Background

With population of approximately 750 residents Johnson Township is located sixty (60) kilometres east of Sault Ste. Marie on Highway 17 in the District of Algoma. The Township owns and maintains a number of buildings.

In November 2020 Johnson Township (the Township) advertised a Request for Proposal (RFP) to obtain engineering services for a facility condition assessment of 4 municipally owned buildings. The facilities requiring assessment were the: Municipal Arena and Community Centre, Fire Hall, Municipal Office and Garage and Gordon Lake Hall. Kresin Engineering Corporation's ("KEC") proposal to conduct the facility assessments was accepted by the Township.

The assessment is to examine the four facilities, provide lifecycle analysis on facility components, identify problem areas and make recommendations with estimated costs to correct problems. A key component of the review is a cost benefit assessment of repair/remediation versus planning for facility replacement.

The capital expenditures presented have been prioritized as requiring rectification in the short or long term.

2.1 Purpose of the Facility Assessment

The purpose of this proposed undertaking is to conduct a facility condition assessment of 4 municipally owned buildings in the Township of Johnson. It is understood that the project deliverable must include, at a minimum, reviews and assessment of the following building components:

1. Structural Integrity:
 - a. Roofs
 - b. Load bearing walls
 - c. Load bearing columns
 - d. Floors
 - e. Foundations
2. Access:
 - a. Ramps
 - b. Lifts

3. Electrical:
 - a. Main power supply
 - b. Fixtures
4. 4. Mechanical:
 - a. Major plumbing (piping and components)
 - b. All HVAC
 - c. Hot water
 - d. Refrigeration (Arena) including brine lines/concrete slab
 - e. De-humidification system
5. 5. Building Envelope:
 - a. Energy efficiency
 - b. Exterior walls
 - c. Roofs
 - d. Glazing
 - e. Openings and entrances
6. Exterior landscape:
 - a. Parking lot
 - b. Walkways
 - c. Lighting
 - d. Integrity, safety, functionality

2.2 Summary of Recommendations

The attached forms, Appendices A, B, and C, present the results of the facility condition assessments. Three (3) forms are presented for each building providing summaries as follows:

- Form 1 – Defect and facility general condition ratings.
- Form 2 – Categorization and justification of needs (including cost estimates).
- Form 3 – Photographs of Identified Defects.

Electrical, plumbing and HVAC defects observed by Normech Engineering Inc. are summarized in Appendix D.

Condition rating is based on the individual defects and overall general facility conditions (Form 1). Required improvements and upgrades (“needs”) are presented by category followed by an indication of justification (Form 2).

With reference to Form 2, the identified improvements can be prioritized considering the defect rating (from 0 to 4, with 4 indicating that a defect is extremely severe) and the need type. For example, a defect with a rating of 3 or 4 and of type “health and safety” would likely be prioritized before a defect with a rating of 1 or 2 and of type operational. Information such as funding opportunities and preferences/requirements of the Township should also be considered when developing an implementation schedule as this may result in certain improvements being given higher priorities than identified on Form 2.

Table 2.1 presents a summary of the total costs for each building. Form 2 in the report presents cost estimate breakdowns by item.

Table 2.1: Summary of Cost Estimates –Recommendations		
Building		Cost Estimate
No.	Description	(HST Extra)
1.	Municipal Arena and Community Centre	\$971,900.00
2.	Fire hall	\$92,375.00
3.	Municipal Office and Garage and	\$121,800.00
3a.	Council Chambers	\$59,095.00
4.	Gordon Lake Hall	\$306,500.00
Total:		\$1,551,670.00

APPENDIX A
DEFECT AND FACILITY GENREAL CONDITION RATINGS

BUILDING 1
MUNICIPAL ARENA AND COMMUNITY CENTRE

Building Number 1				Building General Condition Rating		5				
Description Municipal Arena and Community Centre										
Elements				Defect						
Major Group		Group		Individual		Description	Rating	Reference		
A SUBSTRUCTURE	A10 Foundation	A1010	Standard Foundations	See Buildings Form 2		4				
		A1020	Special Foundations	Not applicable						
		A1030	Slab on Grade	Not applicable						
	A20 Basement	A2010	Basement Excavation	Not applicable						
		A2020	Basement Walls	Not applicable		0				
B SHELL	B10 Superstructure	B1010	Floor Construction	North west corner concrete broken out and cracked.		3	1-1			
				North east corner concrete floor cracked, evidence of heaving.		3	1-2			
				Board walkway over trench north end of ice pad deteriorating		4	1-3, 1-4			
				Concrete ice pad- north end evidence of moisture, cracking		2	1-5, 1-6,			
		B1020	Roof Construction	Exterior not accessible						
	B20 Exterior Enclosure	B2010	Exterior Walls	CMU joint separation/cracking north wall		3	1-7, 1-8			
				Steel cladding separating from building and doors		3	1-9, 1-10			
				Flashing joints separating		2	1-11, 1-12			
				Numerous wall penetrations not weather tight		3	1-13, 1-14			
				Interior side of north CMU wall open joint cracks		4	1-15, 1-16			
				Exterior walls of changerooms were supposed to have been thermally insulated by Owner, in order to stop large heat loss through cold uninsulated concrete block walls, which is affecting radiant ceiling panel heating effectiveness.		3	1-17, 1-18			
				B2020	Exterior Windows	Not Applicable				
				B2021	Skylights	Not Applicable				

Building Number 1				Building General Condition Rating		5	
Description Municipal Arena and Community Centre							
Elements				Defect			
Major Group	Group		Individual		Description	Rating	Reference
			B2030	Exterior Doors	6 fire exits in walkway/stands areas all require weatherstrip/sweeps none are weather tight (some need thresholds)	3	1-19, 1-20 1-21
					Fire exit (S/E corner of ice-pad) door closer is broken	3	1-22
					Fire exit (N/E corner of ice-pad) door will not close properly	3	1-23
					All fire exits need to be reviewed for safe egress	4	1-24
					Lobby entrance/exit door requires weatherstrip replacement	1	1-25
					Zamboni sliding door is not weather tight	2	1-26
					Fire exit from canteen lobby not operable	4	1-27, 1-28
					Pump room exit door (double leaf) requires weatherstrip/sweep/paint	2	1-29
	B30	Roofing	B2031	Overhead Doors	Not applicable		
			B2032	Hangar Doors	Not applicable		
			B3010	Roof Coverings	Not accessible		
			B3011	Soffit	See exterior walls		
			B3012	Fascia	See exterior walls		
			B3020	Roof Openings	Not accessible		
C INTERIORS	C10	Interior Construction	C1010	Partitions	Dressing rooms-CMU wall penetrations for plumbing not sealed (typ)	3	1-30
					Plant room CMU walls joint cracking and block separation	4	1-31, 1-32

Building Number				1		Building General Condition Rating		5	
Description				Municipal Arena and Community Centre					
Elements						Defect			
Major Group		Group		Individual		Description		Rating	Reference
						Canteen kitchen wall penetrations not sealed		2	1-33
						CMU joint separation/cracking southwest corner canteen men's room		3	1-34,1-35
						CMU joint separation/cracking southeast corner canteen women's room		3	1-36
						CMU joint separation/cracking southwest corner mngr. office- wall penetrations not sealed		3	1-37, 1-38
						Pump room wall penetrations not sealed		3	1-39
						Skate room- wall penetration not sealed- south east corner at acoustic tile		1	1-40
						Public washrooms on both levels are not AODA or OBC Part 3 compliant		3	1-41 to 1-50
		C1020		Interior Doors		Multiple doors-Canteen kitchen, managers office, plant room, pump room, electrical room, dressing room 2, 3, 4, 5, referee room have ADA non compliant small "U" shaped handles		2	1-51, 1-52
						Multiple doors- furnace room, zamboni room, Hall kitchen, Hall general washroom, coat room, time box, plant room have ADA non compliant turn knob type handles		2	1-53, 1-54
						Dressing Room 2-deadbolt difficult to access		2	1-55
						Canteen area mens's room no exterior handle-no locking device		2	1-56

Building Number 1				Building General Condition Rating		5	
Description Municipal Arena and Community Centre							
Elements				Defect			
Major Group	Group		Individual		Description	Rating	Reference
					Canteen area womens's room no exterior handle-no locking device	2	1-57
					Hall men's and women's washrooms no handles or locking devices	2	1-58, 1-59
					Electrical room- no inside handle	2	1-60
	C20 Stair	C1030	Fittings	see above			
		C2010	Stair Construction	Exterior stairs- vertical supports and stringer cut to pass gas piping	4	1-61, 1-62	
				Interior stair railings do not meet Ontario Building Code 3.4.6.5 (10)	2	1-63, 1-64	
		C2020	Stair Finishes	Exterior stairs- no protective coating on roof support steel	1	1-65	
				Interior stairs	0		
		C30 Interior Finshes	C3010	Wall Finishes	Wall/door general paint maintenance	1	1-66
	C3020				Floor Finishes	Dressing rooms-typical replace rubber flooring	2
	Zamboni room concrete floor wearing and cracking		1	1-68			
	Manager's office-paint concrete floor		3	1-69			
	C3030		Ceiling Finishes	Canteen Kitchen- acoustic tile deformed	1	1-70	
				Zamboni Room multiple patches and unfinished areas	2	1-71	
				Stairwell 2 damaged acoustic ceiling tiles	1	1-72	
				Hall- missing acoustic tile and evidence of water damage	3	1-73, 1-74	
				Ice pad/stands/upper walls- multiple tears in insulation	3	1-75, 1-76, 1-77	

Building Number 1				Building General Condition Rating		5			
Description Municipal Arena and Community Centre									
Elements				Defect					
Major Group		Group		Individual		Description		Rating	Reference
						Plant room-concrete slab ceiling failing at steel vertical support		3	1-78
						Pump Room dry wall ceiling- unpainted, taped, holes and penetrations		2	1-79, 1-80
						Dressing room 2/3-hollow core concrete patch failing a cross support and cracking at wal vertical structural steel		3	1-81, 1-82
						Dressing rooms 1-5-refinish wood ceiling chases		2	1-83, 1-84
D SERVICES		D10 Conveying		D1010 Elevators & Lifts		Elevator sump pit, pump, & sump alarm system installed in 2006 - no issues reported.		0	
				D1020 Escalators & Moving Walks		Not Applicable			
				D1090 Other Conveying Systems		Not Applicable			
		D20 Plumbing		D2010 Plumbing Fixtures		Dressing rooms-older copper feed lines for showers exposed and not properly secure to walls - typical		1	1-85, 1-86
						Hall: East WR and two West Public WR - plumbing fixtures are old; manual flush/faucets		1	1-87, 1-88, 1-111
						Commercial D/W in Hall Kitchen; No commercial D/W in Canteen Kitchen - code violation;		3	1-98
						Changerooms: Changeroom#4 plumbing cleanout protruding out of floor, and some surface mtd floor piping for urinals - tripping hazards.		2	1-89, 1-92

Building Number			1		Building General Condition Rating		5		
Description			Municipal Arena and Community Centre						
Elements					Defect				
Major Group		Group		Individual		Description		Rating	Reference
						All urinals and flushmeter waterclosets have manual flush handles - recommend autoflush touchless flushvalves.		1	1-44, 1-45, 1-87, 189,
				D2020	Domestic Water Distribution	1.25" dia water meter - Staff report lack of water when flooding rink, changeroom showers and kitchen in use; DCW/DHW copper piping not thermally insulated/wrapped; Newer On-Demand DHW heater for Zamboni; 2-Rental 80gal gas-fired DHW tanks;		2	1-107, 1-108
				D2030		Canteen Kitchen and Hall Kitchen both do not have grease interceptor provisions - Code requirement; Sewer alarm high level alarm (Barnes Pumps) in South Electrical/Office Room.		3	1-109, 1-110
				D2040					
				D2090		Eyewash station not code compliant and requires mixing valve;		4	1-106
		D30 HVAC		D3010	Energy Supply	Natural Gas & Electricity		0	
		D3020	Heat Generating Systems	1-furnace system for Ground Floor Canteen/Office area; 1-furnace system for 2nd Floor Hall area; high eff gas-fired Glycol/Water Boiler System c/w RCPs for changerooms; gas-fired unit heater for Zamoni Room; 2-gas fired RTHs for rink bleachers.		0			

