



Property Condition Assessment Report – Onoway Curling Club

Version:Final

March 2020

Prepared by
FCAPX Ltd.
Project No. 19064

www.fcapx.com#

F·CAP·X

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Summary

FCAPX Ltd. (FCAPX) was retained to conduct a Property Condition Assessment (PCA) of the property listed below. The objective of the PCA was to identify, based on current observed conditions, deficiencies and potential lifecycle replacements.

Property Summary

Information on the evaluated facility is provided below:

Building Name	Onoway Curling Club
Address	5507 Lac Ste Anne Tr S, Onoway, Alberta
Building Gross Floor Area (sq. m)	1175
Number of Storey	2
Date of Construction	1964

SITE REVIEW

A site visit was performed on February 19, 2020 by the following FCAPX personnel:

- Curtis Loblick, P.Eng.
- Shankha Sarker

OWNER SUPPLIED MATERIAL

In this report, reference is made to the “reported” condition of particular systems and/or components. The reported condition pertains to information provided by the building’s operations and maintenance personnel or tenants. In some cases, this information was gathered through either an onsite interview process or a formal off-site interview process.

Documents provided for review:

- No documents available for review.

Condition Assessment Summary

Structural and Architectural Summary

The Onoway Curling Club is a two-storey structure that appears to have conventional cast-in-place concrete footings along the perimeter of the building as well as beneath load-bearing walls. Where exposed, the superstructure appears to be of wood framed. The building exterior walls are comprised of stucco. Significant number of cracks were observed on stucco walls along all elevations, suggesting settlement of the facility. Further study is recommended to review the cause of the cracks and establish the extent and severity of the deficiencies as well as determine potential remedial options.

The roof over the clubhouse is understood to be a conventional 2-ply modified bituminous roof assembly; however, the roof was inaccessible at the time of the site assessment, as such, the condition assessment and associated recommendations are based on

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information available at the time of the assignment. The roof over the ice rink and the thrift shop appears to be comprised to tin metal roof assembly.

The original building windows are double pane window assemblies along the north and east elevations. The exterior single entrance doors are metal doors, mounted by butt hinges to metal door frame. A double-wide metal door was observed on the south building elevation, providing service access and emergency egress. The door was mounted on butt-hinges, along with two panic bars with a vertical rod latch on the interior. The interior finishes in the building include resilient vinyl sheet and tile flooring, and carpet floor covering. The interior finishes appear to be in good condition overall.

Overall, the architectural components appear to be in fair condition.

Plumbing and Mechanical Systems Summary

Natural gas services the building supplying the two furnaces, the domestic hot water tank, the unit heater and the commercial kitchen ranges. The commercial kitchen range hood is provided with a fire suppression system and ABC fire extinguishers are located throughout the building. An exterior wall mounted exhaust fan is controlled from the kitchen and the washrooms on the main level contain its own spot removal exhaust fan.

The washrooms include floor mounted water closets, wall mounted urinal with flush valve, and wall and surface mounted lavatories. The kitchen in both the clubhouse and the thrift shop contain surface mounted stainless-steel sinks.

Overall the mechanical systems appear to be in good condition.

Electrical Systems Summary

The main electrical connection is in the ice plant room inside the thrift shop. The 600 V service connects to a 225 A disconnect switch, which supplies a distribution panel feeding large equipment as well as supplies the downstream 120/208 V distribution system. The electrical service enters the building through aboveground pole connections.

Interior lighting throughout the facility is primarily provided by ceiling mounted fluorescent tube lighting fixtures, with the exception of the mechanical room and the ice plant, which is illuminated by incandescent lights.

Overall the electrical components were observed to be in good condition.

Site Summary

The domestic water supply for the facility is provided through a cistern water system that stores well water, located on the south end of the facility. There is also a septic holding system, located on the south side of the facility.

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Overall, the site elements were observed to be in good condition.

Facility Condition Index

The subject building 5-year Facility Condition Index (FCI), calculated based on the 5-Year Renewal Need is 12.65%. Based on the table below, the FCI suggests that the building is in Fair condition overall.

A 5-Year FCI is defined as follows:

$$\text{5-Year FCI} = \frac{\text{Sum of 5-Year Renewal Need for the Building}}{\text{Current Replacement Value of the Building}} \times 100$$

$$\text{5-Year FCI} = \frac{\$607,393}{\$4,800,000} \times 100$$

$$\text{5-Year FCI} = 12.65\%$$

The building Current Replacement Value (CRV) was estimated based on the size and construction type using RS Means. For the subject building the CRV (or Cost of Reproduction New (CRN)) is \$4,800,000.

The 5-Year Renewal Need is the sum of renewal costs recommended in the next 5 years to keep the building functional, and does not consider soft cost factor, criticality, available budget or capital planning decisions made by the owner. The total 5-Year Renewal Need cost, less the renewal costs for the site features (roadways, parking lot, walkways, etc.) for the subject building, as outlined in the Opinion of Probable Costs table (included in Appendix), is \$607,393.

The overall condition is based on the table below. It should be noted that there is no industry standard for the overall building condition based on a 5-Year FCI. The condition categories are recommendations to be considered by the municipality.

5-year Calculated FCI	Condition Category
0% to 10%	Good
11% to 20%	Fair
21% to 50%	Poor
>50%	Prohibitive to Repair

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Appendix A: Condition Assessment

A Substructure

A10 Foundations

Item	Description
Assessment Name	A1010 Standard Foundations
Uniformat Code	A1010 - Standard Foundations
Installation Year	1981
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	36 Years
Renewal Year	2056
Quantity / Unit of Measure	160 / LM Footprint
Unit Cost	\$984.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$157,440.00

Description

The foundation of the ice rink and the two-storey addition is understood to be provided with conventional cast-in-place concrete footings along the perimeter of the building as well as beneath load-bearing walls.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by exterior landscaping and/or interior finishes.

Item	Description
Assessment Name	A1010 Standard Foundations
Uniformat Code	A1010 - Standard Foundations
Installation Year	1964
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	19 Years
Renewal Year	2039
Quantity / Unit of Measure	60 / LM Footprint
Unit Cost	\$984.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$59,040.00

Description

The foundation for the thrift shop is understood to be provided with conventional cast-in-place concrete footings along the perimeter of the building as well as beneath load-bearing walls.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by exterior landscaping and/or interior finishes.

Recommendations

Recommendation #1 - Standard Foundations	
Type	Life Cycle Replacement
Year	2039
Cost	\$59,040.00

Replace Standard Foundations

Item	Description
Assessment Name	A1030 Slab on Grade
Uniformat Code	A1030 - Slab on Grade
Installation Year	1964
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	19 Years
Renewal Year	2039
Quantity / Unit of Measure	220 / SM Footprint
Unit Cost	\$71.33
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$15,692.60

Description

The northern portion of the building which includes the ice plant inside the thrift shop is understood to have a concrete slab-on-grade floor along the ground level. The ice rink is reported separately.

Condition Narrative

No significant deficiencies were observed or reported at the time of the assessment. However, localized cracks were observed in the ice plant and the thrift shop, and are anticipated to be monitored and/or repaired as part of routine maintenance activities.

Photos



Onoway Curling Club - A1030



Onoway Curling Club - A1030

Recommendations

Recommendation #1 - Slab on Grade	
Type	Life Cycle Replacement
Year	2039
Cost	\$15,692.60

Replace Slab on Grade

Item	Description
Assessment Name	A1030 Slab on Grade
Uniformat Code	A1030 - Slab on Grade
Installation Year	1981
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	36 Years
Renewal Year	2056
Quantity / Unit of Measure	210 / SM Footprint
Unit Cost	\$71.33
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$14,979.30

Description

The southern portion of the building which includes the two-storey addition is understood to have a concrete slab-on-grade floor along the ground level. The ice rink is reported separately.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by floor finishes.

B Shell
B10 Superstructure

Item	Description
Assessment Name	B1030 Structure
Uniformat Code	B1030 - Structure
Installation Year	1964
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	19 Years
Renewal Year	2039
Quantity / Unit of Measure	955 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$267,400.00

Description

The structure spanning over the ice rink and the thrift shop was concealed at the time of assessment and remains to be confirmed. However, it presumably consists of a pitched roof structure with plywood sheathing and engineered wood trusses and wood beams that are supported by wood posts and wood stud framework.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by interior finishes at the time of the assessment.

Recommendations

Recommendation #1 - Structure	
Type	Life Cycle Replacement
Year	2039
Cost	\$267,400.00

Replace Structure

Item	Description
Assessment Name	B1030 Structure
Uniformat Code	B1030 - Structure
Installation Year	1981
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	36 Years
Renewal Year	2056
Quantity / Unit of Measure	420 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$117,600.00

Description

The southern portion of the facility which includes the two-storey addition appears to be constructed of wood beams and steel posts that provide support for the suspended floor and roof structures, which presumably consist of wood decking supported by wood joists.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by interior finishes at the time of the assessment.

Photos



Onoway Curling Club - B1030

Item	Description
Assessment Name	B1030 Structure
Uniformat Code	B1030 - Structure
Installation Year	1981
Condition	3 - Fair
Expected Useful Life	75 Years
Remaining Useful Life	36 Years
Renewal Year	2056
Quantity / Unit of Measure	15 / SM Building
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$4,200.00

Description

The building is provided with two wood canopy structures covering the entrances to the thrift shop and the two-storey addition, on the north and south elevation respectively.

Condition Narrative

Water damage and cracks due to shrinkage were observed in the wood structures. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onoway Curling Club - B1030



Onoway Curling Club - B1030

Recommendations

Recommendation #1 - Wood Canopy Structure	
Type	Failure Replacement
Year	2021
Cost	\$4,200.00

Subject to the findings and recommendation of the preceding investigation, conduct repairs to restore the condition / integrity of the wood canopy structures. A cost allowance to perform the repairs has been provided, however, the actual cost of the work will depend on the recommendations of the preceding investigation.

B20 Exterior Enclosure

Item	Description
Assessment Name	B201023 Stucco
Uniformat Code	B201023 - Stucco
Installation Year	1981
Condition	4 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1175 / SM
Unit Cost	\$325.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$381,875.00

Description

The building is provided with stucco walls along all exterior elevations. There is also a wood fascia around the perimeter of the building.

Condition Narrative

Hairline cracks were observed on most stucco-clad wall surfaces, primarily above wall openings and between adjoining building sections. Weathering of the wood fascia around the perimeter of the building was also observed, which is anticipated to be addressed as part of routine maintenance activities.

Photos



Onoway Curling Club - B201023



Onoway Curling Club - B201023



Onoway Curling Club - B201023



Onoway Curling Club - B201023

Recommendations

Recommendation #1 - Investigate Stucco Exterior Walls	
Type	Engineering Study
Year	2021
Cost	\$10,000.00

Investigate the condition of the stucco exterior walls to establish their current condition and remaining useful life.

Recommendation #2 - Repair Allowance for Stucco Exterior Walls	
Type	Repair
Year	2022
Cost	\$50,000.00

Subject to the findings and recommendation of the preceding investigation, conduct repairs to restore the condition / integrity of the stucco cladding (and building structure if warranted). A cost allowance to perform the repairs has been provided, however, the actual cost of the work will depend on the recommendations of the preceding investigation.

Recommendation #3 - Stucco	
Type	Life Cycle Replacement
Year	2026
Cost	\$381,875.00

Replace Stucco

Item	Description
Assessment Name	B202001 Windows
Unifomat Code	B202001 - Windows
Installation Year	2012
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	22 Years
Renewal Year	2042
Quantity / Unit of Measure	2 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,400.00

Description

The building is provided with a vinyl double pane window assembly along the east elevation, on the second floor of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - B202001

Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2042
Cost	\$1,400.00

Replace Windows

Item	Description
Assessment Name	B202001 Windows
Uniformat Code	B202001 - Windows
Installation Year	1964
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Renewal Year	2023
Quantity / Unit of Measure	1 / SM
Unit Cost	\$700.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$700.00

Description

The building is provided with a single pane window assembly along the north elevation.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onway Curling Club - B202001



Onway Curling Club - B202001

Recommendations

Recommendation #1 - Windows	
Type	Life Cycle Replacement
Year	2023
Cost	\$700.00

Replace Windows

Item	Description
Assessment Name	B203002 Solid Doors - Single
Uniformat Code	B203002 - Solid Doors - Single
Installation Year	1961
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	4 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$12,000.00

Description

Single wide access metal doors are installed along the north, east and west elevations of the building.

Condition Narrative

No significant deficiencies were observed or reported at the time of the assessment. However, localized deficiencies such as chipped paint, corrosion and absence of sealant around the door flashing were observed and are anticipated to be addressed as part of routine maintenance activities. It is recommended that the side-bolt hardware on the emergency exit door inside the thrift shop be removed, since the door is intended for use as means of emergency egress.

Photos



Onoway Curling Club - B203002



Onoway Curling Club - B203002



Onoway Curling Club - B203002



Onoway Curling Club - B203002

Recommendations

Recommendation #1 - Solid Doors - Single	
Type	Life Cycle Replacement
Year	2025
Cost	\$12,000.00

Replace Solid Doors - Single

Item	Description
Assessment Name	B203003 Solid Doors - Double
Uniformat Code	B203003 - Solid Doors - Double
Installation Year	2005
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	1 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$5,000.00

Description

A double-wide metal door was observed on the south elevation of the building. The door was mounted on 6 butt-hinges on the exterior, and includes two panic bars with a vertical rod latch on the interior.

Condition Narrative

The component has exceeded its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies. However, localized corrosion was observed and is anticipated to be addressed as part of routine maintenance activities.

Photos



Onoway Curling Club - B203003



Onoway Curling Club - B203003

Recommendations

Recommendation #1 - Solid Doors - Double	
Type	Life Cycle Replacement
Year	2025
Cost	\$5,000.00

Replace Solid Doors - Double

Item	Description
Assessment Name	B203003 Solid Doors - Double
Uniformat Code	B203003 - Solid Doors - Double
Installation Year	1981
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	1 / Each
Unit Cost	\$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$5,000.00

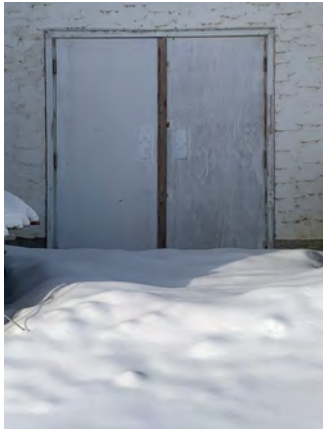
Description

A double-wide wood service door was observed along the east elevation providing service access and emergency egress.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onoway Curling Club - B203003



Onoway Curling Club - B203003

Recommendations

Recommendation #1 - Solid Doors - Double	
Type	Life Cycle Replacement
Year	2025
Cost	\$5,000.00

Replace Solid Doors - Double

B30 Roofing

Item	Description
Assessment Name	B301005 Gutters and Downspouts
Uniformat Code	B301005 - Gutters and Downspouts
Installation Year	2008
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	18 Years
Renewal Year	2038
Quantity / Unit of Measure	515 / LM
Unit Cost	\$10.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$5,150.00

Description

Metal gutters and downspouts are installed at the roof eaves. The downspouts appear to discharge at grade.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - B301005



Onoway Curling Club - B301005

Recommendations

Recommendation #1 - Gutters and Downspouts	
Type	Life Cycle Replacement
Year	2038
Cost	\$5,150.00

Replace Gutters and Downspouts

Item	Description
Assessment Name	B301022 Conventional - Modified Bitumen
Uniformat Code	B301022 - Conventional - Modified Bitumen
Installation Year	2015
Condition	2 - Good
Expected Useful Life	22 Years
Remaining Useful Life	17 Years
Renewal Year	2037
Quantity / Unit of Measure	210 / SM
Unit Cost	\$270.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$56,700.00

Description

Based on limited information available, the low-slope roof assembly on the southern portion of the building which includes the two-storey addition, is understood to be covered with a conventional 2-ply modified bituminous roof assembly.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the roof was inaccessible at the time of the site assessment, as such, the condition assessment and associated recommendations are based on information available at the time of the assignment.

Photos



Onoway Curling Club - B301022

Recommendations

Recommendation #1 - Conventional - Modified Bitumen	
Type	Life Cycle Replacement
Year	2037
Cost	\$56,700.00

Replace Conventional - Modified Bitumen

Item	Description
Assessment Name	B301028 Metal Roofing
Uniformat Code	B301028 - Metal Roofing
Installation Year	2008
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	23 Years
Renewal Year	2043
Quantity / Unit of Measure	1100 / SM
Unit Cost	\$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$308,000.00

Description

While concealed from view, the roof for the ice rink and the thrift shop is understood to be provided with a metal roof assembly.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited as the roof was inaccessible.

Photos



Onoway Curling Club - B301028



Onoway Curling Club - B301028

Recommendations

Recommendation #1 - Metal Roofing	
Type	Life Cycle Replacement
Year	2043
Cost	\$308,000.00

Replace Metal Roofing

C Interiors
C10 Interior Construction

Item	Description
Assessment Name	C101001 Fixed Partitions
Uniformat Code	C101001 - Fixed Partitions
Installation Year	1981
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	36 Years
Renewal Year	2056
Quantity / Unit of Measure	420 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$39,900.00

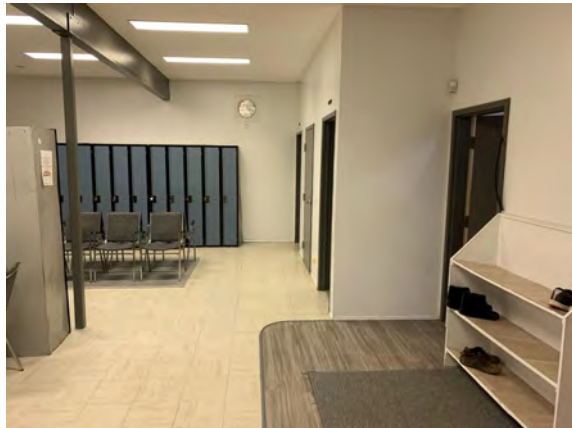
Description

Partition walls throughout the two-storey addition are generally constructed of wood-stud wall assemblies.

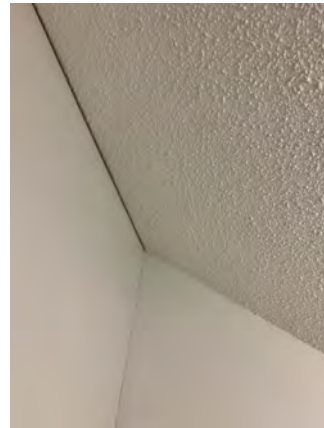
Condition Narrative

No significant deficiencies were observed or reported at the time of the assessment. However, localized deficiencies such as separation of wall and roof joint in the lower level storage room was observed and is anticipated to be addressed as part of routine maintenance activities.

Photos



Onoway Curling Club - C101001



Onoway Curling Club - C101001

Recommendations

Recommendation #1 - Hazardous Material Assessment	
Type	Engineering Study
Year	2021
Cost	\$5,000.00

Given the age of the building, a Hazardous Material Assessment is recommended to establish the current condition and remaining useful life of the fixed partitions.

Item	Description
Assessment Name	C101001 Fixed Partitions
Uniformat Code	C101001 - Fixed Partitions
Installation Year	1964
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	19 Years
Renewal Year	2039
Quantity / Unit of Measure	190 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$18,050.00

Description

Partition walls in the northern portion of the building which includes the thrift shop, appeared to be constructed of conventional solid wood board wall assemblies.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C101001

Recommendations

Recommendation #1 - Fixed Partitions	
Type	Life Cycle Replacement
Year	2039
Cost	\$18,050.00

Replace Fixed Partitions

Item	Description
Assessment Name	C101003 Retractable Partitions
Uniformat Code	C101003 - Retractable Partitions
Installation Year	2012
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	17 Years
Renewal Year	2037
Quantity / Unit of Measure	1 / Each
Unit Cost	\$15,000.00
Difficulty / Regional / Soft Cost Factors	0.30 / 1 / 1
Assessment Cost	\$4,500.00

Description

The lower level kitchen in the two-storey addition is provided with a retractable partition along the serving window.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C101003

Recommendations

Recommendation #1 - Retractable Partitions	
Type	Life Cycle Replacement
Year	2037
Cost	\$4,500.00

Replace Retractable Partitions

Item	Description
Assessment Name	C101005 Interior Windows
Uniformat Code	C101005 - Interior Windows
Installation Year	1981
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	11 Years
Renewal Year	2031
Quantity / Unit of Measure	25 / SM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$12,500.00

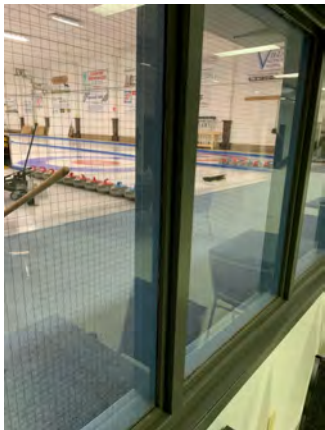
Description

The rink viewing areas on the lower and the upper level of the two-storey addition are provided with single pane glazing windows set in metal frames.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

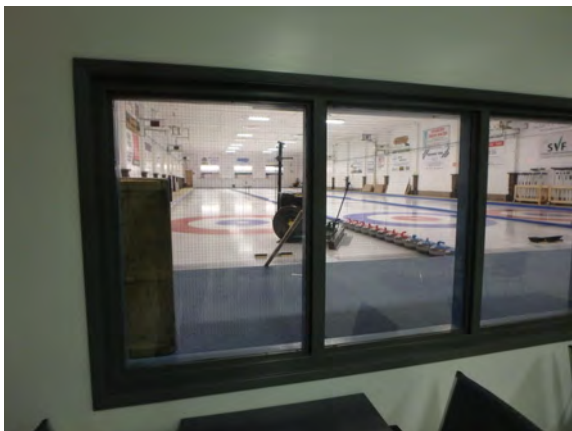
Photos



Onoway Curling Club - C101005



Onoway Curling Club - C101005



Onoway Curling Club - C101005

Recommendations

Recommendation #1 - Interior Windows	
Type	Life Cycle Replacement
Year	2031
Cost	\$12,500.00

Replace Interior Windows

Item	Description
Assessment Name	C102002 Solid Interior Door - Single
Uniformat Code	C102002 - Solid Interior Door - Single
Installation Year	1964
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	5 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$10,000.00

Description

Interior doors in the thrift shop generally consisted of wood doors, hinge-mounted into wood frames.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The component has exceeded its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies.