Building Number			1		Building General Condition Rating		5		
Description			Municipal Arena and Community Centre						
Elements				Defect					
Major Group		Group		Individual		Description		Rating	Reference
				D3021	Electric Heaters		Electric baseboard heaters in Elevator Machine Room, Public Washrooms, Boiler Room, Referee Room, Penalty Booth; electric entrance heater in Lobby; electric Unit Heater in Canteen & Hall Kitchens & Ice Plant Room.	0	
				D3030	Cooling Generating Systems		Not applicable		
				D3040	Distribution Systems		Changeroom Boiler System is comprised of 50% Propylene Glycol/Water heat trf fluid c/w HWS & HWR piping and circulation pump. Performance is being hindered from lack of thermal insulation on Changeroom walls.	0	
				D3041	Air Handling Units (AHU)		Canteen/Office area is serviced by gas-fired vertical Payne furnace; Canteen Washrooms exhausted by Lifebreath HRV unit tied into furnace. The 2nd Floor Hall area is serviced by gas-fired horizontal Payne furnace installed above in ceiling space of Men's Washroom;	0	
				D3050	Terminal & Package Units		Not applicable		
				D3060	Controls & Instrumentation		Zamboni Room - gas monitoring & exhaust ventilation system; Ice Plant Room has Cimco Gas Detection system interconnect to wall EF & MUA c/w MD;	0	

Building Number 1				Building General Condition Rating		5
Description Municipal Arena and Community Centre						
Elements				Defect		
Major Group	Group	Individual		Description	Rating	Reference
		D3070	Systems Testing & Balancing	South Changeroom is reported to always be too warm, and the North Changeroom is too cold. New Hydronic WBVs need to be installed c/w hydronic HW balancing to resolve.	1	1-105, 1-108
		D3090	Other HVAC Systems & Equipment	Both Hall & Canteen Kitchen exhaust hoods c/w suppression systems; both hood EF's are old & need to be replaced.	2	1-93, 1-94, 1-98
		D3091	Fans	<u>Community Hall</u> : No exhaust fan for Hall East Washroom; Comm. Hall has 4 wall EF's on south wall; controls for 2-East fans work, but 2-West fan controls do not work & need replacement.	2	1-101, 1-102
				<u>Arena Ventilation</u> : There are no rink exhaust fans or MUA intake louvres, nor a gas monitoring system for the ice cleaning operations; appears to be 3 blocked-up wall openings on West wall; there are 3 roof relief vents on middle of ice.	4	1-96, 1-112
	D40 Fire Protection	D4010	Sprinklers	Not Applicable		
		D4020	Standpipes	Not Applicable		
		D4030	Fire Protection Specialties	Not Applicable		
		D4090	Other Fire Protection Systems	Newer GE FireShield fire alarm panel located in Lobby, c/w pullstations, horn/strobes, & fire detectors; no fire detection in Public Washrooms, no smoke detection in Lobby or Canteen Corridor. Upstairs Hall missing many fire detection devices;	4	1-99, 1-100

Building Number				1		Building General Condition Rating		5	
Description						Municipal Arena and Community Centre			
Elements						Defect			
Major Group		Group		Individual		Description		Rating	Reference
		D50 Electrical		D5010	Electrical Service & Distribution	There are two electrical services for the building: <u>Rink/Ice Plant</u> : 400A-600V-3Ph-3W incoming electrical service to Main Electrical Room at north end of bldg beside the Ice Plant Room; and <u>Community Centre</u> : 400A-120/240V-1Ph-3W service at south end of building. Add surge suppression devices for each electrical service to protect against transients, surges, harmonics, and poor utility supply power.		1	1-115 to 1-117
				D5020	Lighting and Branch Wiring	<u>Canteen/Office/Changerooms</u> : Fluorescent lighting; <u>Community Hall</u> : 2nd Floor Hall has fluorescent lighting c/w 7-incandescent wall sconces (2 sconce dimmers are broken); Fluorescent light fixture in SW corner not working; Hall East WR has incandescent lighting; <u>Arena</u> : Fluorescent lighting general lighting but with no lamp protection from pucks, MH lighting for games (Light levels measured to be less than IES recommendation for community rinks) - all lighting should be upgraded to LED (no need for two types of lighting); 1-MH light in SE corner is not working; Changeroom lighting is surface mtd fluorescent; Exterior lighting appears to be MH wallpacks.		1	1-97, 1-98, 1-99, 1-100, 1-101, 1-102, 1-103, 1-104, 1-105

Building Number 1				Building General Condition Rating		5								
Description Municipal Arena and Community Centre														
Elements				Defect										
Major Group		Group		Individual		Description		Rating	Reference					
				D5030	Communications & Security		Security Intrusion Alarm system; Sound system and Bell Rack in South Electrical Room/Office.	0						
				D5090	Other Electrical Systems		Emergency power battery packs, exit signage & emergency lighting throughout building.	0						
E EQUIPMENT & FURNISHINGS		E10 Equipment		E1010	Commercial Equipment		<u>Arena Refrigeration Plant:</u> Currently operating as a 'water cooling' system, recommended to upgrade to a 'closed loop Glycol system'; Plant Brine Pump, Chiller, and main header for rink refrigeration lines replaced 6 years ago; underground rink lines all flushed out 6 yrs ago as well. Further study & review is required.	2	1-113, 1-114					
							<u>Arena Dehumidification Systems:</u> PDIR 3000 (Poolpak) - The North unit appears aged but functional, South unit is not working; Size of these Units needs to be reviewed - they appear to be too small for size of arena.	2	1-90, 1-91					
							E1020		Institutional Equipment		Not assessed			
							E1030		Vehicular Equipment		Not assessed			
							E1090		Other Equipment		Not assessed			
							E20 Furnishing		E2010		Fixed		Not assessed	
		E2020		Movable		Not assessed								
F SPECIAL CONSTRUCTION & DEMOLITION		F10 Special Construction		F1010	Special Structures		<u>Ice Problems:</u> Appears that exterior wall mtd EFs and Cowls have been badly damaged from falling ice - ice guards/shields should be provided. Further review should be conducted.	3	1-95					

Building Number			1		Building General Condition Rating		5			
Description			Municipal Arena and Community Centre							
Elements				Defect						
Major Group		Group		Individual		Description		Rating	Reference	
				F1020	Integrated Construction		Not applicable			
				F1030	Special Construction Systems		See E1010			
				F1040	Special Facilities		Not applicable			
				F1050	Special Controls and Instrumentation		Not assessed			
		F20 Selective Building Demolition		F2010	Building Elements Demolition		Not applicable			
				F2020	Hazardous Components Abatement		Not assessed			
G BUILDING SITEWORK		G10 Site Preparation		G1010	Site Clearing		Not Applicable			
				G1020	Site Demolition and Relocations		Not Applicable			
				G1030	Site Earthwork		Not Applicable			
				G1040	Hazardous Waste Remediation		Not Assessed			
		G20 Site Improvements		G2010	Roadways		Zamboni exterior concrete access pad deteriorating. Access road (south end) is becoming overgrown.		2	1-118, 1-119, 1-120
				G2020	Parking Lots		Asphalt apron at main entrance beginning to fail. Existing gravel saturated and soft grading and add surface material to improve surface water drainage.		2	1-120, 1-121, 1-122, 1-123
				G2030	Pedestrian Paving		N/A			
				G2040	Site Development		Grading around building to improve surface water drainage-including ditching improvements and culvert replacement.		3	1-124 to 1- 132
				G2050	Landscaping		Not Assessed			

Building Number		1		Building General Condition Rating		5			
Description				Municipal Arena and Community Centre					
Elements				Defect					
Major Group		Group		Individual		Description		Rating	Reference
	G30	Site Mechanical Utilities	G3010	Water Supply		No reported issues			
			G3020	Sanitary Sewer		No reported issues			
			G3030	Storm Sewer		Not applicable-see G2040			
			G3040	Heating Distribution		See D30			
			G3050	Cooling Distribution		See D30			
			G3060	Fuel Distribution		Natural gas meter has no physical protection (i.e. bollards), natural gas piping supports are failing.		3	1-133, 1-134
			G3090	Other Site Mechanical Utilities		Cooling plant support structure has "jury rigged" support repairs.		3	1-135 to 1-138
	G40	Site Electrical Utilities	G4010	Electrical Distribution					
			G4020	Site Lighting		Exterior wall pack lighting upgrades and parking lot lighting upgrades		1	1-96, 1-139
			G4030	Site Communications & Security		Not applicable			
			G4090	Other Site Electrical Utilities		Not applicable			
G90	Other Site Construction	G9010	Service and Pedestrian Tunnels		Not applicable				
		G9090	Other Site Systems & Equipment		Not applicable				

BUILDING 2
FIRE HALL

Building Number 2					Building General Condition Rating		8		
Description Fire Hall									
Elements					Defect				
Major Group		Group		Individual		Description		Rating	Reference
A	SUBSTRUCTURE	A10	Foundation	A1010	Standard Foundations	Not accessible			
				A1020	Special Foundations	Not applicable			
				A1030	Slab on Grade	No issues noted			
		A20	Basement	A2010	Basement Excavation	Not applicable			
				A2020	Basement Walls	Not applicable			
B	SHELL	B10	Superstructure	B1010	Floor Construction	Concrete		0	
				B1020	Roof Construction	Steel beam		0	
		B20	Exterior Enclosure	B2010	Exterior Walls	Fasteners missing/failing base of cladding perimeter of building		2	2-1
				B2020	Exterior Windows	All windows appear original to building		2	2-2 to 2-5
				B2021	Skylights	N/A			
				B2030	Exterior Doors	Rear exit, front entrance knob style handles-no panic bars		3	2-6, 2-7
				B2031	Overhead Doors	Three total		0	
				B2032	Hangar Doors	N/A			
		B30	Roofing	B3010	Roof Coverings	No reported issues			
				B3011	Soffit				
				B3012	Fascia				
				B3020	Roof Openings				
C	INTERIORS	C10	Interior Construction	C1010	Partitions	Equipment room drywall corner bead at closet cracking		1	2-8
						Minor drywall repairs/refinishing-Chiefs office above door and top of west wall		1	2-9
				C1020	Interior Doors	All knob style handles not Ontario Building Code 3.8.3.3 or AODA compliant		2	2-10, 2-11
				C1030	Fittings	see above			
					Mezzanines	Surplus Storage		0	

Building Number 2				Building General Condition Rating		8	
Description Fire Hall							
Elements				Defect			
Major Group	Group	Individual		Description	Rating	Reference	
	C20 Stair	C2010	Stair Construction	1 set main floor to training room-railing not Ontario Building Code 3.4.6.5-9.8.7.5 or AODA compliant	2	2-12	
				No toe/kick plate	3	2-13	
		C2020	Stair Finishes		0		
	C30 Interior Finshes	C3010	Wall Finishes	General painting touch ups	1		
		C3020	Floor Finishes	Paint- plywood floor surplus storage room	1	2-14	
				Paint- concrete garage floor	1	2-15	
		C3030	Ceiling Finishes	Damaged drywall Equipment Room	2	2-16	
				Small storage room south west corner - 2"x4" orientation incorrect for adequate support of materials stored on top	4	2-17 to 19	2-
D SERVICES	D10 Conveying	D1010	Elevators & Lifts	N/A			
		D1020	Escalators & Moving Walks	N/A			
		D1090	Other Conveying Systems	N/A			
	D20 Plumbing	D2010	Plumbing Fixtures	Non-efficient (High flow) older plumbing fixtures, stained, manual faucet & urinal handles; shower stalls are old and stained with failing caulking.	1	2-22 to 25	2-
		D2020	Domestic Water Distribution	Gas-fired DHWT approx. 6 yrs old, Good condition; 2"dia water meter in garage - not thermally insulated/wrapped; .	1	2-21	
		D2030	Sanitary Waste	Garage bays have u/g oil interceptor, that has not been cleaned out in years and is getting full of buildup & sediment.	4	2-27	
D2040	Rain Water Drainage	No reported issues					