Photos



Onoway Curling Club - C101002



Onoway Curling Club - C101002

Recommendations

Recommendation #1 - Solid Interior Door - Single	
Type	Life Cycle Replacement
Year	2026
Cost	\$10,000.00

Replace Solid Interior Door - Single

Item	Description
Assessment Name	C102002 Solid Interior Door - Single
Uniformat Code	C102002 - Solid Interior Door - Single
Installation Year	2012
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	32 Years
Renewal Year	2052
Quantity / Unit of Measure	14 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$28,000.00

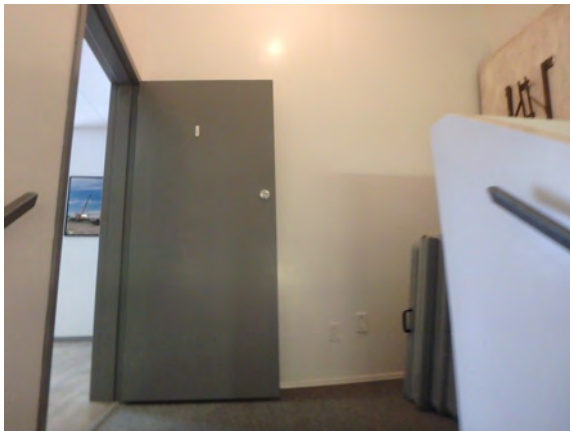
Description

Interior doors in the two-storey addition are comprised of metal doors set in metal clad frames.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C102002



Onoway Curling Club - C102002

Item	Description
Assessment Name	C102003 Solid Interior Door - Double
Uniformat Code	C102003 - Solid Interior Door - Double
Installation Year	2012
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	32 Years
Renewal Year	2052
Quantity / Unit of Measure	1 / Each
Unit Cost	\$3,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$3,500.00

Description

The building is provided with a hollow metal double door with a crash bar on the interior of the main entrance to the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C102003

Item	Description
Assessment Name	C103001 Washroom Partitions
Uniformat Code	C103001 - Washroom Partitions
Installation Year	2012
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	7 Years
Renewal Year	2027
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$3,000.00

Description

Washrooms on the lower level of the two-storey addition are provided with pre-finished metal washroom partitions.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C103001

Recommendations

Recommendation #1 - Washroom Partitions	
Type	Life Cycle Replacement
Year	2027
Cost	\$3,000.00

Replace Washroom Partitions

Item	Description
Assessment Name	C103001 Washroom Partitions
Uniformat Code	C103001 - Washroom Partitions
Installation Year	2018
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	13 Years
Renewal Year	2033
Quantity / Unit of Measure	5 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$7,500.00

Description

Washrooms in the upper level of the two-storey addition are provided with pre-finished metal washroom partitions.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C103001



Onoway Curling Club - C103001

Recommendations

Recommendation #1 - Washroom Partitions	
Type	Life Cycle Replacement
Year	2033
Cost	\$7,500.00

Replace Washroom Partitions

Item	Description
Assessment Name	C103005 Lockers
Uniformat Code	C103005 - Lockers
Installation Year	2012
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	28 / Each
Unit Cost	\$200.00
Difficulty / Regional / Soft Cost Factors	2.50 / 1 / 1
Assessment Cost	\$14,000.00

Description

The ground level of the two-storey addition is provided with conventional metal storage lockers with pad-lock brackets.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C103005



Onoway Curling Club - C103005

Recommendations

Recommendation #1 - Lockers	
Type	Life Cycle Replacement
Year	2032
Cost	\$14,000.00

Replace Lockers

Item	Description
Assessment Name	C103009 Cabinets - Millwork
Uniformat Code	C103009 - Cabinets - Millwork
Installation Year	2012
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	22 Years
Renewal Year	2042
Quantity / Unit of Measure	5 / LM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$2,500.00

Description

The upper level beverage storage room and bar counter, and the lower level washrooms in the two-storey addition are provided with conventional laminated wood counters and cabinets.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C103009



Onoway Curling Club - C103009



Onoway Curling Club - C103009

Recommendations

Recommendation #1 - Cabinets - Millwork	
Type	Life Cycle Replacement
Year	2042
Cost	\$2,500.00

Replace Cabinets - Millwork

Item	Description
Assessment Name	C103009 Cabinets - Millwork
Uniformat Code	C103009 - Cabinets - Millwork
Installation Year	2018
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	28 Years
Renewal Year	2048
Quantity / Unit of Measure	3 / LM
Unit Cost	\$500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,500.00

Description

The upper level washrooms in the two-storey addition are provided with conventional laminated wood counters and cabinets.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C103009

Recommendations

Recommendation #1 - Cabinets - Millwork	
Type	Life Cycle Replacement
Year	2048
Cost	\$1,500.00

Replace Cabinets - Millwork

Item	Description
Assessment Name	C103010 Cabinets - Kitchen
Uniformat Code	C103010 - Cabinets - Kitchen
Installation Year	2012
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	22 Years
Renewal Year	2042
Quantity / Unit of Measure	10 / LM
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$12,000.00

Description

The kitchen on both levels of the two-storey addition are provided with wood cabinets with laminated wood countertops.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C103010



Onoway Curling Club - C103010



Onoway Curling Club - C103010

Recommendations

Recommendation #1 - Cabinets - Kitchen	
Type	Life Cycle Replacement
Year	2042
Cost	\$12,000.00

Replace Cabinets - Kitchen

Item	Description
Assessment Name	C103010 Cabinets - Kitchen
Uniformat Code	C103010 - Cabinets - Kitchen
Installation Year	2000
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	22 Years
Renewal Year	2042
Quantity / Unit of Measure	5 / LM
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$6,000.00

Description

The kitchen in the thrift shop is provided with wood cabinets with laminated wood countertops.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C103010

Recommendations

Recommendation #1 - Cabinets - Kitchen	
Type	Life Cycle Replacement
Year	2042
Cost	\$6,000.00

Replace Cabinets - Kitchen

C20 Stairs

Item	Description
Assessment Name	C201001 Interior Stair Construction
Uniformat Code	C201001 - Interior Stair Construction
Installation Year	1981
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	36 Years
Renewal Year	2056
Quantity / Unit of Measure	3 / Per Floor
Unit Cost	\$15,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1 / 1
Assessment Cost	\$22,500.00

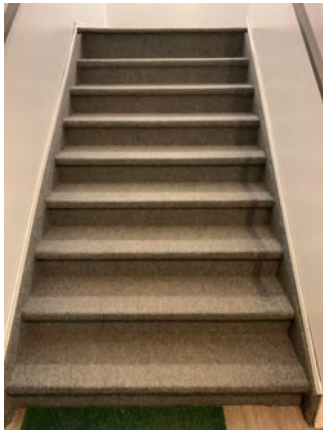
Description

The building is provided with three wood-frame stair assemblies in the two-storey addition.

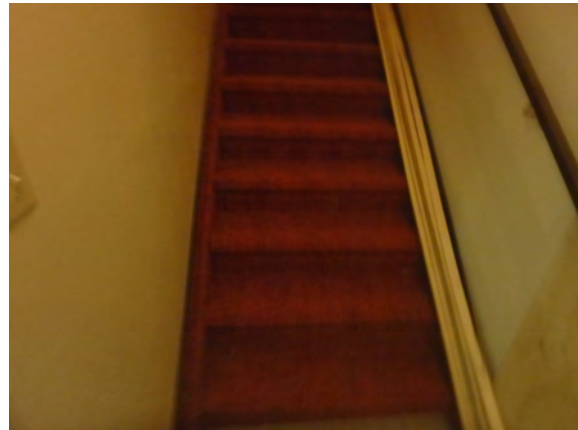
Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C201001



Onoway Curling Club - C201001



Onoway Curling Club - C201001

Item	Description
Assessment Name	C202022 Carpet
Uniformat Code	C202022 - Carpet
Installation Year	2012
Condition	2 - Good
Expected Useful Life	10 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	21 / Riser
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$2,520.00

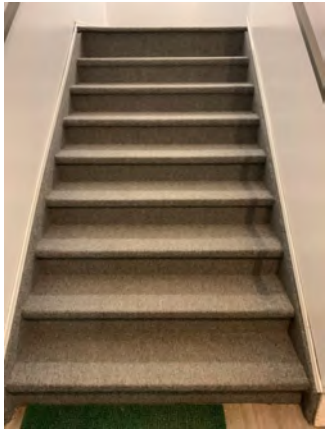
Description

The interior stairs on the north side of the two-storey addition, along with the stairs leading the ice rink are provided with a roll carpet finish.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C202022



Onoway Curling Club - C202022

Recommendations

Recommendation #1 - Carpet	
Type	Life Cycle Replacement
Year	2032
Cost	\$2,520.00

Replace Carpet

Item	Description
Assessment Name	C202022 Carpet
Uniformat Code	C202022 - Carpet
Installation Year	1981
Condition	3 - Fair
Expected Useful Life	10 Years
Remaining Useful Life	3 Years
Renewal Year	2023
Quantity / Unit of Measure	15 / Riser
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,800.00

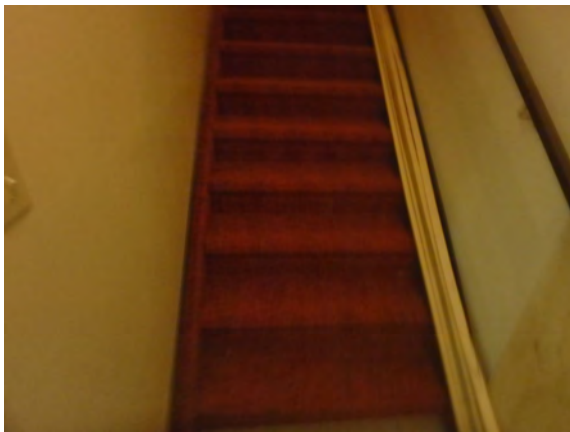
Description

The interior stairs on the west side of the two-storey addition is provided with a roll carpet finish.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onoway Curling Club - C202022

Recommendations

Recommendation #1 - Carpet	
Type	Life Cycle Replacement
Year	2023
Cost	\$1,800.00

Replace Carpet

C30 Interior Finishes

Item	Description
Assessment Name	C301005 Painted Wall Covering
Uniformat Code	C301005 - Painted Wall Covering
Installation Year	2012
Condition	2 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1345 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$53,800.00

Description

Painted wall finishes are commonly observed throughout the building.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The component is nearing the end of its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies.

Photos



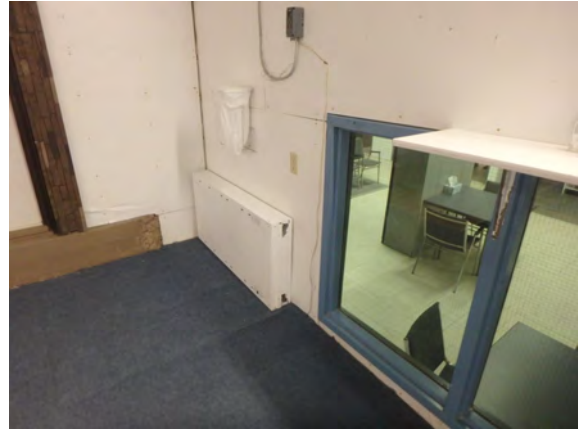
Onoway Curling Club - C301005



Onoway Curling Club - C301005



Onoway Curling Club - C301005



Onoway Curling Club - C301005

Recommendations

Recommendation #1 - Painted Wall Covering	
Type	Life Cycle Replacement
Year	2026
Cost	\$53,800.00

Replace Painted Wall Covering

Item	Description
Assessment Name	C301023 Ceramic Tile
Uniformat Code	C301023 - Ceramic Tile
Installation Year	2005
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	22 Years
Renewal Year	2042
Quantity / Unit of Measure	10 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,500.00

Description

Ceramic wall tiles are installed in the washrooms on the lower level of the two-storey addition, and both the kitchen and washroom of the thrift shop.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C302001



Onoway Curling Club - C302001

Recommendations

Recommendation #1 - Ceramic Tile	
Type	Life Cycle Replacement
Year	2042
Cost	\$1,500.00

Replace Ceramic Tile

Item	Description
Assessment Name	C301023 Ceramic Tile
Uniformat Code	C301023 - Ceramic Tile
Installation Year	2018
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	28 Years
Renewal Year	2048
Quantity / Unit of Measure	15 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$2,250.00

Description

Ceramic wall tiles are installed in the upper level washrooms and the lower level kitchen backsplash of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C301023



Onoway Curling Club - C301023

Recommendations

Recommendation #1 - Ceramic Tile	
Type	Life Cycle Replacement
Year	2048
Cost	\$2,250.00

Replace Ceramic Tile

Item	Description
Assessment Name	C302004 Vinyl Tile
Uniformat Code	C302004 - Vinyl Tile
Installation Year	2017
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	100 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$12,000.00

Description

Resilient vinyl tile flooring is commonly observed in the lower level of the two-storey addition.

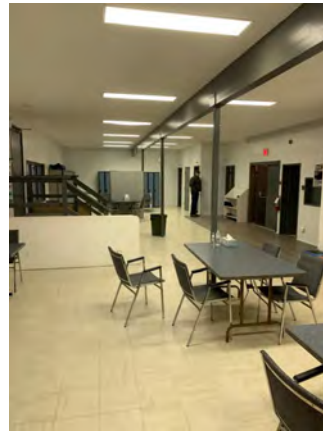
Condition Narrative

Localized deficiencies such as loose and cracked floor tiles in front of the washrooms on the lower level of the two-storey addition were observed and are anticipated to be addressed as part of routine maintenance activities.

Photos



Onoway Curling Club - C302004



Onoway Curling Club - C302004



Onoway Curling Club - C302004



Onoway Curling Club - C302004

Recommendations

Recommendation #1 - Vinyl Tile	
Type	Life Cycle Replacement
Year	2032
Cost	\$12,000.00

Replace Vinyl Tile

Item	Description
Assessment Name	C302004 Vinyl Tile
Uniformat Code	C302004 - Vinyl Tile
Installation Year	2012
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	20 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$2,400.00

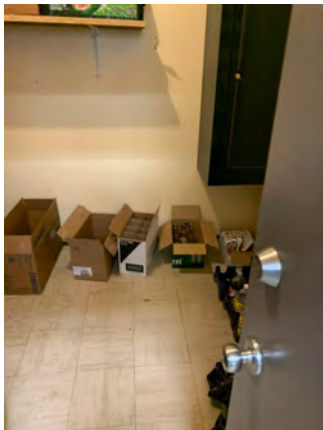
Description

Resilient vinyl tile flooring is commonly observed in the upper level kitchen and storage of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C302004



Onoway Curling Club - C302004

Recommendations

Recommendation #1 - Vinyl Tile	
Type	Life Cycle Replacement
Year	2032
Cost	\$2,400.00

Replace Vinyl Tile

Item	Description
Assessment Name	C302005 Carpet
Uniformat Code	C302005 - Carpet
Installation Year	2012
Condition	2 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	25 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$3,000.00

Description

Grey carpet floor covering is commonly observed inside the ice rink.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The component is nearing the end of its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies.

Photos



Onoway Curling Club - C302005

Recommendations

Recommendation #1 - Carpet	
Type	Life Cycle Replacement
Year	2026
Cost	\$3,000.00

Replace Carpet

Item	Description
Assessment Name	C302006 Vinyl Sheet
Uniformat Code	C302006 - Vinyl Sheet
Installation Year	2017
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	20 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$2,400.00

Description

Resilient vinyl sheet flooring is commonly observed in the lower level of the two-storey addition.

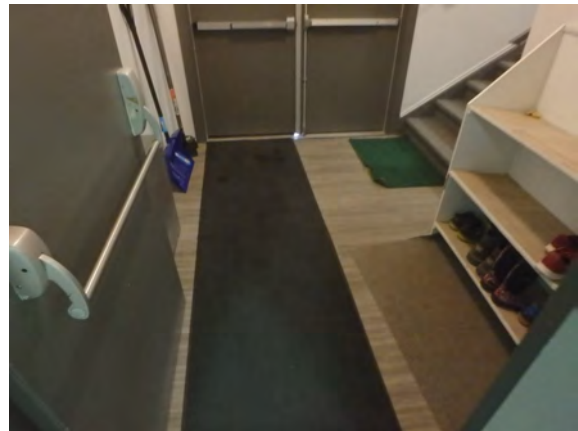
Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C302006



Onoway Curling Club - C302006

Recommendations

Recommendation #1 - Vinyl Sheet	
Type	Life Cycle Replacement
Year	2032
Cost	\$2,400.00

Replace Vinyl Sheet

Item	Description
Assessment Name	C302006 Vinyl Sheet
Uniformat Code	C302006 - Vinyl Sheet
Installation Year	2012
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	7 Years
Renewal Year	2027
Quantity / Unit of Measure	315 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$37,800.00

Description

Resilient vinyl sheet flooring is commonly observed in the upper level of the two-storey addition and the thrift shop.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C302006



Onoway Curling Club - C302006

Recommendations

Recommendation #1 - Vinyl Sheet	
Type	Life Cycle Replacement
Year	2027
Cost	\$37,800.00

Replace Vinyl Sheet

Item	Description
Assessment Name	C303004 Adhered Acoustic Tile Ceiling
Uniformat Code	C303004 - Adhered Acoustic Tile Ceiling
Installation Year	1964
Condition	4 - Poor
Expected Useful Life	25 Years
Remaining Useful Life	2 Years
Renewal Year	2022
Quantity / Unit of Measure	190 / SM
Unit Cost	\$80.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$15,200.00

Description

Adhered acoustic tile ceiling was primarily observed in the thrift shop.

Condition Narrative

Localized staining and damage to the tiles were observed. The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onoway Curling Club - C303004



Onoway Curling Club - C303004



Onoway Curling Club - C303004



Onoway Curling Club - C303004

Recommendations

Recommendation #1 - Adhered Acoustic Tile Ceiling	
Type	Life Cycle Replacement
Year	2022
Cost	\$15,200.00

Replace Adhered Acoustic Tile Ceiling

Item	Description
Assessment Name	C303006 Painted Ceiling Structures
Uniformat Code	C303006 - Painted Ceiling Structures
Installation Year	2012
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	7 Years
Renewal Year	2027
Quantity / Unit of Measure	250 / SM
Unit Cost	\$25.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$6,250.00

Description

Painted ceiling finishes were commonly observed on the lower level and on a portion of the upper level of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. However, localized water staining on the ceiling was observed throughout the lower level, which was due to a past flood in the upper level washrooms. This is anticipated to be addressed as part of routine maintenance activities.