Building Number 2				Building General Condition Rating		8
Description Fire Hall						
Elements				Defect		
Major Group	Group	Individual		Description	Rating	Reference
		D2090	Other Plumbing Systems	Eyewash station not code compliant and requires mixing valve; Sewer high level alarm/test/alarm reset panel (Barnes Pumps) under Mez stairs; Laundry tub faucet requires vacuum breaker - Code violation.	3	2-25, 2-33
	D30 HVAC	D3010	Energy Supply	Combination of gas & electric heating	0	
		D3020	Heat Generating Systems	Garage Bays are heated by two gas-fired suspended unit heaters, that appeared to be in good operating condition. One gas-fired garage unit heater has improper chimney venting that should be replaced.	4	2-26, 2-34
		D3021	Electric Heaters	Office areas, Training Room, Gear Room, and Washrooms all are heated by older electric baseboard heaters.	0	
		D3030	Cooling Generating Systems	none		
		D3040	Distribution Systems	There is no ventilation (pressurization) HVAC systems separating the Office/Admin/Washroom areas, from the Garage Storage Bays, which is not Code compliant.	4	2-29, 2-31, 2-32, 2-35
		D3041	Air Handling Units (AHU)	Garage gas monitoring exhaust fan / ventilation system was tested and found to be functional.	0	
		D3050	Terminal & Package Units			
		D3060	Controls & Instrumentation	Garage bay gas detection system only has CO sensor, and should have NO2 sensors as well. Gas monitoring system & sensors are old and should be replaced.	4	2-20, 2-26
D3070	Systems Testing & Balancing					

Building Number 2				Building General Condition Rating		8
Description Fire Hall						
Elements				Defect		
Major Group	Group	Individual		Description	Rating	Reference
		D3090	Other HVAC Systems & Equipment	Bathroom exhaust fans are old and noisy.	2	2-32
		D3091	Fans	Garage Bay area is served with ceiling paddle fans to ventilate space, and drive heat down to floor level; Gas monitoring ventilation system has wall mtd EF and MUA louvre c/w MD.	0	
	D40 Fire Protection	D4010	Sprinklers	none		
		D4020	Standpipes			
		D4030	Fire Protection Specialties			
		D4090	Other Fire Protection Systems	Building has some older smoke alarms.	3	2-35
	D50 Electrical	D5010	Electrical Service & Distribution	Existing 200A-120/240V-1Ph incoming electrical service; main electrical panel is approx 2/3 full, but is poorly labelled.	1	2-28
		D5020	Lighting and Branch Wiring	Washroom lighting is older fluorescent type, and some are not working; Garage bay lighting are 8Ft long T8 fluorescent lamp strip lights that should be upgraded to LED as continued lamp availability is limited; lighting in office areas are recessed fluorescent troffers that should be upgraded to LED c/w occupancy sensor controls; exterior lighting full of spider cobbwebs, and should be upgraded to LED c/w new photocell control.	1	2-9, 2-16, 2-17, 2-26, 2-29, 2-30, 2-31, 2-32, 2-34, 2-35,
		D5030	Communications & Security	Building Security system has DSC Alarm system, c/w door contacts, 2-keypads, sensors & horn; Bell rack located underneath Mezzanine stairs.	0	
		D5090	Other Electrical Systems	Life safety systems (exit signage & emergency lighting) appeared to be adequate & functional.	0	

Building Number 2					Building General Condition Rating		8		
Description Fire Hall									
Elements					Defect				
Major Group		Group		Individual		Description		Rating	Reference
E	EQUIPMENT & FURNISHINGS	E10	Equipment	E1010	Commercial Equipment	Not assessed			
				E1020	Institutional Equipment	Not assessed			
				E1030	Vehicular Equipment	Not assessed			
				E1090	Other Equipment	Not assessed			
		E20	Furnishing	E2010	Fixed Furnishings	Not assessed			
				E2020	Movable Furnishings	Not assessed			
F	SPECIAL CONSTRUCTION & DEMOLITION	F10	Special Construction	F1010	Special Structures	Not applicable			
				F1020	Integrated Construction	Not applicable			
				F1030	Special Construction Systems	Not applicable			
				F1040	Special Facilities	Not applicable			
				F1050	Special Controls and Instrumentation	Not assessed			
		F20	Selective Building Demolition	F2010	Building Elements Demolition	Not applicable			
				F2020	Hazardous Components Abatement	None noted			
G	BUILDING SITEWORK	G10	Site Preparation	G1010	Site Clearing	Not applicable			
				G1020	Site Demolition and Relocations	Not applicable			
				G1030	Site Earthwork	Not applicable			
				G1040	Hazardous Waste Remediation	None noted			
		G20	Site Improvements	G2010	Roadways	Municipal			
				G2020	Parking Lots	Asphalt		0	
				G2030	Pedestrian Paving	Not applicable			
				G2040	Site Development	No issues reported			
G2050	Landscaping			Not assessed					

Building Number				2		Building General Condition Rating		8	
Description				Fire Hall					
Elements						Defect			
Major Group		Group		Individual		Description		Rating	Reference
	G30	Site Mechanical Utilities	G3010	Water Supply		No issues reported			
			G3020	Sanitary Sewer		No issues reported			
			G3030	Storm Sewer		Not applicable			
			G3040	Heating Distribution		See D30			
			G3050	Cooling Distribution		See D30			
			G3060	Fuel Distribution					
			G3090	Other Site Mechanical Utilities		Not applicable			
	G40	Site Electrical Utilities	G4010	Electrical Distribution		See D50			
			G4020	Site Lighting		See D50			
			G4030	Site Communications & Security		Not assessed			
			G4090	Other Site Electrical Utilities		See D50			
	G90	Other Site Construction	G9010	Service and Pedestrian Tunnels		Not applicable			
			G9090	Other Site Systems & Equipment		Not applicable			

BUILDING 3
MUNICIPAL OFFICE AND GARAGE

Building Number 3				Building General Condition Rating		7		
Description Municipal Office and Garage								
Elements				Defect				
Major Group		Group		Individual		Description	Rating	Reference
A SUBSTRUCTURE	A10 Foundation	A1010	Standard Foundations	Not assessible				
		A1020	Special Foundations	Not applicable				
		A1030	Slab on Grade	No issues noted				
	A20 Basement	A2010	Basement Excavation	Not applicable				
		A2020	Basement Walls	Not applicable				
B SHELL	B10 Superstructure	B1010	Floor Construction	No issues noted				
		B1020	Roof Construction	Steel beam- no issues noted				
	B20 Exterior Enclosure	B2010	Exterior Walls	Steel siding -detached north east corner		1	3-1	
				Steel siding -base damaged under windows east wall		1	3-2	
		B2020	Exterior Windows	West wall- original single pane windows		3	3-3	
				South wall older aluminum windows		3	3-4	
				East wall garage older aluminum windows		3	3-5	
		B2021	Skylights	Not applicable				
		B2030	Exterior Doors	Garage east wall knob style handles are not code compliant, door sweep damaged		2	3-6, 3-7	
		B2031	Overhead Doors	Two c/w electric openers		0		
	B2032	Hangar Doors	Not applicable					
	B30 Roofing	B3010	Roof Coverings	Not assessible				
		B3011	Soffit					
		B3012	Fascia					
		B3020	Roof Openings	Not accessible				
C INTERIORS	C10 Interior Construction	C1010	Partitions	Repair header assistant Clerk station		2	3-14	
		C1020	Interior Doors	All knob style handles (15) not OBC 9.8.7.5 or AODA compliant		2	3-8, 3-9	
				Prep/paint interior fire safe door		1	3-10	
		C1030	Fittings	See above				
	C20 Stair	C2010	Stair Construction	No railing right side first flight		3	3-11	
		C2020	Stair Finishes	Prep/paint stairs		1	3-12	

Building Number 3				Building General Condition Rating		7			
Description Municipal Office and Garage									
Elements				Defect					
Major Group		Group		Individual		Description		Rating	Reference
	C30	Interior Finshes	C3010	Wall Finishes	Prep/paint Assistant Clerk station		1	3-13	
					Prep/paint header Assistant Clerk station		1	3-14	
					Prep/paint window sills in combined offices		1	3-15	
					Prep/paint west wall garage		1	3-16	
					Insulation vapour barrier damage-east exit door and south east corner		2	3-17	
					Hole in unfinished drywall closet top of stairs 2nd floor garage		1	3-18	
					Inulation vapour barrier damage 2nd floor 1st room west wall and NW corner		2	3-19	
			C3020	Floor Finishes	Rolled vinyl floor worn through accounting office		1	3-20	
					Front office no transition strip between asphalt tile and vinyl at hallway		1	3-21	
					Asphalt tile damage at entrance to kitchen		1	3-22	
					Prep/paint concrete floor garage		1	3-23	
					Wooden drain covers damage/failing-garage		4	3-24 to 3-26	
			C3030	Ceiling Finishes	Tears in insulation vapour barrier-garage		2	3-27, 3-28	
					Tears in insulation vapour barrier- 2nd floor garage		2	3-29	
C SERVICES	D10	Conveying	D1010	Elevators & Lifts	Not applicable				
			D1020	Escalators & Moving Walks	Not applicable				
			D1090	Other Conveying Systems	Not applicable				
	D20	Plumbing	D2010	Plumbing Fixtures	Garage washroom- sink hanger failing		3	3-30	

Building Number 3				Building General Condition Rating		7
Description Municipal Office and Garage				Defect		
Elements				Defect		
Major Group	Group	Individual		Description	Rating	Reference
				Some toilets appear to have been recently upgraded. Upgrade other older plumbing fixtures. Upgrade eyewash provisions.	1	3-30, 3-38
		D2020	Domestic Water Distribution	Electric 40gal DHW tank; upgrade to more energy efficient gas-fired DHWT	1	3-38
		D2030	Sanitary Waste	Sewer High Level Alarm panel (Barnes Pumps) located in Garage area. Garage does not have oil interceptor, which is a Code violation.	3	3-23 to 3-26, 3-39
		D2040	Rain Water Drainage	None noted-no eavestrough evident	2	3-40, 3-41
		D2090	Other Plumbing Systems	Standard		
	D30 HVAC	D3010	Energy Supply	Natural Gas and Electricity	0	
		D3020	Heat Generating Systems	Office area is served by a furnace HAC unit located on Mezzanine; Garage Area served by two gas-fired radiant tube heaters.	0	
		D3021	Electric Heaters	Not applicable		
		D3030	Cooling Generating Systems	Office area furnace has split AC system with exterior pad mounted condenser.	0	
		D3040	Distribution Systems	Office furnace ductwork distribution from Mezzanine area above.	0	
		D3041	Air Handling Units (AHU)	Not applicable		
		D3050	Terminal & Package Units	Not applicable		
		D3060	Controls & Instrumentation	Garage area has gas monitoring system c/w CO & NO2 sensors (installed in 2008); does not appear that the sensors have been changed since installation - electrochemical sensors only have a 5 to 6 yr life expectancy.	4	3-31, 3-32

Building Number 3				Building General Condition Rating		7
Description Municipal Office and Garage				Defect		
Elements				Defect		
Major Group	Group	Individual		Description	Rating	Reference
		D3070	Systems Testing & Balancing	Not assessed		
		D3090	Other HVAC Systems & Equipment	Garage area has MUA intake c/w MD, and exhaust fan c/w MD, that are interconnected to Gas Monitoring system and manual over-ride switch.	0	
		D3091	Fans	Paddle fans in Garage to push heat down to floor; Washroom exhaust fans c/w manual timer are old/noisy & should be replaced; Kitchenette stove does not have exhaust hood.	2	3-35, 3-36
	D40 Fire Protection	D4010	Sprinklers	Not applicable		
		D4020	Standpipes	Not applicable		
		D4030	Fire Protection Specialties	Not applicable		
		D4090	Other Fire Protection Systems	smoke detectors	0	
	D50 Electrical	D5010	Electrical Service & Distribution	200A-120/240V-1Ph-3W incoming electrical service, c/w main disconnect & splitter located in Mezzanine; subpanel located in Garage Area.	0	
		D5020	Lighting and Branch Wiring	Garage area has fluorescent strip troffers; Office area has combination of recessed & surface mounted fluorescent troffers; no occupancy sensor controls; several fluorescent lights were found not to be working.	1	3-33, 3-34, 3-37
		D5030	Communications & Security	Security Intrusion Alarm panel and Bell telephone rack located up in Mezzanine; Data Rack located in NW corner of Office area.	0	