Photos



Onoway Curling Club - C303006



Onoway Curling Club - C303006

Recommendations

Recommendation #1 - Painted Ceiling Structures	
Type	Life Cycle Replacement
Year	2027
Cost	\$6,250.00

Replace Painted Ceiling Structures

Item	Description
Assessment Name	C303007 Suspended Acoustic Ceiling Panels
Uniformat Code	C303007 - Suspended Acoustic Ceiling Panels
Installation Year	2012
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	130 / SM
Unit Cost	\$80.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$10,400.00

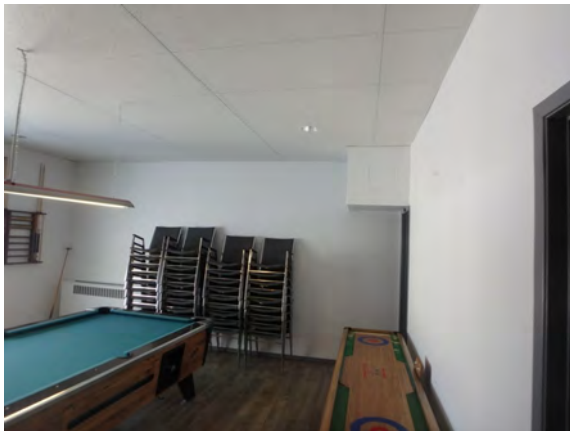
Description

Suspended ceiling tiles are installed in the main area of upper level of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C303007

Recommendations

Recommendation #1 - Suspended Acoustic Ceiling Panels	
Type	Life Cycle Replacement
Year	2032
Cost	\$10,400.00

Replace Suspended Acoustic Ceiling Panels

Item	Description
Assessment Name	C303007 Suspended Acoustic Ceiling Panels
Uniformat Code	C303007 - Suspended Acoustic Ceiling Panels
Installation Year	2018
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	18 Years
Renewal Year	2038
Quantity / Unit of Measure	25 / SM
Unit Cost	\$80.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$2,000.00

Description

Suspended ceiling tiles are installed in the upper level washrooms of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - C303007

Recommendations

Recommendation #1 - Suspended Acoustic Ceiling Panels	
Type	Life Cycle Replacement
Year	2038
Cost	\$2,000.00

Replace Suspended Acoustic Ceiling Panels

D Services
D20 Plumbing

Item	Description
Assessment Name	D201001 Water Closets
Uniformat Code	D201001 - Water Closets
Installation Year	2012
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	27 Years
Renewal Year	2047
Quantity / Unit of Measure	3 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$3,000.00

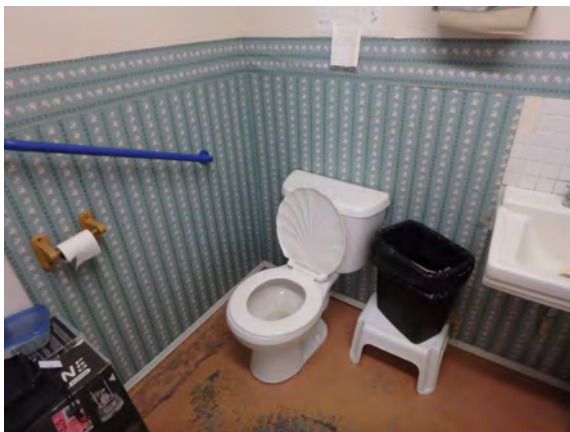
Description

The building is provided with numerous floor-mounted flush tank water closets of varying models on the lower level of the two-storey addition and the thrift shop.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D201001



Onoway Curling Club - D201001

Recommendations

Recommendation #1 - Water Closets	
Type	Life Cycle Replacement
Year	2047
Cost	\$3,000.00

Replace Water Closets

Item	Description
Assessment Name	D201001 Water Closets
Uniformat Code	D201001 - Water Closets
Installation Year	2018
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	33 Years
Renewal Year	2053
Quantity / Unit of Measure	5 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$5,000.00

Description

The building is provided with numerous floor-mounted flush tank water closets on the upper level of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D201001



Onoway Curling Club - D201001

Item	Description
Assessment Name	D201002 Urinals
Uniformat Code	D201002 - Urinals
Installation Year	2012
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	27 Years
Renewal Year	2047
Quantity / Unit of Measure	1 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,000.00

Description

The men's washroom on the lower level of the two-storey addition is provided a conventional wall-mounted urinal.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D201002

Recommendations

Recommendation #1 - Urinals	
Type	Life Cycle Replacement
Year	2047
Cost	\$1,000.00

Replace Urinals

Item	Description
Assessment Name	D201002 Urinals
Uniformat Code	D201002 - Urinals
Installation Year	2018
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	33 Years
Renewal Year	2053
Quantity / Unit of Measure	2 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$2,000.00

Description

The men's washroom on the upper level of the two-storey addition is provided with conventional wall-mounted urinals.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D201002

Item	Description
Assessment Name	D201003 Lavatories
Uniformat Code	D201003 - Lavatories
Installation Year	2012
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	27 Years
Renewal Year	2047
Quantity / Unit of Measure	3 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$3,000.00

Description

The washrooms on the lower level of the two-storey addition are typically provided with counter-mounted lavatories. The washroom in the thrift shop is provided with a wall-mounted lavatory.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D201003

Recommendations

Recommendation #1 - Lavatories	
Type	Life Cycle Replacement
Year	2047
Cost	\$3,000.00

Replace Lavatories

Item	Description
Assessment Name	D201003 Lavatories
Uniformat Code	D201003 - Lavatories
Installation Year	2018
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	33 Years
Renewal Year	2053
Quantity / Unit of Measure	4 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$4,000.00

Description

The washrooms in the upper level of the two-storey addition are provided with counter-set lavatories.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D201003



Onoway Curling Club - D201003

Item	Description
Assessment Name	D201003 Lavatories
Uniformat Code	D201003 - Lavatories
Installation Year	1982
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,000.00

Description

The washroom in the thrift shop is provided with a wall-mounted lavatory.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review therefore replacement has been deferred.

Photos



Onoway Curling Club - D201003

Recommendations

Recommendation #1 - Lavatories	
Type	Life Cycle Replacement
Year	2026
Cost	\$1,000.00

Replace Lavatories

Item	Description
Assessment Name	D201004 Sinks
Uniformat Code	D201004 - Sinks
Installation Year	2005
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	27 Years
Renewal Year	2047
Quantity / Unit of Measure	3 / Each
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1 / 1
Assessment Cost	\$4,500.00

Description

Double basin stainless steel sinks are provided for the kitchens in both the thrift shop and the upper level of the two-storey addition. A triple basin sink is provided for the kitchen in the lower level of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D201004



Onoway Curling Club - D201004



Onoway Curling Club - D201004

Recommendations

Recommendation #1 - Sinks	
Type	Life Cycle Replacement
Year	2047
Cost	\$4,500.00

Replace Sinks

Item	Description
Assessment Name	D201024 Custodial Sinks
Uniformat Code	D201024 - Custodial Sinks
Installation Year	2012
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	0.25 / 1 / 1
Assessment Cost	\$500.00

Description

A single plastic service sink is installed in the boiler room of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The component has exceeded its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies.

Photos



Onoway Curling Club - D201024

Recommendations

Recommendation #1 - Custodial Sinks	
Type	Life Cycle Replacement
Year	2026
Cost	\$500.00

Replace Custodial Sinks

Item	Description
Assessment Name	D202001 Domestic Water Pipes and Fittings
Uniformat Code	D202001 - Domestic Water Pipes and Fittings
Installation Year	1981
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	420 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$16,800.00

Description

Domestic water supply pipes throughout the two-storey addition are understood to be comprised of soldered copper tubing.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by interior finishes. Replacement has been deferred.

Photos



Onoway Curling Club - D202001

Recommendations

Recommendation #1 - Domestic Water Pipes and Fittings	
Type	Life Cycle Replacement
Year	2026
Cost	\$16,800.00

Replace Domestic Water Pipes and Fittings

Item	Description
Assessment Name	D202001 Domestic Water Pipes and Fittings
Uniformat Code	D202001 - Domestic Water Pipes and Fittings
Installation Year	1964
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	220 / SM Building
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$8,800.00

Description

Domestic water supply pipes throughout the thirft shop are understood to be comprised of soldered copper tubing.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by interior finishes. Replacement has been deferred.

Photos



Onoway Curling Club - D202001

Recommendations

Recommendation #1 - Domestic Water Pipes and Fittings	
Type	Life Cycle Replacement
Year	2026
Cost	\$8,800.00

Replace Domestic Water Pipes and Fittings

Item	Description
Assessment Name	D202004 Domestic Water Equipment - Treatment Systems
Uniformat Code	D202004 - Domestic Water Equipment - Treatment Systems
Installation Year	2012
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	1 / Each
Unit Cost	\$6,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$6,000.00

Description

The building is provided with a filtration system located in the lower level storage room of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D202004



Onoway Curling Club - D202004

Recommendations

Recommendation #1 - Domestic Water Equipment - Treatment Systems	
Type	Life Cycle Replacement
Year	2032
Cost	\$6,000.00

Replace Domestic Water Equipment - Treatment Systems

Item	Description
Assessment Name	D202021 Domestic Water Tank Heaters
Uniformat Code	D202021 - Domestic Water Tank Heaters
Installation Year	2006
Condition	3 - Fair
Expected Useful Life	12 Years
Remaining Useful Life	4 Years
Renewal Year	2024
Quantity / Unit of Measure	23 / Liter
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,035.00

Description

A 1.5 kW domestic water heater is installed in the thrift shop furnace room. The unit was manufactured by Giant and has a storage capacity of 23 L.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. Nonetheless, the component has surpassed its expected useful life and is recommended for short-term replacement to mitigate the risk of sudden failure.

Photos



Onoway Curling Club - D202021



Onoway Curling Club - D202021

Recommendations

Recommendation #1 - Domestic Water Tank Heaters	
Type	Life Cycle Replacement
Year	2024
Cost	\$1,035.00

Replace Domestic Water Tank Heaters

Item	Description
Assessment Name	D202021 Domestic Water Tank Heaters
Uniformat Code	D202021 - Domestic Water Tank Heaters
Installation Year	2002
Condition	3 - Fair
Expected Useful Life	12 Years
Remaining Useful Life	3 Years
Renewal Year	2023
Quantity / Unit of Measure	126 / Liter
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1 / 1
Assessment Cost	\$2,835.00

Description

A gas-fired domestic water heater is installed in the main boiler room of the two-storey addition. The unit was manufactured by John Wood with a heating capacity of 36 MBH and a storage capacity of 126 L.

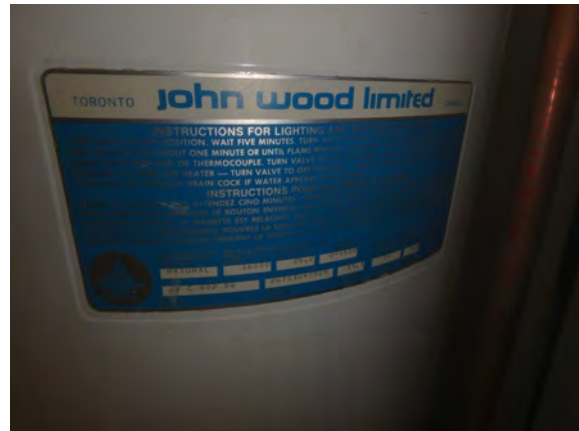
Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. Nonetheless, the component has surpassed its expected useful life and is recommended for short-term replacement to mitigate the risk of sudden failure.