Building Number 3				Building General Condition Rating		7			
Description Municipal Office and Garage									
Elements				Defect					
Major Group		Group		Individual		Description		Rating	Reference
				D5090	Other Electrical Systems		Municipal Offices and Garage appear to have adequate exit signage, EMB, and emergency lighting;	0	
E EQUIPMENT & FURNISHINGS	E10 Equipment	E1010	Commercial Equipment		Not assessed				
		E1020	Institutional Equipment		Not assessed				
		E1030	Vehicular Equipment		Not assessed				
		E1090	Other Equipment		Not assessed				
	E20 Furnishing	E2010	Fixed Furnishings		Not assessed				
		E2020	Movable Furnishings		Not assessed				
F SPECIAL CONSTRUCTION & DEMOLITION	F10 Special Construction	F1010	Special Structures		Two detached storage garages- not assessed				
		F1020	Integrated Construction		Not applicable				
		F1030	Special Construction		No ice/snow guards		3	3-42	
		F1040	Special Facilities		Not applicable				
		F1050	Special Controls and		Not applicable				
	F20 Selective Building	F2010	Building Elements		Not applicable				
		F2020	Hazardous Components		None noted				
G BUILDING SITEWORK	G10 Site Preparation	G1010	Site Clearing		Not required				
		G1020	Site Demolition and		Not required				
		G1030	Site Earthwork		Not required				
		G1040	Hazardous Waste		See D2030				
	G20 Site Improvements	G2010	Roadways		Municipal				
		G2020	Parking Lots		General maintenance-grading. No bollards at overhead doors.		1-2	3-43, 3-44	
		G2030	Pedestrian Paving		None noted				
		G2040	Site Development		None noted				
		G2050	Landscaping		Not assessed				
		G30 Site Mechanical Utilities	G3010	Water Supply		Municipal			
	G3020		Sanitary Sewer		See D2030				
	G3030		Storm Sewer		Not applicable				
	G3040		Heating Distribution		See D30 HVAC				
	G3050		Cooling Distribution		See D30 HVAC				
		G3060	Fuel Distribution		Natural Gas				

Building Number 3				Building General Condition Rating		7
Description Municipal Office and Garage				Defect		
Elements				Defect		
Major Group	Group	Individual		Description	Rating	Reference
	G40 Site Electrical Utilities	G3090	Other Site Mechanical	Not applicable		
		G4010	Electrical Distribution	See D5010		
		G4020	Site Lighting	2 Wall packs c/w photo cell controls, 1 flood light with motion detector-no site lighting on north side	1	3-45, 3-46, 3-47
		G4030	Site Communications & Security	Single exterior loud speaker- functionality undetermined		
		G4090	Other Site Electrical Utilities	Not applicable		
	G90 Other Site Construction	G9010	Service and Pedestrian	Not applicable		
		G9090	Other Site Systems & Equipment	Not applicable		

BUILDING 3a
COUNCIL CHAMBERS

Building Number 3a				Building General Condition Rating		4			
Description Council Chambers									
Elements				Defect					
Major Group		Group		Individual		Description		Rating	Reference
A SUBSTRUCTURE	A10	Foundation	A1010	Standard Foundations		Not applicable			
			A1020	Special Foundations		Cement block with wood shims		1	3a-1
			A1030	Slab on Grade		Not applicable			
	A20	Basement	A2010	Basement Excavation		Not applicable			
			A2020	Basement Walls		Not applicable			
B SHELL	B10	Superstructure	B1010	Floor Construction		Not assessed			
			B1020	Roof Construction		Not assessed			
	B20	Exterior Enclosure	B2010	Exterior Walls	Patching on west wall incorrectly installed		2	3a-2	
					Steel siding finish failing		1	3a-3	
					Wall penetrations not weathertight		2	3a-4	
					Untreated plywood skirting		2	3a-1	
			B2020	Exterior Windows		Older vinyl windows, no energy star rating evident		2	3a-5
			B2021	Skylights		Not applicable			
			B2030	Exterior Doors		2, knob style handles do not meet Ontario Building Code 3.8.3.3- poor weatherstrip		3	3a-6, 3a-7
			B2031	Overhead Doors		Not applicable			
			B2032	Hangar Doors		Not applicable			
	B30	Roofing	B3010	Roof Coverings		Study			
			B3011	Soffit		Not applicable			
			B3012	Fascia		No fascia-exposed wood decaying		3	3a-8
			B3020	Roof Openings		Not applicable			
C INTERIORS	C10	Interior Construction	C1010	Partitions		Not applicable			
			C1020	Interior Doors		1 door with knob style handle not code compliant			3a-9
			C1030	Fittings		Not applicable			
	C20	Stair	C2010	Stair Construction		Rails on stairs and ramp do not meet Ontario Building Code 9.8.7.5		3	3a-10, 3a-11
			C2020	Stair Finishes		Pressure treated		0	
	C30	Interior Finshes	C3010	Wall Finishes		Drywall		0	
			C3020	Floor Finishes		Asphalt tile		0	
C3030			Ceiling Finishes		Water staining evident on acoustic tile east end of ceiling		2	3a-12	
D SERVICES	D10	Conveying	D1010	Elevators & Lifts		Not applicable			

Building Number 3a				Building General Condition Rating		4
Description Council Chambers				Defect		
Elements				Defect		
Major Group	Group	Individual		Description	Rating	Reference
	D20 Plumbing	D1020	Escalators & Moving Walks	Not applicable		
		D1090	Other Conveying Systems	Not applicable		
		D2010	Plumbing Fixtures	Not applicable		
		D2020	Domestic Water Distribution	Not applicable		
		D2030	Sanitary Waste	Not applicable		
		D2040	Rain Water Drainage	No eavestrough north side	2	
		D2090	Other Plumbing Systems	Not applicable		
	D30 HVAC	D3010	Energy Supply	Electric	0	
		D3020	Heat Generating Systems	Not applicable		
		D3021	Electric Heaters	Electric baseboard heaters	1	3a-16
		D3030	Cooling Generating Systems	Not applicable		
		D3040	Distribution Systems	Not applicable		
		D3041	Air Handling Units (AHU)	No ventilation or AHU; does not meet ASHRAE for fresh air requirements	3	3a-13
		D3050	Terminal & Package Units	Not applicable		
		D3060	Controls & Instrumentation	Not applicable		
		D3070	Systems Testing & Balancing	Not applicable		
		D3090	Other HVAC Systems & Equipment	Not applicable		
		D3091	Fans	Wall exhaust fan.	1	3a-13
	D40 Fire Protection	D4010	Sprinklers	Not applicable		
		D4020	Standpipes	Not applicable		
		D4030	Fire Protection Specialties	Broken fire alarm pull station; not confirmed if functional	3	3a-14
		D4090	Other Fire Protection Systems	fire detectors; not confirmed if functional.	3	3a-15

Building Number 3a				Building General Condition Rating		4			
Description Council Chambers									
Elements				Defect					
Major Group		Group		Individual		Description		Rating	Reference
	D50	Electrical	D5010	Electrical Service & Distribution		100A rated-120/240V-1Ph subpanel fed from Municipal Building		0	
			D5020	Lighting and Branch Wiring		Fluorosecent troffer lighting		2	3a-15
			D5030	Communications & Security		Security Intrusion Alarm system c/w keypad & sensors.		0	3a-13
			D5090	Other Electrical Systems		Only paper Exit signs at two exits; no emergency powered exist signs or emergency lighting.		3	3a-14, 3a-15
E EQUIPMENT & FURNISHINGS	E10	Equipment	E1010	Commercial Equipment		Not applicable			
			E1020	Institutional Equipment		Not assessed			
			E1030	Vehicular Equipment		Not assessed			
			E1090	Other Equipment		Not assessed			
	E20	Furnishing	E2010	Fixed Furnishings		Not assessed			
			E2020	Movable Furnishings		Not assessed			
F SPECIAL CONSTRUCTION & DEMOLITION	F10	Special Construction	F1010	Special Structures		Not applicable			
			F1020	Integrated Construction		Not applicable			
			F1030	Special Construction Systems		Not applicable			
			F1040	Special Facilities		Not applicable			
			F1050	Special Controls and Instrumentation		Not applicable			
	F20	Selective Building Demolition	F2010	Building Elements Demolition		Not applicable			
			F2020	Hazardous Components Abatement		None noted			

Building Number		3a		Building General Condition Rating		4			
Description		Council Chambers							
Elements				Defect					
Major Group		Group		Individual		Description		Rating	Reference
G BUILDING SITEWORK	G10	Site Preparation	G1010	Site Clearing	Not required				
			G1020	Site Demolition and Relocations	Not applicable				
			G1030	Site Earthwork	Not applicable				
			G1040	Hazardous Waste Remediation	None noted				
	G20	Site Improvements	G2010	Roadways	Municipal				
			G2020	Parking Lots	See Building 3				
			G2030	Pedestrian Paving	Not applicable				
			G2040	Site Development	Not assessed				
			G2050	Landscaping	Not assessed				
	G30	Site Mechanical Utilities	G3010	Water Supply	Municipal				
			G3020	Sanitary Sewer	No issues reported				
			G3030	Storm Sewer	Not applicable				
			G3040	Heating Distribution	Not applicable				
			G3050	Cooling Distribution	Not applicable				
			G3060	Fuel Distribution	Not applicable				
			G3090	Other Site Mechanical Utilities	Not applicable				
	G40	Site Electrical Utilities	G4010	Electrical Distribution	See D50				
			G4020	Site Lighting	See Building 3				
			G4030	Site Communications & Security	Not applicable				
			G4090	Other Site Electrical Utilities	Not applicable				

Building Number 3a					Building General Condition Rating		4			
Description Council Chambers										
Elements					Defect					
Major Group		Group		Individual		Description		Rating	Reference	
		G90	Other Site Construction	G9010	Service and Pedestrian Tunnels		Not applicable			
				G9090	Other Site Systems & Equipment		Not applicable			

BUILDING 4
GORDON LAKE HALL

Building Number 4					Building General Condition Rating		1		
Description Gordon Lake Hall									
Elements					Defect				
Major Group		Group		Individual		Description		Rating	Reference
A SUBSTRUCTURE	A10	Foundation	A1010	Standard Foundations					
			A1020	Special Foundations		Original building appears to be set on 3 courses of block on concrete footing at grade with rough lumber on grade for intermediate support	4	4-1 to 4-4	
			A1030	Slab on Grade		Not applicable			
	A20	Basement	A2010	Basement Excavation		See A2020			
			A2020	Basement Walls		Concrete masonry unit walls- evidence of movement/cracking	3	4-5, 4-6, 4-7	
B SHELL	B10	Superstructure	B1010	Floor Construction	Wood joists with planking- multiple shims used		3	4-8, 4-9	
					Raw timber on earth, timber joists		3	4-10	
					Floor planking decay and raw joist decay		4	4-11	
					Support header at crawl space opening incorrectly installed		4	4-12	
					Evidence of heaving of hardwood flooring		4	4-13	
			B1020	Roof Construction		Not Accessible			
	B20	Exterior Enclosure	B2010	Exterior Walls	Vinyl outside corners damaged		2	4-14	
					Siding not secure at corners		3	4-15	
			B2020	Exterior Windows		One exterior window		0	
			B2021	Skylights		Not applicable			
			B2030	Exterior Doors		Knob style handles do not meet Ontario Building Code 3.8.3.3- poor weatherstrip	2	4-16	
			B2031	Overhead Doors		Not applicable			
			B2032	Hangar Doors		Not applicable			
			B30	Roofing	B3010	Roof Coverings	Asphalt/tin shingles appear to be installed directly over pre-existing cedar shingles		3
	Newer roofing interface with pre-existing roofing not weather tight						3	4-18	
	B3011	Soffit					0		
	B3012	Fascia			Fascia fasteners loose/not installed		1	4-18	
	B3020	Roof Openings			Not Accessible				

Building Number 4				Building General Condition Rating		1			
Description Gordon Lake Hall									
Elements				Defect					
Major Group		Group		Individual		Description		Rating	Reference
C	INTERIORS	C10	Interior Construction	C1010	Partitions	Drywall cracking		2	4-19 to 4-22
						Both washrooms- partions, fittings are not code compliant		3	4-23 to 4-28
				C1020	Interior Doors	2, knob style handles not Ontario Building Code 3.8.3.3 or AODA compliant		2	4-29, 4-30
				C1030	Fittings	see above			
		C20	Stair	C2010	Stair Construction	Rails on stairs not Ontario Building Code 3.4.6.5.-9.8.7.5 or AODA compliant		3	4-31, 4-32
						Bottom tread damaged		3	4-33
				C2020	Stair Finishes	Raw untreated wood		1	4-31, 4-34
		C30	Interior Finshes	C3010	Wall Finishes	Numerous wall defects		2	4-35, 4-36
				C3020	Floor Finishes	Hardwood floor scuffed, finish wearing		1	4-37, 4-38
						Rolled vinyl torn		1	4-39
				C3030	Ceiling Finishes	Repar/refinish kitchen ceiling		3	4-40, 4-41
		D	SERVICES	D10	Conveying	D1010	Elevators & Lifts	Not applicable	
D1020	Escalators & Moving Walks					Not applicable			
D1090	Other Conveying Systems					Not applicable			
D20	Plumbing			D2010	Plumbing Fixtures	Mostly older plumbing fixtures, stained, manual faucet & urinal handles; urinal out of order; most fixtures found without water trap seal so sewer gas smells were noted.		3	4-23, 4-24, 4-26, 4-27
				D2020	Domestic Water Distribution	Older electric 60gal DHWT; incoming well system c/w newer pressure tank system, DCW cartridge prefilter; Incoming well water should have UV filter; none of the copper lines are thermally insulated/wrapped.		3	4-44, 4-45
				D2030	Sanitary Waste	Standard septic bed. No problems reported.		0	
D2040	Rain Water Drainage			Sump pit & vertical sump pump located in Basement		0			

Building Number 4				Building General Condition Rating	1	
Description Gordon Lake Hall						
Elements				Defect		
Major Group	Group	Individual		Description	Rating	Reference
		D2090	Other Plumbing Systems	No commercial dishwasher for Community Hall Kitchen. If preparing food, APH requires one.	3	4-42
	D30 HVAC	D3010	Energy Supply	Combination of gas & electric heating	0	
		D3020	Heat Generating Systems	Natural gas-fired furnace	0	
		D3021	Electric Heaters	Not applicable		
		D3030	Cooling Generating Systems	Not applicable		
		D3040	Distribution Systems	Furnace ductwork distributed from basement & crawlspace, to floor registers.	0	
		D3041	Air Handling Units (AHU)	Gas Furnace located in basement; no fresh air intake noted;	2	4-43
		D3050	Terminal & Package Units	Not applicable		
		D3060	Controls & Instrumentation	Not applicable		
		D3070	Systems Testing & Balancing	Not assessed		
		D3090	Other HVAC Systems & Equipment	Both Men's & Women's Washroom exhaust fans are old/noisy, and need to be replaced.	2	4-48
		D3091	Fans	Stove exhaust hood is ducted to outside, but it is not located centred over stove; hood does not have any light, and fan was not functional; wall cap is badly corroded.	2	4-46
		D40 Fire Protection	D4010	Sprinklers	Not applicable	
	D4020		Standpipes	Not applicable		
	D4030		Fire Protection Specialties	Not applicable		
	D4090		Other Fire Protection Systems	Not applicable		
	D50 Electrical	D5010	Electrical Service & Distribution	Community Hall has an incoming 100A-120/240V-1Ph-3W electrical service, c/w a subpanel in Basement.	0	

Building Number 4				Building General Condition Rating	1	
Description Gordon Lake Hall						
Elements				Defect		
Major Group	Group	Individual		Description	Rating	Reference
		D5020	Lighting and Branch Wiring	Existing lighting is mainly a combination of fluorescent and incandescent lighting. Upgrade to LED	2	4-19, 4-25, 4-41, 4-42
		D5030	Communications & Security	Not applicable		
		D5090	Other Electrical Systems	Exit signs at two exits; no emergency lighting in basement or main floor. Code violation.	4	4-16, 4-21, 4-31, 4-22
E EQUIPMENT & FURNISHINGS	E10 Equipment	E1010	Commercial Equipment	Not assessed		
		E1020	Institutional Equipment	Not assessed		
		E1030	Vehicular Equipment	Not assessed		
		E1090	Other Equipment	Not assessed		
	E20 Furnishing	E2010	Fixed Furnishings	Not assessed		
		E2020	Movable Furnishings	Not assessed		
F SPECIAL CONSTRUCTION & DEMOLITION	F10 Special Construction	F1010	Special Structures	Not applicable		
		F1020	Integrated Construction	Not applicable		
		F1030	Special Construction Systems	Not applicable		
		F1040	Special Facilities	Not applicable		
		F1050	Special Controls and Instrumentation	Not applicable		
	F20 Selective Building Demolition	F2010	Building Elements Demolition	Cost of reconstruction/repairs may be prohibitive-see Buildings Form 2		
		F2020	Hazardous Components Abatement	Friable asbestos used to protect wiring and as shims	4	4-47
G BUILDING SITEWORK	G10 Site Preparation	G1010	Site Clearing	Not required		
		G1020	Site Demolition and Relocations	See F2010		

Building Number 4				Building General Condition Rating		1			
Description Gordon Lake Hall									
Elements				Defect					
Major Group		Group	Individual		Description		Rating	Reference	
			G1030	Site Earthwork		Not required			
		G20 Site Improvements	G1040	Hazardous Waste Remediation		See F2020			
			G2010	Roadways		Municipal			
			G2020	Parking Lots		None			
			G2030	Pedestrian Paving		Not applicable			
			G2040	Site Development		Not applicable			
			G2050	Landscaping		Bare sandy patches and weeds		1	4-49, 4-50
		G30 Site Mechanical Utilities	G3010	Water Supply		Well. Not inspected.			
			G3020	Sanitary Sewer		Not applicable			
			G3030	Storm Sewer		Not applicable			
			G3040	Heating Distribution		See D3040			
			G3050	Cooling Distribution		Not applicable			
			G3060	Fuel Distribution		Natural gas to building		0	
			G3090	Other Site Mechanical Utilities		Not applicable			
		G40 Site Electrical Utilities	G4010	Electrical Distribution		See D50			
			G4020	Site Lighting		Single lights over entrance and exit doors		1	4-51, 4-52
			G4030	Site Communications & Security		Not applicable			
			G4090	Other Site Electrical Utilities		Not applicable			
		G90 Other Site Construction	G9010	Service and Pedestrian Tunnels		Not applicable			
			G9090	Other Site Systems & Equipment		Not applicable			

APPENDIX B
CATEGORIZATION, JUSTIFICATION OF NEEDS AND COST ESTIMATES

BUILDING 1
MUNICIPAL ARENA AND COMMUNITY CENTRE

Building Number 1					AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code			
Description Municipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Noting evidence of building heaving as depicted in Reference Defect Photos it is recommended that geotechnical investigation be undertaken.	4		Study	Restoration of Utility	LS	1	\$45,000.00	\$45,000.00
Floor in the northwest corner of the concrete walkway around the ice pad is broken out and cracked- recommend saw cut clean edges, new base and tie in new concrete.	3	1-1	O&M/Major Repairs	Restoration of Utility	LS	1	\$5,000.00	\$5,000.00
Northeast corner of the concrete walkway around the ice pad is cracked with evidence of heaving-recommend saw cut remove affected areas, new base and tie in new concrete.	3	1-2	O&M/Major Repairs	Restoration of Utility	LS	1	\$7500.00	\$7,500.00
Board walkway over glycol trench is deteriorating - recommend replacement.	4	1-3,1-4	Component Replacement/ Reconstruction	Immediate Health & Safety and Restoration of Utility	LS	1	\$4500.00	\$4,500.00
Concrete ice pad cracking-- recommend repair (possibly injection seal).	3	1-5, 1-6	Study	Arrest Deterioration	LS	1	\$5000.00	\$5,000.00
Concrete masonry units (CMU) joint separation and cracking-north wall- Recommend remove and replace.	3	1-7, 1-8 1-15, 1-16	Component Replacement/ Reconstruction	Arrest Deterioration	LS	1	250000.00	\$250,000.00

Building Number 1					AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code			
Description Municipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Steel cladding separating from building and doors- recommend repair.	3	1-9, 1-10	Component Replacement/ Reconstruction	Restoration of Utility	m²	265	\$180.00	\$47,700.00
Flashing joints are separating, refasten and seal- recommend repair.	2	1-11, 1-12	Component Replacement/ Reconstruction	Restoration of Utility	LS	1	\$3,000.00	\$3,000.00
Numerous wall penetrations-not weather tight- recommend patching/sealing.	3	1-13, 1-14	Component Replacement/ Reconstruction	Restoration of Utility	LS	1	\$3,500.00	\$3,500.00
Exterior walls of dressing rooms are not sufficiently insulated and affecting radiat ceiling panel heating effectiveness-recommend insulate.	3	1-17, 1-18	Upgrade	Operational	m²	100	\$200.00	\$20,000.00
6 exterior fire exit doors in the ice pad walkway stands-recommend replace weatherstrip and sweeps (include thresholds).	2	1-19, 1-20, 1-21	Component Replacement/ Reconstruction	Restoration of Utility	Ea.	6	\$1000.00	\$6,000.00
Fire exit door (S/E corner of ice-pad) door closer is broken-reommend replacement.	3	1-22	Component Replacement/ Reconstruction	Restoration of Utility	LS	1	\$350.00	\$350.00
All fire exits require landing/stair(s) for safe egress-recommend construction of code compliant egress.	4	1-24	Component Replacement/ Reconstruction	Immediate Health and Safety	Ea.	6	\$2500.00	\$15,000.00
Lobby entrance door-recommend weatherstrip replacement.	3	1-25	O&M/Minor Repairs	Restoration of Utility	LS	1	\$750.00	\$750.00

Building Number1					AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code			
DescriptionMunicipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Zamboni exterior sliding door not weather tight-recommend replacement.	2	1-26	O&M/Minor Repairs	Upgrade	Ea.	1	\$5000.00	\$5,000.00
Fire exit door from canteen (between furnace room and men's washroom) is not operable-recommend repair or replacement	4	1-27 1-28	Component Replacement/ Reconstruction	Immediate Health and Safety	Ea.	1	\$3,000.00	\$3,000.00
Pump room exterior exit door-recommend replace weatherstrip, door sweep/paint.	2	1-29	O&M/Minor Repairs	Operational	Ea.	1	\$1,200.00	\$1,200.00
Dressing room plumbing CMU wall penetrations are not sealed-recommend sealing.	2	1-30	O&M/Minor Repairs	Operational	LS.	1	\$4,000.00	\$9,200.00
Plant room CMU joint cracking and block separation-recommend removal and replacement.	4	1-31, 1-32	Component Replacement/ Reconstruction	Arrest Deterioration	LS	1	\$45000.00	\$45,000.00
Canteen Wall penetrations not sealed-recommend sealing.	1	1-33	O&M/Minor Repairs	Operational	Ea.	1	\$300.00	\$300.00
Vertical CMU joint separation/cracking S/W corner men's room (canteen area)-recommend repair.	2	1-34, 1-35	O&M/Minor Repairs	Operational	LS	1	\$1000.00	\$1,000.00
Vertical CMU joint separation/cracking S/E corner women's room (canteen area)-recommend repair.	2	1-36	O&M/Minor Repairs	Operational	LS	1	\$1000.00	\$1,000.00
Vertical CMU joint separation/cracking S/W corner managers's office (canteen area), wall penetrations not sealed-recommend sealing.	2	1-37, 1-38	O&M/Minor Repairs	Operational	LS	2	\$1000.00	\$2,000.00

Building Number 1			AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code					
Description Municipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Pump room wall penetrations not sealed-recommend sealing.	2	1-39	O&M/Minor Repairs	Operational	LS	1	\$450.00	\$450.00
Skate room wall penetration not sealed, S/E corner at ceiling-recommend sealing.	2	1-40	O&M/Minor Repairs	Operational	LS	1	\$250.00	\$250.00
Partions, hardware, fittings etc.in men's/women's washrooms both building levels do not meet AODA or Ontario Building Code Part 3 requirements-recommend upgrades.	2	1-41 to 1-50	Upgrade	Conform to Code	Ea.	4	\$28000.00	\$112,000.00
Multiple doors-Canteen kitchen, manger's office, plant room, pump room, electrical room, dressing rooms, 2, 3, 4, 5, referee's room "U" shaped door handles are not AODA compliant and do not meet OBC 9.8.7.5.- recommend replacement .	2	1-51,1-52	Upgrade	Conform to Code	Ea.	9	\$225.00	\$2,025.00
Multiple doors-furnace room, Zamboni room, Hall kitchen, Hall general washroom, Hall coat room, time box, plant room knob style door handles are not AODA compliant and do not meet OBC 9.8.7.5.-recommend replacement.	2	1-53,1-54	Upgrade	Conform to Code	Ea.	8	\$225.00	\$1,800.00
Dressing Room 2, deadbolt is hard to access-recommend relocation.	2	1-55	O&M/Minor Repairs	Operational	Ea.	1	\$200.00	\$200.00
Canteen area men's room has no interior/exterior handle -recommend installation.	2	1-56	Upgrade	Conform to Code	Ea.	1	\$225.00	\$225.00