Photos



Onoway Curling Club - D202021



Onoway Curling Club - D202021

Recommendations

Recommendation #1 - Domestic Water Tank Heaters	
Type	Life Cycle Replacement
Year	2023
Cost	\$2,835.00

Replace Domestic Water Tank Heaters

Item	Description
Assessment Name	D202024 Domestic Water Pump
Uniformat Code	D202024 - Domestic Water Pump
Installation Year	2012
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	1 / Each
Unit Cost	\$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,500.00

Description

The domestic water distribution system is provided with a pressurization pump, located on the lower level storage room of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D202024

Recommendations

Recommendation #1 - Domestic Water Pump	
Type	Life Cycle Replacement
Year	2032
Cost	\$1,500.00

Replace Domestic Water Pump

Item	Description
Assessment Name	D203001 Sanitary Waste and Vent Piping
Uniformat Code	D203001 - Sanitary Waste and Vent Piping
Installation Year	1964
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	220 / SM Bldg
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$9,900.00

Description

The sanitary waste system for the thrift shop is assumed to be constructed with a variety of types of pipe materials, including ABS plastic, and copper.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by interior finishes.

Recommendations

Recommendation #1 - Sanitary Waste and Vent Piping	
Type	Life Cycle Replacement
Year	2026
Cost	\$9,900.00

Replace Sanitary Waste and Vent Piping

Item	Description
Assessment Name	D203001 Sanitary Waste and Vent Piping
Uniformat Code	D203001 - Sanitary Waste and Vent Piping
Installation Year	1981
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	11 Years
Renewal Year	2031
Quantity / Unit of Measure	420 / SM Bldg
Unit Cost	\$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$18,900.00

Description

The sanitary waste system for the two-storey addition is assumed to be constructed with a variety of types of pipe materials, including ABS plastic, and copper.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by interior finishes.

Recommendations

Recommendation #1 - Sanitary Waste and Vent Piping	
Type	Life Cycle Replacement
Year	2031
Cost	\$18,900.00

Replace Sanitary Waste and Vent Piping

D30 HVAC

Item	Description
Assessment Name	D301002 Natural Gas Supply
Uniformat Code	D301002 - Natural Gas Supply
Installation Year	1964
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	220 / SM Building
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$4,400.00

Description

Natural gas distribution for the thrift shop appears to be comprised of a thread steel pipe system. The system is understood to service various equipment including the domestic water heater and the furnace. The meter is located inside the thrift shop.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The component has exceeded its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies.

Photos



Onoway Curling Club - D301002

Recommendations

Recommendation #1 - Natural Gas Supply	
Type	Life Cycle Replacement
Year	2026
Cost	\$4,400.00

Replace Natural Gas Supply

Item	Description
Assessment Name	D301002 Natural Gas Supply
Uniformat Code	D301002 - Natural Gas Supply
Installation Year	1981
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	1155 / SM Building
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$23,100.00

Description

Natural gas distribution for the two-storey addition is assumed to be comprised of a thread steel pipe system. The system is understood to service various equipment including the domestic water heater and the boiler.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The component has exceeded its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies.

Recommendations

Recommendation #1 - Natural Gas Supply	
Type	Life Cycle Replacement
Year	2025
Cost	\$23,100.00

Replace Natural Gas Supply

Item	Description
Assessment Name	D302005 Hot Water Boilers
Uniformat Code	D302005 - Hot Water Boilers - Less than 1000 MBH
Installation Year	1981
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	3 Years
Renewal Year	2023
Quantity / Unit of Measure	250 / MBH
Unit Cost	\$75.00
Difficulty / Regional / Soft Cost Factors	1.25 / 1 / 1
Assessment Cost	\$23,437.50

Description

A gas-fired hot water boiler is located in the boiler room on the lower level of the two-storey addition. The unit was manufactured by Teledyne Laars, with a heating capacity of 250 MBH.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onoway Curling Club - D302005



Onoway Curling Club - D302005

Recommendations

Recommendation #1 - Hot Water Boilers - Less than 1000 MBH	
Type	Life Cycle Replacement
Year	2023
Cost	\$23,437.50

Replace Hot Water Boilers - Less than 1000 MBH

Item	Description
Assessment Name	D302008 Fuel Fired Forced Air Furnace
Uniformat Code	D302008 - Fuel Fired Forced Air Furnace
Installation Year	1964
Condition	4 - Poor
Expected Useful Life	18 Years
Remaining Useful Life	2 Years
Renewal Year	2022
Quantity / Unit of Measure	160 / MBH
Unit Cost	\$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$6,400.00

Description

The thrift shop is provided with a gas-fired furnace, manufactured by Enterprise Foundry, rated with a capacity of 160 MBH. The unit is located in the furnace room of the thrift shop.

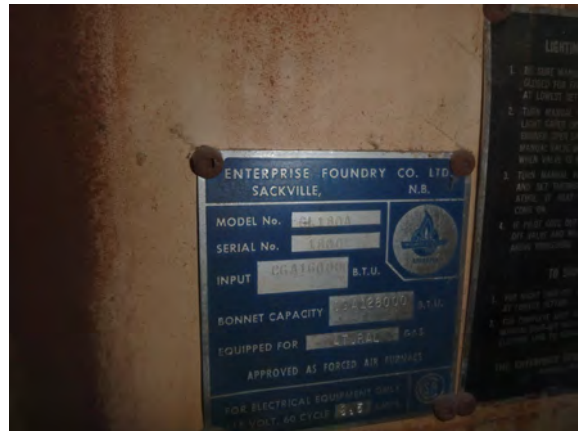
Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Replacement parts are difficult if at all possible to find and the furnace is inefficient. Replacement is recommended in the upcoming years.

Photos



Onoway Curling Club - D302008



Onoway Curling Club - D302008

Recommendations

Recommendation #1 - Fuel Fired Forced Air Furnace	
Type	Life Cycle Replacement
Year	2022
Cost	\$6,400.00

Replace Fuel Fired Forced Air Furnace

Item	Description
Assessment Name	D302009 Fuel-Fired Unit Heaters
Uniformat Code	D302009 - Fuel-Fired Unit Heaters
Installation Year	2019
Condition	2 - Good
Expected Useful Life	18 Years
Remaining Useful Life	17 Years
Renewal Year	2037
Quantity / Unit of Measure	6 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$18,000.00

Description

The ice rink is provided with 6 ceiling-mounted gas-fired unit heaters, manufactured by Reznor.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D302009



Onoway Curling Club - D302009

Recommendations

Recommendation #1 - Fuel-Fired Unit Heaters	
Type	Life Cycle Replacement
Year	2037
Cost	\$18,000.00

Replace Fuel-Fired Unit Heaters

Item	Description
Assessment Name	D304001 Air Distribution Systems
Uniformat Code	D304001 - Air Distribution Systems
Installation Year	1964
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	3 Years
Renewal Year	2023
Quantity / Unit of Measure	220 / SM Building
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$26,400.00

Description

The forced air heating system is distributed throughout the thrift shop via sheet metal ducting.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onoway Curling Club - D304001



Onoway Curling Club - D304001

Recommendations

Recommendation #1 - Air Distribution Systems	
Type	Life Cycle Replacement
Year	2023
Cost	\$26,400.00

Replace Air Distribution Systems

Item	Description
Assessment Name	D304003 Hot Water Distribution Systems
Uniformat Code	D304003 - Hot Water Distribution Systems
Installation Year	1981
Condition	2 - Good
Expected Useful Life	45 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	420 / SM Building
Unit Cost	\$90.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$37,800.00

Description

The hot water from the building's hydronic heating system is distributed to the baseboard and forced flow cabinet heaters in the two-storey addition through copper pipes.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by interior finishes.

Photos



Onoway Curling Club - D304003

Recommendations

Recommendation #1 - Investigate Hot Water Distribution Systems	
Type	Engineering Study
Year	2021
Cost	\$5,000.00

Investigate the condition of the heating water distribution piping to establish its current condition and remaining useful life.

Recommendation #2 - Repair Allowance for Heating Water Distribution Piping	
Type	Major Repair
Year	2022
Cost	\$37,800.00

Recommendation #3 - Hot Water Distribution Systems

Type	Life Cycle Replacement
Year	2026
Cost	\$37,800.00

Replace Hot Water Distribution Systems

Item	Description
Assessment Name	D304008 Exhaust Fan - Residential
Uniformat Code	D304008 - Exhaust Fan - Residential
Installation Year	2012
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	17 Years
Renewal Year	2037
Quantity / Unit of Measure	2 / Each
Unit Cost	\$750.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,500.00

Description

The washrooms on the lower level of the two-storey addition are provided residential grade ceiling-mounted exhaust fans.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D304008



Onoway Curling Club - D304008

Recommendations

Recommendation #1 - Exhaust Fan - Residential	
Type	Life Cycle Replacement
Year	2037
Cost	\$1,500.00

Replace Exhaust Fan - Residential

Item	Description
Assessment Name	D304008 Exhaust Fan - Residential
Uniformat Code	D304008 - Exhaust Fan - Residential
Installation Year	2018
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	23 Years
Renewal Year	2043
Quantity / Unit of Measure	2 / Each
Unit Cost	\$750.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,500.00

Description

The washrooms on the upper level of the two-storey addition are provided residential grade ceiling-mounted exhaust fans.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D304008

Recommendations

Recommendation #1 - Exhaust Fan - Residential	
Type	Life Cycle Replacement
Year	2043
Cost	\$1,500.00

Replace Exhaust Fan - Residential

Item	Description
Assessment Name	D304026 Kitchen Exhaust Systems
Uniformat Code	D304026 - Kitchen Exhaust Systems
Installation Year	2012
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	1 / Each
Unit Cost	\$30,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$30,000.00

Description

The lower level kitchen of the two-storey addition is provided with a stainless steel range hood understood to be connected to the exterior wall-mounted exhaust fan.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The range hood is recommended to be serviced annually by a qualified service contractor

Photos



Onoway Curling Club - D304026



Onoway Curling Club - D304026

Recommendations

Recommendation #1 - Kitchen Exhaust Systems	
Type	Life Cycle Replacement
Year	2032
Cost	\$30,000.00

Replace Kitchen Exhaust Systems

Item	Description
Assessment Name	D304029 HVAC Pumps
Uniformat Code	D304029 - HVAC Pumps
Installation Year	2005
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	2 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$6,000.00

Description

Two circulation pumps are installed along the heating water loop, located in the boiler room on the lower level of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D304029



Onoway Curling Club - D304029

Recommendations

Recommendation #1 - HVAC Pumps	
Type	Life Cycle Replacement
Year	2026
Cost	\$6,000.00

Replace HVAC Pumps

Item	Description
Assessment Name	D305004 Fin Tube Radiation Units
Uniformat Code	D305004 - Fin Tube Radiation Units
Installation Year	1981
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	420 / SM Building
Unit Cost	\$50.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$21,000.00

Description

The heating in the two-storey addition is provided by baseboard heaters along the walls in both the upper and lower level. The heaters are provided a hot water feed through the building's hydronic heating system.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review therefore replacement has been deferred.