Building Number 1					AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code			
Description Municipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Canteen area women's room has no exterior/interior handle -recommend installation.	2	1-57	Upgrade	Conform to Code	Ea.	1	\$225.00	\$225.00
Second floor (Hall) men's and women's washrooms have no handles -recommend installation.	2	1-58,1-59	Upgrade	Conform to Code	Ea.	2	\$475.00	\$950.00
Electrical room has no inside handle-installation recommended	2	1-60	Upgrade	Conform to Code	Ea.	1	\$225.00	\$225.00
Exterior stairs vertical supports and stringer have been ct to install gas piping	4	1-61,1-62	O&M/Major Repairs	Immediate Health and Safety	LS	1	\$5,000.00	\$5,000.00
Interior stair railings are not AODA compliant and do not meet OBC 3.4.6.5(10)	2	1-63,1-64	Upgrade	Conform to Code	Ea.	1	\$4500.00	\$4,500.00
Exterior stairs- no protective coating on roof support steel-recommend prep and paint.	1	1-65	O&M/Minor Repairs	Operational	Ea.	1	\$1600.00	\$1,600.00
Walls and doors general paint maintenance	1	1-66	O&M/Minor Repairs	Operational	m ²	100	\$40.00	\$4,000.00
Dressing rooms- rubber floors are separating, evidence of mould-replacement recommended	4	1-67	O&M/Major Repairs	Immediate Health and Safety	m ²	175	\$132.00	\$23,100.00
Zamboni room concrete floor excessive wear and some cracking, saw cut to promote drainage-recommend re-topping	3	1-68	O&M/Major Repairs	Operational	m ²	75	\$100.00	\$7,500.00

Building Number 1					AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code			
Description Municipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Manager's office, concrete floor-recommend painting	1	1-69	O&M/Minor Repairs	Operational	m ²	15	\$50.00	\$750.00
Canteen kitchen acoustic tile deformed-replacement recommended	1	1-70	O&M/Minor Repairs	Operational	LS	1	\$50.00	\$50.00
Zamboni room, multiple patches and large unfinished area, repair and refinishing recommended	2	1-71	O&M/Minor Repairs	Arrest Deterioration	LS	1	\$3500.00	\$3,500.00
Interior stairwell damaged acoustic ceiling tiles-replacement recommended	1	1-72	O&M/Minor Repairs	Operational	Ea.	2	\$50.00	\$100.00
2nd Floor Hall, missing acoustical ceiling tile and evidence of water damage- replacement and investigation into cause recommended	2	1-73, 1-74	Study	Arrest Deterioration	LS	1	\$2,500.00	\$2,500.00
Ice pad stands/are upper walls multiple tears in insulation affecting heat/cooling effectiveness-invetigation for repairs recommended	3	1-75, 1-76, 1-77	Study	Restoration of Utility	Ls	1	\$3000.00	\$3,000.00
Plant room, concrete ceiling slab failing at steel vertical support-repair recommended	3	1-78	O&M/Major Repairs	Health and Safety	LS.	1	\$15000.00	\$15,000.00
Pump room dry wall ceiling unpainted, untaped, holes and penetrations. Repair and refinishing recommended	1	1-79, 1-80	O&M/Minor Repairs	Operational	LS.	1	\$3500.00	\$3,500.00

Building Number 1					AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code			
Description Municipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Dressing room2, hollow core concrete patch failing at cross tension support and cracking evident at vertical structural steel- repair recommended	3	1-81, 1-82	O&M/Major Repairs	Operational	LS.	1	\$8500.00	\$8,500.00
Dressing room 1 through 5 finish on wooden ceiling chases is compromised by high humidity- refinishing recommended	2	1-83, 1-84	O&M/Minor Repairs	Operational	LS.	1	\$2500.00	\$2,500.00
Dressing rooms-older copper feed lines for showers not secured to walls-recommend replacement.	2	1-85, 1-86	O&M/Minor Repairs	Operational	LS.	1	\$5000.00	\$5,000.00
Hall: East WR and two West Public WR - plumbing fixtures are old; manual flush/faucets. Replace with new fixtures c/w automatic flushing/faucets.	1	1-87, 1-88, 1-111	Upgrade	Operational	LS.	1	\$9,000.00	\$9,000.00
Install commercial D/W in Canteen Kitchen - code & APH violation.	3	1-98	O&M/Major Repairs	Conform to Code	LS.	1	\$6,000.00	\$6,000.00
Changerooms: Correct plumbing cleanout protruding out of floor in Changeroom#4, and rectify all surface mtd floor piping for urinals - to eliminate tripping hazards. Patch/make good floors.	2	1-89, 1-92	O&M/Minor Repairs	Health and Safety	LS.	1	\$2,000.00	\$2,000.00
Install automatic flush touchless flushvalves for all urinals and flushmeter waterclosets; less smells and improved hygiene.	1	1-44, 1-45, 1-87, 189,	Upgrade	Operational	LS.	1	\$20,000.00	\$20,000.00

Building Number 1					AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code			
Description Municipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Install thermal insulation/wrap on exposed copper DCW/DHW piping.	1	1-108	Upgrade	Operational	LS.	1	\$7,500.00	\$7,500.00
Install grease interceptors in both the Hall and Canteen Kitchens - code requirement.	3	1-109, 1-110	O&M/Major Repairs	Conform to Code	LS.	1	\$20,000.00	\$20,000.00
Upgrade eyewash and provide tempered water to meet Ontario Occupational Health & Safety Act.	4	1-106	Component Replacement or Reconstruction	Health and Safety	LS.	1	\$750.00	\$750.00
Install control balancing valves and water balance the boiler hydronic lines serving the Changerooms, to help equalize heat distribution	1	1-105, 1-108	Upgrade	Operational	LS.	1	\$10,000.00	\$10,000.00
Replace old kitchen hood exhaust fans for both the Hall and Canteen hoods.	1	1-93, 1-94, 1-98	Component Replacement or Reconstruction	Operational	LS.	1	\$6,000.00	\$6,000.00
Install missing sanitary exhaust fan for Hall east washroom; and replace non-functional Hall ventilation fans/controls.	2	1-101, 1-102	Component Replacement or Reconstruction	Operational	LS.	1	\$2,500.00	\$2,500.00
Install new Rink exhaust fans and makeup system c/w gas monitoring system for ice cleaning operations - Code requirement. It appears that some of these systems did exist at one point, but have been removed and blocked up over the years.	4	1-96, 1-112	O&M/Major Repairs	Health and Safety	LS.	1	\$50,000.00	\$50,000.00

Building Number 1					AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code			
Description Municipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Add missing fire alarm devices throughout facility, and tie into existing fire alarm panel.	4	1-99, 1-100	O&M/Major Repairs	Health and Safety	LS.	1	\$10,000.00	\$10,000.00
Install protective Surge Protection Devices on the two incoming electrical services, to protect facility from utility surges, transients, etc that could destroy or harm facility equipment.	1	1-115 to 1-117	Upgrade	Operational	LS.	1	\$12,000.00	\$12,000.00
Upgrade Rink lighting to LED, c/w energy saving lighting controls - dim lights dependent on type of usage.	1	1-103, 1-104	Upgrade	Operational	LS.	1	\$32,500.00	\$32,500.00
Upgrade lighting in Changerooms, Boiler Room, Ice Plant, etc. - to vandal resistant LED type lighting. Add energy saving lighting controls where required.	1	1-105	Upgrade	Operational	LS.	1	\$18,000.00	\$18,000.00
Upgrade Hall (2nd Floor) lighting to LED; c/w energy saving lighting controls where required.	1	1-101, 1-102	Upgrade	Operational	LS.	1	\$13,000.00	\$13,000.00
Upgrade lighting on (1st Floor) south end - Canteen/Washrooms/Viewing area, etc.; c/w energy saving lighting controls where required.	1	1-98, 1-99, 1-100	Upgrade	Operational	LS.	1	\$12,000.00	\$12,000.00
Zamboni exterior concrete access pad is deteriorating and cracking-recommend replacement	2	1-118, 1-119	O&M/Major Repairs	Operational	LS.	1	\$8,500.00	\$8,500.00

Building Number 1					AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code			
Description Municipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Access road to Zamboni room is becoming overgrown-recommend additional "A" gravel be placed.	2	1-120	O&M/Minor Repairs	Operational	LS.	1	\$1,200.00	\$1,200.00
Asphalt apron at main entrance is failing-recommend replacement	2	1-120, 1-121	O&M/Major Repairs	Operational	LS.	1	\$8,500.00	\$8,500.00
Existing gravel parking lot saturated and soft-recommend grading and investigate adding sub-surface drainage system	2	1-122, 1-123	Study	Restoration of Utility	LS.	1	\$2,500.00	\$2,500.00
Existing surrounding ground surface does not appear to drain surface water effectively-recommend surface assessment (grade elevations) to develop surface drainage improvements	2	1-124 to 1-132	Study	Operational	LS.	1	\$8,500.00	\$8,500.00
Natural gas meter has no physical protection and gas piping supports are failing-recommend install bollards and replace supports- also recommend bollards be placed at building corners adjacent access road to prevent damage to building.	2	1-133, 1-134	O&M/Major Repairs	Operational	Ea.	4	\$2,000.00	\$8,000.00
Cooling plant support structure appears to have jury "rigged repairs" -recommend structure be reviewed to develop appropriate structural repairs.	2	1-135, 1-138	Study	Restoration of Utility	Ea.	1	\$4,000.00	\$4,000.00

Building Number1					AODA- Accessibility for Ontarians with Disabilities Act OBC- Ontario Building Code			
DescriptionMunicipal Arena and Community Centre								
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Upgrade exterior wallpack lighting and parking lot lights to LED type, c/w photocell controls.	1	1-96, 1-139	Upgrade	Operational	LS.	1	\$10,000.00	\$10,000.00
						Total Estimated Budget Cost		\$971,900.00

BUILDING 2
FIRE HALL

Building Number 2					AODA-Accessibility for Ontarians with Disabilities Act OBC-			
Description Fire Hall					Ontario Building Code			
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Metal cladding fasteners missing/failing at the base of the building perimeter.	2	2-1	O&M/Minor Repairs	Operational	LS	1	\$2,500.00	\$2,500.00
All windows appear original to building, 4 on the ground floor are blocked off with styrofoam for privacy and to increase wall space. Recommend replacement of the 5 remaining windows.	2	2-2 to 2-5	Component Replacement or Reconstruction	Operational	Ea.	5	\$965.00	\$4,825.00
Rear and front entrance/exit doors both have knob style handles, no panic bars. Recommend upgrade.	2	2-6,2-7	Conform to code	Upgrade	Ea.	2	\$1000.00	\$2,000.00
Minor drywall repairs/refinishing equipment room. Corner bead cracking (adjacent closet/sink counter) Recommend repair.	1	2-8	O&M/Minor Repairs	Operational	LS	1	\$1,200.00	\$1,200.00
Minor drywall repairs/refinishing Chiefs office above door and top of west wall.	1	2-9	O&M/Minor Repairs	Operational	LS	1	\$1200.00	\$1,200.00
Interior walls general paint touch up.	1		O&M/Minor Repairs	Operational	m ²	50	\$30.00	\$1,500.00
All knob style handles not Ontario Building Code 3.8.3.3 or AODA compliant-recommend replacement	2	2-10,2-11	Conform to Code	Upgrade	Ea.	6	\$225.00	\$1,350.00
1 set of stairs, wood construction from main floor to training room. Railing not Ontario Building Code 3.4.6.5. - 9.8.7.5 or AODA compliant-recommend replacement	2	2-12	Conform to Code	Upgrade	m	5	\$450.00	\$2,250.00
Top landing of stairs noted above has no toe/kick plate-recommend installation.	3	2-13	Health and Safety	Upgrade	m	4	\$100.00	\$400.00
Paint plywood floor of the surplus storage room.	1	2-14	O&M/Minor Repairs	Operational	m ²	50	\$35.00	\$1,750.00

Building Number 2					AODA-Accessibility for Ontarians with Disabilities Act				OBC-
Description Fire Hall					Ontario Building Code				
Defect			Need		Estimated Cost				
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount	
Paint concrete floor of garage.	1	2-15	O&M/Minor Repairs	Operational	m ²	200	\$45.00	\$9,000.00	
Drywall ceiling and tape damage in equipment room-recommend repair and refinish. Possibly water damage-recommend additional investigation.	2	2-16	O&M/Minor Repairs	Operational	LS	1	\$2500.00	\$2,500.00	
Small storage room south-west corner of garage-2"x4" lumber orientation on ceiling incorrect for adequate support for storage of materials-recommend replacement	4	2-17 to 2-19	Component Replacement or Reconstruction	Health and Safety	LS	1	\$1000.00	\$1,000.00	
Non-efficient (High flow) older plumbing fixtures, stained, manual faucet and urinal handles; shower stalls are old and stained with failing caulking. Recommend replacement of all components in washrooms.	1	2-22 to 2-25	Upgrade	Operational	Ea.	1	\$9,000.00	\$9,000.00	
Thermally insulate c/w PVC vinyl wrap the existing 2" dia. water meter in garage.	1	2-21	O&M/Minor Repairs	Operational	Ea.	1	\$650.00	\$650.00	
Garage Bays underground oil interceptor is full - requires cleaning asap.	4	2-27	O&M/Minor Repairs	Restoration of Utility	Ea.	1	\$600.00	\$1,500.00	
Eyewash station is not code compliant-requires mixing valve, as per the Ontario Occupational Health & Safety Act.	4	2-25	Component Replacement or Reconstruction	Health and Safety	Ea.	1	\$750.00	\$750.00	
Laundry tub faucet requires vacuum breaker - Plumbing Code violation	4	2-33	O&M/Minor Repairs	Conform to Code	Ea.	1	\$100.00	\$100.00	
The north Garage Unit Heater has improper gas chimney venting - replace.	4	2-34	Upgrade	Conform to Code	Ea.	1	\$400.00	\$400.00	

Building Number 2					AODA-Accessibility for Ontarians with Disabilities Act OBC-			
Description Fire Hall					Ontario Building Code			
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
No ventilation (pressurization) HVAC systems separating office/admin/changeroom areas from garage/storage bays- not code compliant. [OBC 6.2.2.3 (3)]	4	2-29, 2-31, 2-32, 2-35	Upgrade	Conform to Code	Ea.	1	\$18000.00	\$18,000.00
Garage bay gas detection system only has CO sensor -should have NO2 sensors as well. Gas monitoring system and sensors are old and require replacement	4	2-20, 2-26	Upgrade	Conform to Code	Ea.	1	\$5000.00	\$5,000.00
Replace older Washroom exhaust fans	2	2-32	O&M/Minor Repairs	Operational	Ea.	1	\$1250.00	\$1,250.00
Replace older smoke alarms, and/or remove if redundant.	3	2-35	O&M/Minor Repairs	Health and Safety	Ea.	1	\$500.00	\$500.00
Trace and properly re-label building's electrical panel - Ontario Electrical Safety Code requirement.	1	2-28	O&M/Minor Repairs	Conform to Code	Ea.	1	\$750.00	\$750.00
Upgrade all existing exterior lights, and all interior existing fluorescent lighting to LED. Provide new energy saving occupancy sensors for interior lights.	2	2-9, 2-16, 2-17, 2-26, 2-29, 2-30, 2-31, 2-32, 2-34, 2-35,	O&M/Minor Repairs	Operational	Ea.	1	\$23000.00	\$23,000.00
							Total Estimated Budget	\$92,375.00

BUILDING 3
MUNICIPAL OFFICE AND GARAGE

Building Number 3					AODA-Accessibility for Ontarians with Disabilities Act				OBC- Ontario
Description Municipal Office and Garage					Building Code				
Defect			Need		Estimated Cost				
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount	
Steel siding is detached, north east corner of building-recommend repair	2	3-1	O&M/Minor Repair	Operational	LS	1	\$250.00	\$250.00	
Steel siding damaged under windows east wall-recommend repair	1	3-2	O&M/Minor Repair	Operational	LS	1	\$1000.00	\$1,000.00	
8 Windows appear to be older aluminum type-recommend replacement	2	3-3 to 3-5	Upgrade	Operational	Ea.	8	\$965.00	\$7,720.00	
East wall exit door in garage has knob style handles, not OBC 3.8.3.3 or AODA compliant-recommend replacement.	2	3-6	Upgrade	Conform to Code	Ea.	1	\$225.00	\$225.00	
East wall exit door in garage sweep is damaged-recommend replacement.	1	3-7	O&M/Minor Repair	Operational	Ea.	1	\$100.00	\$100.00	
The header drywall covering is cracked at the assistant clerk's station-recommend repair and additional investigation.	2	3-14	Study	Arrest Deterioration	LS	1	\$2,500.00	\$2,500.00	
15 interior doors have knob style handles, not OBC 3.8.3.3 or AODA compliant-recommend replacement.	2	3-8, 3-9	Upgrade	Conform to Code	Ea.	15	\$210.00	\$3,150.00	
Fire safe door finish is slightly damaged-recommend refinsh.	1	3-10	O&M/Minor Repair	Operational	LS	1	\$200.00	\$200.00	
No railing on right side of stairs leading from garage to second floor not OBC 9.8.7 compliant-recommend installation.	3	3-11	O&M/Minor Repair	Conform to Code	m	1.5	\$450.00	\$675.00	
Paint on stairs noted above is wearing-recommend refinsh.	1	3-12	O&M/Minor Repair	Operational	LS	1	\$425.00	\$425.00	
Lower wall at assistant clerk's station is damaged-recommend repair and refinsh.	1	3-13	O&M/Minor Repair	Operational	LS	1	\$200.00	\$200.00	
Proposed repair to header at assistant clerk's station will require refinishing.	1	3-14	O&M/Minor Repair	Operational	LS	1	\$200.00	\$200.00	

Building Number 3					AODA-Accessibility for Ontarians with Disabilities Act				OBC- Ontario
Description Municipal Office and Garage					Building Code				
Defect			Need		Estimated Cost				
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount	
Finish on window sills is damaged-recommend refinish.	1	3-15	O&M/Minor Repair	Operational	m ²	3	\$75.00	\$225.00	
Finish on west wall of garage is aged-recommend refinish	1	3-16	O&M/Minor Repair	Operational	m ²	80	\$30.00	\$2,400.00	
Garage insulation/vapour barrier is damaged at the east exit door and south east corner-recommend repair	4	3-17	Study	Restoration of Utility	LS	1	\$2,500.00	\$2,500.00	
Large hole in unfinished drywall in the closet at the top of the stairs-recommend repair and refinish.	2	3-18	O&M/Minor Repair	Operational	LS.	1	\$250.00	\$250.00	
Insulation/vapour barrier is damaged, 2nd floor, 1st room west wall and northwest corner-recommend repair.	2	3-19	O&M/Major Repair	Restoration of Utility	LS.	1	\$1500.00	\$1,500.00	
Rolled vinyl floor in accounting office is worn through-recommend replacement.	2	3-20	O&M/Minor Repair	Operational	m ²	1	\$500.00	\$500.00	
Flooring transition strip is missing from front office to hallway-recommend replacement.	1	3-21	O&M/Minor Repair	Operational	LS	1	\$30.00	\$30.00	
Asphalt tile at the kitchen entrance is damaged-recommend replacement	1	3-22	O&M/Minor Repair	Operational	LS.	1	\$250.00	\$250.00	
Garage concrete floor finish is worn out-recommend refinish.	1	3-23	O&M/Minor Repair	Operational	m ²	250	\$45.00	\$11,250.00	
The garage floor drain wood covers are damaged-recommend replacement with steel grating.	4	3-24 to 3-26	O&M/Major Repair	Health and Safety	LS	1	\$8,000.00	\$8,000.00	
Garage ceiling insulation/vapour barrier is damaged- investigation for repairs is recommended	2	3-27, 3-28	Study	Restoration of Utility	LS	1	\$2,500.00	\$2,500.00	

Building Number 3					AODA-Accessibility for Ontarians with Disabilities Act				OBC- Ontario
Description Municipal Office and Garage					Building Code				
Defect			Need		Estimated Cost				
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount	
2nd floor ceiling insulation/vapour barrier is damaged-see above.	2	3-29	Study	Restoration of Utility	LS	1	\$0.00	\$0.00	
Sink hanger in the garage washroom is failing-recommend repair	3	3-30	O&M/Minor Repair	Restoration of Utility	Ea.	1	\$350.00	\$350.00	
Install code required floor drains and oil interceptor in garage area, where repairs & washing activities occur	3	3-23 to 3-26, 3-39	Major Repair / Upgrade	Conform to Code	LS.	1	\$20,000.00	\$20,000.00	
Upgrade to more energy efficient gas-fired DHW tank	1	3-38	Upgrade	Operational	Ea.	1	\$1,000.00	\$1,000.00	
Upgrade older plumbing fixtures, faucets, eyewash provisions.	1	3-30, 3-38	Upgrade	Operational	Ea.	1	\$3,500.00	\$3,500.00	
Replace aged electrochemical gas detector sensors, and re-commission system again.	4	3-31, 3-32	O&M/Minor Repair	Conform to Code	Ea.	1	\$3,000.00	\$3,000.00	
Replace older exhaust fans/controls, and provide missing stove range hood EF.	2	3-35, 3-36	O&M/Minor Repair	Operational / Conform to Code	Ea.	1	\$2,500.00	\$2,500.00	
Upgrade lighting to LED; both interior & exterior as well as detached garage.	1	3-33, 3-34, 3-37	Minor Repair / Upgrade	Operational	LS.	1	\$30,000.00	\$30,000.00	
No eavestrough to direct rainwater-recommend installation.	2	3-40, 3-41	Upgrade	Operational	m	80	\$45.00	\$3,600.00	
No ice/snow guards on roof, falling ice warning signage-recommend ice/snow guard installation	3	3-42	Upgrade	Health and Safety	m	70	\$35.00	\$2,450.00	
Parking lot maintenance-grading	1	3-43, 3-44	O&M/Minor Repair	Operational	LS	1	\$500.00	\$500.00	

Building Number 3					AODA-Accessibility for Ontarians with Disabilities Act OBC- Ontario			
Description Municipal Office and Garage					Building Code			
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
There are no bollards to protect building at overhead doors-recommend installation	2	3-43, 3-44	O&M/Major Repair	Operational	Ea.	4	\$2,000.00	\$8,000.00
There is yard lighting on the west and south sides of the building with photocells, 1 motion light on the east side, but no lighting on the northside-recommend installation of yard light with photo cell on north side.	1	3-45, 3-46, 3-47	O&M/Minor Repair	Operational	Ea.	1	\$850.00	\$850.00
Total Estimated Budget							\$121,800.00	

BUILDING 3a
COUNCIL CHAMBERS

Building Number 3A					AODA-Accessibility for Ontarians with Disabilities Act OBC-			
Description Council Chambers					Ontario Building Code			
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Building set on concrete blocks-recommend install concrete piers.	1	3a-1	Component Replacement/ Reconstruction	Restoration of Utility	LS.	1	\$12,500.00	\$12,500.00
Metal patch on west wall incorrectly installed-top should be overlapped-recommend correcting installation.	2	3a-2	O&M/Minor Repair	Restoration of Utility/ Arrest Deterioration	m ²	1.5	\$130.00	\$195.00
Steel siding finish is deteriorating-recommend refinishing.	1	3a-3	O&M/Minor Repair	Operational	m ²	105	\$35.00	\$3,675.00
Wall penetration are not weathertight-recommend resealing.	2	3a-4	O&M/Minor Repair	Operational	LS	1	\$450.00	\$450.00
Ply wood skirting is untreated/unfinished-recommend replacement with pressure treated plywood.	2	3a-5	Upgrade	Operational	m ²	20	\$100.00	\$2,000.00
2 entrance/exit doors with knob style handles not OBC 3.8.3.3 or AODA compliant-recommend replacement. Weather strip is failing-recommend replacement.	3	3a-6, 3a-7	Upgrade	Conform to Code	LS	2	\$225.00	\$450.00
No fascia, exposed wood decaying-recommend removal/replacement of wood and installation of fascia.	3	3a-8	Major Repairs	Restoration of Utility/ Arrest Deterioration	LS	1	\$9,000.00	\$9,000.00
1 interior door with knob style handle not OBC 3.8.3.3 or AODA compliant-recommend replacement.	3	3a-9	Upgrade	Conform to Code	Ea.	1	\$225.00	\$225.00
Railings on stairs and ramp are not OBC 3.4.6.5 (10)/9.8.7.5 or AODA compliant-recommend replacement.	3	3a-10, 3a-11	Upgrade	Conform to Code	m	8	\$450.00	\$3,600.00