Photos



Onoway Curling Club - D305005



Onoway Curling Club - D305005

Recommendations

Recommendation #1 - Fin Tube Radiation Units	
Type	Life Cycle Replacement
Year	2026
Cost	\$21,000.00

Replace Fin Tube Radiation Units

Item	Description
Assessment Name	D305006 Forced Flow Units
Uniformat Code	D305006 - Forced Flow Units
Installation Year	1981
Condition	2 - Good
Expected Useful Life	18 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	3 / Each
Unit Cost	\$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$9,000.00

Description

The two-storey addition is provided with three forced flow cabinet heaters, located in the south stairwell and the main areas of the upper and lower level.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review therefore replacement has been deferred.

Photos



Onoway Curling Club - D305006

Recommendations

Recommendation #1 - Forced Flow Units	
Type	Life Cycle Replacement
Year	2026
Cost	\$9,000.00

Replace Forced Flow Units

D40 Fire Protection

Item	Description
Assessment Name	D409021 Kitchen Suppression Systems
Uniformat Code	D409021 - Kitchen Suppression Systems
Installation Year	2018
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	18 Years
Renewal Year	2038
Quantity / Unit of Measure	1 / Each
Unit Cost	\$15,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$15,000.00

Description

The kitchen on the lower level of the two-storey addition is provided with a chemical fire suppression system installed in the range hood.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The fire suppression system is recommended to be serviced annually by a qualified service contractor.

Photos



Onoway Curling Club - D409021



Onoway Curling Club - D409021

Recommendations

Recommendation #1 - Kitchen Suppression Systems	
Type	Life Cycle Replacement
Year	2038
Cost	\$15,000.00

Replace Kitchen Suppression Systems

D50 Electrical

Item	Description
Assessment Name	D501022 Low Voltage Electrical Service
Uniformat Code	D501022 - Low Voltage Electrical Service
Installation Year	1964
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	3 Years
Renewal Year	2023
Quantity / Unit of Measure	1165 / SM Building
Unit Cost	\$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$34,950.00

Description

The main electrical connection is located in the ice plant room inside the thrift shop. The 600 V service connects to a 225 A splitter and is served by several equipment disconnects which supplies a distribution panel feeding large equipment as well as supplies the step down transformer and downstream 120/208 V distribution system, including various splitters and sub-disconnect switches.

Condition Narrative

Localized corroded surfaces were observed on the element housing. The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period. The service should be re-evaluated with the replacement of the ice plant.

Photos



Onoway Curling Club - D501022



Onoway Curling Club - D501022



Onoway Curling Club - D501022

Recommendations

Recommendation #1 - Low Voltage Electrical Service	
Type	Life Cycle Replacement
Year	2023
Cost	\$34,950.00

Replace Low Voltage Electrical Service

Item	Description
Assessment Name	D501023 Electrical Panels
Uniformat Code	D501023 - Electrical Panels
Installation Year	1964
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	3 Years
Renewal Year	2023
Quantity / Unit of Measure	1 / Each
Unit Cost	\$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$4,000.00

Description

The electrical service is distributed throughout the thrift shop by means of an electrical distribution panel. Details pertaining to the electrical rating or manufacturer of the panel could not be confirmed during the assessment.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onoway Curling Club - D501023

Recommendations

Recommendation #1 - Electrical Panels	
Type	Life Cycle Replacement
Year	2023
Cost	\$4,000.00

Replace Electrical Panels

Item	Description
Assessment Name	D501023 Electrical Panels
Uniformat Code	D501023 - Electrical Panels
Installation Year	2018
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	38 Years
Renewal Year	2058
Quantity / Unit of Measure	2 / Each
Unit Cost	\$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$8,000.00

Description

The electrical service is distributed throughout the two-storey addition by means of splitters, breakers panels, and isolation switches.

Condition Narrative

The electrical panel was installed in 2018. No major deficiencies were observed or reported.

Photos



Onoway Curling Club - D501023



Onoway Curling Club - D501023

Item	Description
Assessment Name	D501023 Electrical Panels
Uniformat Code	D501023 - Electrical Panels
Installation Year	2012
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	32 Years
Renewal Year	2052
Quantity / Unit of Measure	1 / Each
Unit Cost	\$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$4,000.00

Description

An electrical panel is located on the second floor of the two-storey section.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D501023

Item	Description
Assessment Name	D501026 Transformer
Uniformat Code	D501026 - Transformer
Installation Year	1964
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	3 Years
Renewal Year	2023
Quantity / Unit of Measure	6 / KVA
Unit Cost	\$100.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1 / 1
Assessment Cost	\$1,200.00

Description

The building is provided with a 6 kVa stepdown transformer which reduces the 600V service to 120/208 V, located in the ice plant room inside the thrift shop.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onoway Curling Club - D501026



Onoway Curling Club - D501026

Recommendations

Recommendation #1 - Transformer	
Type	Life Cycle Replacement
Year	2023
Cost	\$1,200.00

Replace Transformer

Item	Description
Assessment Name	D502001 Branch Wiring and Devices
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	1964
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	945 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$89,775.00

Description

Electrical distribution in the thrift shop and the ice rink is generally comprised of plastic covered wiring contained within metal conduits. It should be noted that the review of the component was limited due to concealment by the conduits and interior finishes.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onoway Curling Club - D502001

Recommendations

Recommendation #1 - Investigate Branch Wiring and Devices	
Type	Engineering Study
Year	2021
Cost	\$5,000.00

Investigate the condition of the interior branch distribution wiring and devices for the building to establish their current condition and remaining useful life.

Recommendation #2 - Repair Branch Wiring and Devices

Type	Repair
Year	2022
Cost	\$17,955.00

Subject to the findings and recommendation of the preceding investigation, conduct repairs to restore the condition / integrity of the branch wiring and devices for the thrift shop. A cost allowance to perform the repairs has been provided, however, the actual cost of the work will depend on the recommendations of the preceding investigation.

Recommendation #3 - Branch Wiring and Devices

Type	Life Cycle Replacement
Year	2025
Cost	\$89,775.00

Replace Branch Wiring and Devices

Item	Description
Assessment Name	D502001 Branch Wiring and Devices
Uniformat Code	D502001 - Branch Wiring and Devices
Installation Year	1981
Condition	3 - Fair
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	420 / SM Building
Unit Cost	\$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$39,900.00

Description

Electrical distribution in the two-storey addition is generally comprised of plastic covered wiring contained within metal conduits. It should be noted that the review of the component was limited due to concealment by the conduits and interior finishes.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age.

Photos



Onoway Curling Club - D502001

Recommendations

Recommendation #1 - Repair of Branch Wiring and Devices	
Type	Repair
Year	2022
Cost	\$7,980.00

Subject to the findings and recommendation of the preceding investigation, conduct repairs to restore the condition / integrity of the branch wiring and devices for the two-storey addition. A cost allowance to perform the repairs has been provided, however, the actual cost of the work will depend on the recommendations of the preceding investigation.

Recommendation #2 - Branch Wiring and Devices

Type	Life Cycle Replacement
Year	2026
Cost	\$39,900.00

Replace Branch Wiring and Devices

Item	Description
Assessment Name	D502002 Interior Lighting
Uniformat Code	D502002 - Interior Lighting
Installation Year	2012
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	22 Years
Renewal Year	2042
Quantity / Unit of Measure	640 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$54,400.00

Description

Lighting in the thrift shop and the two-storey addition is primarily provided by fluorescent tube fixtures. Incandescent lighting fixtures provide additional lighting in localized areas.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D502002



Onoway Curling Club - D502002

Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2042
Cost	\$54,400.00

Replace Interior Lighting

Item	Description
Assessment Name	D502002 Interior Lighting
Uniformat Code	D502002 - Interior Lighting
Installation Year	2015
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	25 Years
Renewal Year	2045
Quantity / Unit of Measure	735 / SM Building
Unit Cost	\$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$62,475.00

Description

Lighting in the curling rink is primarily provided by fluorescent tube fixtures.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D502002

Recommendations

Recommendation #1 - Interior Lighting	
Type	Life Cycle Replacement
Year	2045
Cost	\$62,475.00

Replace Interior Lighting

Item	Description
Assessment Name	D502021 Exterior Lighting
Uniformat Code	D502021 - Exterior Lighting
Installation Year	2012
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	9 / Each
Unit Cost	\$1,200.00
Difficulty / Regional / Soft Cost Factors	0.30 / 1 / 1
Assessment Cost	\$3,240.00

Description

A combination of incandescent and high-intensity discharge (HID) wall-mounted lighting, as well as pot light fixtures are installed along the east and south elevations of the building.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

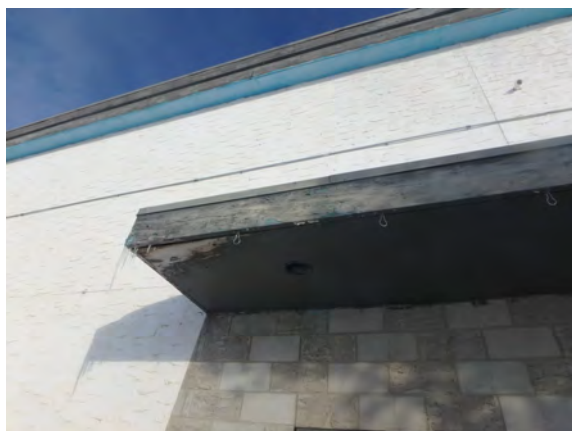
Photos



Onoway Curling Club - D502021



Onoway Curling Club - D502021



Onoway Curling Club - D502021

Recommendations

Recommendation #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2032
Cost	\$3,240.00

Replace Exterior Lighting

Item	Description
Assessment Name	D502022 Exit Lighting
Uniformat Code	D502022 - Exit Lighting
Installation Year	1984
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	1375 / SM Building
Unit Cost	\$3.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$4,125.00

Description

Battery operated exit signage is strategically located throughout the building.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review; however it should be noted that the signage does not display the "green running man" illustration as per current regulations. Upgrading the light fixtures to incorporate modern illustration should be performed during future renewal activities.