Building Number 3A					AODA-Accessibility for Ontarians with Disabilities Act OBC-			
Description Council Chambers					Ontario Building Code			
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Water staining evident on acoustic tile east end of ceiling-possible roof leak-recommend investigation.	3	3a-12	Study	Arrest Deterioration	LS	1	\$2000.00	\$2,000.00
HVAC: No ventilation or AHU to meet Code required fresh air requirements.	3	3a-13	Major Repair / Upgrade	Conform to Code	LS.	1	\$10,000.00	\$10,000.00
Recommend fire alarm system upgrade.	3	3a-14, 3a-15	Minor Repair / Upgrade	Conform to Code	LS.	1	\$3,000.00	\$3,000.00
Upgrade lighting to LED.	2	3a-15	Minor Repair / Upgrade	Operational	LS.	1	\$9,000.00	\$9,000.00
Upgrade life safety / add emergency lighting, exit signs c/w EMB	4	3a-14, 3a-15	Minor Repair / Upgrade	Immediate H&S / Conform to Code	LS.	1	\$3,000.00	\$3,000.00
							Total Estimated Budget	\$59,095.00

BUILDING 4
GORDON LAKE HALL

Building Number 4			AODA-Accessibility for Ontarians with Disabilities Act OBC-					
Description Gordon Lake Hall			Ontario Building Code					
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Original building appears to be set on 3 courses of concrete block on a concrete footing (footing at grade) with rough timbers for intermediate support-recommend replacing all.	4	4-1 to 4-4	Component Replacement/ Reconstruction	Restoration of Utility	LS	1	\$115,000.00	\$115,000.00
Concrete block walls under newer building showing evidence of movement and cracking-recommend repair.	4	4-1 to 4-7	Component Replacement/ Reconstruction	Restoration of Utility	LS	1	\$50,000.00	\$50,000.00
Wood joists with planking, multiple shims used to level. Raw timbers are in contact with bare earth. Evidence of decay-recommend replacement.	4	4-8 to 4-11	Component Replacement/ Reconstruction	Restoration of Utility	LS	1	\$10,000.00	\$10,000.00
Support header at crawl space entry installed incorrectly-recommend replacement.	4	4-12	Component Replacement/ Reconstruction	Restoration of Utility	LS	1	\$2,500.00	\$2,500.00
Hardwood flooring shows evidence of heaving-recommend replacement.	3	4-13	Component Replacement/ Reconstruction	Restoration of Utility	LS	1	\$8,000.00	\$8,000.00
Vinyl siding outside corners damaged-recommend replacement.	2	4-14	O&M/Minor Repair	Operational	LS	1	\$250.00	\$250.00
Vinyl siding sheets not secure at corners-recommend repair.	3	4-15	O&M/Minor Repair	Operational	LS	1	\$300.00	\$300.00
Knob style handles on exterior door are not OBC 3.8.33 or AODA compliant- recommend replacement. Weatherstrip is damaged-recommend replacement	2	4-16	Upgrade	Conform to Code	LS	1	\$325.00	\$325.00

Building Number 4				AODA-Accessibility for Ontarians with Disabilities Act OBC-				
Description Gordon Lake Hall				Ontario Building Code				
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Asphalt/tin shingles appear to be installed directly over cedar shingles (may be cause of interior ceiling damage)-recommend replacement.	3	4-17, 4-40	Component Replacement/ Reconstruction	Arrest Deterioration	LS	1	\$18,500.00	\$18,500.00
Asphalt/tin shingles interface with pre-existing roofing is not weather tight-recommend repair (see above)	2	4-18	Component Replacement/ Reconstruction	Arrest Deterioration				\$0.00
Fascia fasteners loose or not installed-recommend repair. (see above)	1	4-18	Component Replacement/ Reconstruction	Arrest Deterioration				\$0.00
Drywall cracking throughout facility-recommend repair	2	4-19 to 4-22	O&M/Minor Repair	Operational	LS	1	\$5,000.00	\$5,000.00
Both washrooms-partitions, plumbing and fittings are not OBC Part 3 or AODA compliant-recommend replacement	3	4-23 to 4-28	Upgrade	Conform to Code	Ea.	2	\$25,000.00	\$50,000.00
Knob style handles on both washroom doors are not OBC 3.8.3.3. or AODA compliant-recommend replacement.	2	4-29, 4-30	Upgrade	Conform to Code	Ea.	2	\$225.00	\$450.00
Rails on stairs are not OBC 3.4.6.5/9.8.7.5 or AODA compliant-recommend replacement	3	4-31, 4-32	Upgrade	Conform to Code	m	6	\$450.00	\$2,700.00
Bottom tread on stairs damaged-recommend replacement.	3	4-33	O&M/Minor Repair	Operational	LS.	1	\$150.00	\$150.00
Stairs are constructed of raw unfinished/untreated wood-recommend finish be applied.	1	4-31, 4-34	O&M/Minor Repair	Operational	LS	1	\$425.00	\$425.00
Numerous wall defects throughout facility-recommend refinish.	2	4-35, 4-36	O&M/Minor Repair	Operational	LS.	1	\$3,000.00	\$3,000.00

Building Number 4				AODA-Accessibility for Ontarians with Disabilities Act OBC-				
Description Gordon Lake Hall				Ontario Building Code				
Defect			Need		Estimated Cost			
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount
Hardwoodfloor scuffed and finish wearing-recommend replacement (combinrd with floor re-construction)	2	4-37, 4-38	Upgrade	Operational				\$0.00
Rolled vinyl flooring torn in washrooms-recommend repair.	1	4-39	O&M/Minor Repair	Operational	LS.	1	\$250.00	\$250.00
Drywall/tape and paint failing in kitchen-recommend repair	3	4-40, 4-41	O&M/Major Repair	Operational	LS.	1	\$6,500.00	\$6,500.00
Plumbing Fixtures, Thermal Pipe insulation, Well Water system UV upgrade	3	4-23 to 4-27, 4-45	Upgrade	Operational	LS.	1	\$8,400.00	\$8,400.00
DHWT replacement	3	4-44	O&M / Upgrade	Operational	LS.	1	\$600.00	\$600.00
Add commercial Dishwasher	3	4-23 to 4-27, 4-44, 4-45	Major Repair / Upgrade	Conform to Code	LS.	1	\$6,500.00	\$6,500.00
HVAC: Exhaust Fans, Furnace fresh air intake, Kitchen hood	2	4-43, 4-46, 4-48	Minor Repair / Upgrade	Conform to Code	LS.	1	\$1,500.00	\$1,500.00
Asbestos sheet used as shims to protect wiring-recommend replacement, removal and disposal of asbestos	4	4-47	O&M/Minor Repair	Health and Safety		1	\$150.00	\$150.00
Upgrade lighting to LED	2	4-19, 4-25, 4-41, 4-42	Upgrade	Operational	LS.	1	\$11,000.00	\$11,000.00

Building Number 4				AODA-Accessibility for Ontarians with Disabilities Act OBC-					
Description Gordon Lake Hall				Ontario Building Code					
Defect			Need		Estimated Cost				
Description	Rating	Ref.	Category	Justification	Units	Quantity	Unit Cost	Amount	
Upgrade life safety / add emergency lighting	4	4-19, 4-25, 4-41, 4-42	Upgrade	Immediate H&S / Conform to Code	LS.	1	\$2,000.00	\$2,000.00	
Bare sandy patches of soil and weeds-recommend placing topsoil and seed.	1	4-49, 4-50	O&M/Minor Repair	Operational	LS.	1	\$2,500.00	\$2,500.00	
Single lights over main entrance and fire exit doors-recommend replacement with LED light c/w dusk to dawn sensor	1	4-51, 4-52	Upgrade	Operational	Ea.	2	\$250.00	\$500.00	
							Total Estimated Budget	\$306,500.00	

APPENDIX D
NOR MECH ENGINEERING INC.
ELECTRICAL, PLUMBING AND HVAC
SUMMARY OF DEFECTS

Building 1 - Municipal Arena & Community Centre:

- The arena rink area does not have gas monitoring system, nor any exhaust fan / makeup air ventilation systems, as required by Code for ice cleaning operations.
- It is strongly recommended that the lighting in the Rink, Ice Plant, Electrical Room, & Change rooms, all be upgraded to new LED type.
- Only 1 of 2 Rink de-humidification systems is working. Units appear to be too small. Replace units after further Study & Review.
- Rink ice plant cooling system needs to be upgraded to a closed-loop glycol system. Further Study & Review required.
- Change room HW radiant ceiling panel system requires water balancing valves, as well as water balancing procedures, in order to ensure that equal heat flow is going to each Change room. Change room walls still need to be thermally insulated. This was a task the Owner was going to undertake a number of years ago, to help the RCP heating system, but it has not been completed as of yet, and is the reason for large heat losses and negatively affecting the effectiveness of the system.
- Majority of the plumbing fixtures are old, and have high flow / flush rates causing them to be large consumption of water resources. Public water closets and urinals have old manual flush valves, and should be upgraded to more efficient hands-free automatic type. There are no provisions for barrier-free washroom access.
- Proper Zamboni Room eyewash station c/w tempering valve is required.
- Canteen Kitchen requires hood replacement exhaust fan, as well as a new grease interceptor, and a commercial dishwasher.
- install missing fire alarm devices throughout building.
- Hall Kitchen requires hood replacement exhaust fan, as well as a new grease interceptor.
- It is strongly recommended that the Community Hall, Canteen/Washroom area, and exterior building lighting be upgraded to LED type.
- It is strongly recommended that new surge protection devices be installed on both incoming electrical services at minimum.

Building 2 - Fire Hall:

- The occupied staff (Office/Admin/Training, etc.) areas are supposed to be separated from the vehicle storage garage, and positively pressurized using a ventilation system. A new energy efficient furnace & HRV system should be installed to serve these occupied areas, and remove reliance on electric heat.
- The garage gas monitoring system only has an old CO sensor which needs to be replaced. It should also have a NO2 sensor for the diesel vehicles.
- Some of the plumbing fixtures are old, not efficient, and have high flow / flush rates causing them to be large consumption of water resources. There are no provisions for

barrier-free washroom access.

- Proper eyewash station c/w tempering valve is required.
- The garage oil interceptor is full and in urgent need to be pumped out.
- It is strongly recommended that the building lighting be upgraded to LED type.

Municipal Building & Garage:

- The Garage does not have proper floor drains c/w u/g oil interceptor; and does not meet Code.
- The Garage gas monitoring system CO & NO2 sensors need to be replaced, and system re-calibrated.
- Install kitchen stove hood exhaust fan in Staff Room.
- The Washroom exhaust fans are old & noisy, and not very effective.
- Proper Garage area eyewash station c/w tempering valve is required.
- The garage oil interceptor is full and in urgent need to be pumped out.
- It is strongly recommended that the building lighting be upgraded to LED type.

Council Chambers:

- The Council Chambers does not meet Code with respect to fresh air ventilation. A wall mounted gas-fired ERV unit c/w fresh air & split AC unit should be installed; similar to a classroom ventilator unit.
- Fire alarm & life safety devices need to be upgraded and/or added to building.
- It is strongly recommended that the building lighting be upgraded to LED type.

Gordon Lake Hall:

- All the plumbing fixtures are old, badly stained, some have even lost their water prime allowing sewer gases to back up into the building, and they all have high flow / flush rates causing them to be large consumption of water resources and overtaxing the septic bed needlessly. There are no provisions for barrier-free washroom access.
- The incoming well water supply should have an UV sterilization system installed.
- The Hall kitchen should have a commercial dishwasher to meet APH requirements.
- The Hall kitchen stove hood requires modifications and/or replacement.
- The Washroom exhaust fans are old & noisy, and not very effective.
- The existing furnace system should have a fresh air duct added & tied into the RA plenum.
- Proper Life Safety provisions are required for a public building, including emergency lighting, emergency battery pack, and exit signage.
- It is strongly recommended that the building lighting be upgraded to LED type.