Photos



Onoway Curling Club - D502022



Onoway Curling Club - D502022

Recommendations

Recommendation #1 - Exit Lighting	
Type	Life Cycle Replacement
Year	2025
Cost	\$4,125.00

Replace Exit Lighting

Item	Description
Assessment Name	D503008 Security and Detection Systems
Uniformat Code	D503008 - Security and Detection Systems
Installation Year	2012
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	1375 / SM Building
Unit Cost	\$10.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$13,750.00

Description

The building is monitored by a security camera overlooking the entrance to the thrift shop and a conventional intrusion detection system with keypad access panels inside the boiler room on the lower level of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D503008



Onoway Curling Club - D503008

Recommendations

Recommendation #1 - Security and Detection Systems	
Type	Life Cycle Replacement
Year	2032
Cost	\$13,750.00

Replace Security and Detection Systems

Item	Description
Assessment Name	D509003 Emergency Lighting Systems
Uniformat Code	D509003 - Emergency Lighting Systems
Installation Year	2012
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	1375 / SM Building
Unit Cost	\$5.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$6,875.00

Description

Battery powered emergency lighting fixtures with remote lighting heads are installed throughout the facility.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - D509003



Onoway Curling Club - D509003

Recommendations

Recommendation #1 - Emergency Lighting Systems	
Type	Life Cycle Replacement
Year	2032
Cost	\$6,875.00

Replace Emergency Lighting Systems

F Special Construction and Demolition
F10 Special Construction

Item	Description
Assessment Name	F104005 Ice Rink - Piping (No Slab)
Uniformat Code	F104005 - Ice Rink - Piping (No Slab)
Installation Year	1982
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	735 / SM
Unit Cost	\$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$88,200.00

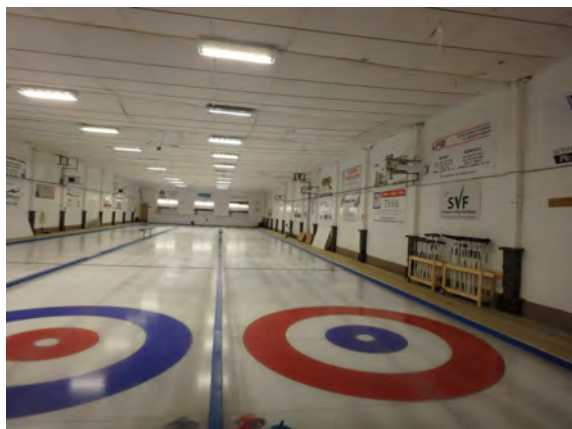
Description

The ice rink is understood to be provided with an imbedded refrigeration piping system to maintain the surface temperature.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by the ice surface.

Photos



Onoway Curling Club - F104101

Recommendations

Recommendation #1 - Ice Rink - Piping (No Slab)	
Type	Life Cycle Replacement
Year	2032
Cost	\$88,200.00

Replace Ice Rink - Piping (No Slab)

Item	Description
Assessment Name	F104201 Ice Rink Chiller
Uniformat Code	F104201 - Ice Rink Chiller
Installation Year	1964
Condition	4 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	0 Years
Renewal Year	2020
Quantity / Unit of Measure	1 / EA
Unit Cost	\$100,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$100,000.00

Description

The ice rink refrigeration system is powered by an air-cooled reciprocal chiller located in the ice plant room in the thrift shop. The system utilizes a shell and tube heat exchanger. The cooling capacity of the equipment could not be confirmed at the time of the assessment.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period. As the system uses refrigerant R-22 it is recommended the ice plant be replaced and relocated. See Ice rink condenser for more information.

Photos



Onoway Curling Club - F104201



Onoway Curling Club - F104201

Recommendations

Recommendation #1 - Ice Rink Chiller	
Type	Life Cycle Replacement
Year	2020
Cost	\$100,000.00

Replace Ice Rink Chiller

Item	Description
Assessment Name	F104202 Ice Rink Compressors
Uniformat Code	F104202 - Ice Rink Compressors
Installation Year	1964
Condition	4 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	0 Years
Renewal Year	2020
Quantity / Unit of Measure	1 / Each
Unit Cost	\$60,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$60,000.00

Description

The chiller is provided with one unlabeled compressor and motor.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period. As the plant uses refrigerant R-22 it is recommended the plant be replaced and relocated.

Photos



Onoway Curling Club - F104202

Recommendations

Recommendation #1 - Ice Rink Compressors	
Type	Life Cycle Replacement
Year	2020
Cost	\$60,000.00

Replace Ice Rink Compressors

Item	Description
Assessment Name	F104203 Ice Rink Circulation Pumps
Uniformat Code	F104203 - Ice Rink Circulation Pumps
Installation Year	2000
Condition	4 - Poor
Expected Useful Life	20 Years
Remaining Useful Life	0 Years
Renewal Year	2020
Quantity / Unit of Measure	8 / HP
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$8,000.00

Description

A 7.5 hp circulation pump is installed along the chiller refrigerated brine loop. The pump is located adjacent to the chiller in the ice plant room in the thrift shop.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period. It is recommended the ice plant as a whole be replaced and relocated.

Photos



Onoway Curling Club - F104203



Onoway Curling Club - F104203

Recommendations

Recommendation #1 - Ice Rink Circulation Pumps	
Type	Life Cycle Replacement
Year	2020
Cost	\$8,000.00

Replace Ice Rink Circulation Pumps

Item	Description
Assessment Name	F104205 Ice Rink Storage Tanks
Uniformat Code	F104205 - Ice Rink Storage Tanks
Installation Year	1970
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	0 Years
Renewal Year	2020
Quantity / Unit of Measure	1 / Each
Unit Cost	\$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$2,000.00

Description

A brine storage tank is located in the ice plant inside the thrift shop, understood to service the closed loop cooling tower.

Condition Narrative

The component has surpassed its typical expected useful life and is showing signs of wearing consistent with its age. Based on the foregoing, the component is recommended for replacement in the early stages of the evaluation period.

Photos



Onoway Curling Club - F104205

Recommendations

Recommendation #1 - Ice Rink Storage Tanks	
Type	Life Cycle Replacement
Year	2020
Cost	\$2,000.00

Replace Ice Rink Storage Tanks

Item	Description
Assessment Name	F104207 Ice Rink - Condenser
Uniformat Code	F104207 - Ice Rink - Condenser
Installation Year	1970
Condition	5 - Missing/Failed
Expected Useful Life	25 Years
Remaining Useful Life	0 Years
Renewal Year	2020
Quantity / Unit of Measure	100 / Ton
Unit Cost	\$250.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1 / 1
Assessment Cost	\$37,500.00

Description

A closed-loop evaporative condenser is roof mounted above the ice plant room in the thrift shop and serves the ice plant. The unit specifications could not be confirmed at the time of the assessment.

Condition Narrative

It was reported the unit has had refrigerant leaks. As the condenser utilizes refrigerant R-22 which is phased out as of 2020 meaning no more of this refrigerant is in production. In addition the plant distribution must run through the thrift shop to the curling rink. The plant should be replaced and relocated.

Photos



Onoway Curling Club - D303021

Recommendations

Recommendation #1 - Ice Rink - Condenser	
Type	Life Cycle Replacement
Year	2020
Cost	\$37,500.00

Replace Ice Rink - Condenser

G Sitework
G20 Site Improvements

Item	Description
Assessment Name	G202024 Gravel Paved Surface - Parking Area
Uniformat Code	G202024 - Gravel Paved Surface - Parking Area
Installation Year	1964
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	2700 / SM
Unit Cost	\$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$54,000.00

Description

A gravel covered parking area is provided on the north and west side of the building.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. It should be noted that the review of the component was limited due to concealment by snow at the time of the assessment. The component has exceeded its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies.

Photos



Onoway Curling Club - G202024



Onoway Curling Club - G202024

Recommendations

Recommendation #1 - Gravel Paved Surface - Parking Area	
Type	Life Cycle Replacement
Year	2026
Cost	\$54,000.00

Replace Gravel Paved Surface - Parking Area

Item	Description
Assessment Name	G203022 Concrete Paved Surfaces
Uniformat Code	G203022 - Concrete Paved Surfaces
Installation Year	1981
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	8 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$1,200.00

Description

The building is provided with a concrete service pad outside the south entrance of the two-storey addition.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The component has exceeded its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies.

Photos



Onoway Curling Club - G203022

Recommendations

Recommendation #1 - Concrete Paved Surfaces	
Type	Life Cycle Replacement
Year	2026
Cost	\$1,200.00

Replace Concrete Paved Surfaces

Item	Description
Assessment Name	G203022 Concrete Paved Surfaces
Uniformat Code	G203022 - Concrete Paved Surfaces
Installation Year	1964
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1 / SM
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1 / 1
Assessment Cost	\$150.00

Description

The facility is provided with a concrete service pad outside the east entrance into the thrift shop.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The component has exceeded its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies.

Photos



Onoway Curling Club - G203022

Recommendations

Recommendation #1 - Concrete Paved Surfaces	
Type	Life Cycle Replacement
Year	2026
Cost	\$150.00

Replace Concrete Paved Surfaces

Item	Description
Assessment Name	G203027 Exterior Ramps
Uniformat Code	G203027 - Exterior Ramps
Installation Year	2018
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	23 Years
Renewal Year	2043
Quantity / Unit of Measure	30 / SM
Unit Cost	\$1,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1 / 1
Assessment Cost	\$15,000.00

Description

A wooden deck and stairs are installed along the north and south elevation of the thrift shop.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - G203099



Onoway Curling Club - G203099

Recommendations

Recommendation #1 - Exterior Ramps	
Type	Life Cycle Replacement
Year	2043
Cost	\$15,000.00

Replace Exterior Ramps

G30 Site Civil / Mechanical Utilities

Item	Description
Assessment Name	G3010 Water Supply
Uniformat Code	G3010 - Water Supply
Installation Year	1964
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1375 / SM Building
Unit Cost	\$150.00
Difficulty / Regional / Soft Cost Factors	0.10 / 1 / 1
Assessment Cost	\$20,625.00

Description

The building is provided with a cistern water system to store well water, located on the south end.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review. The component has exceeded its typical useful life, although its remaining useful life has been extended to a later year based on the absence of significant observed or reported deficiencies.

Photos



Onoway Curling Club - G3010

Recommendations

Recommendation #1 - Water Supply	
Type	Life Cycle Replacement
Year	2026
Cost	\$20,625.00

Replace Water Supply

Item	Description
Assessment Name	G3020 Sanitary Sewer
Uniformat Code	G3020 - Sanitary Sewer
Installation Year	1964
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1375 / SM Building
Unit Cost	\$160.00
Difficulty / Regional / Soft Cost Factors	0.10 / 1 / 1
Assessment Cost	\$22,000.00

Description

The building is provided with a septic holding system, located on the south end.

Condition Narrative

No significant deficiencies were observed or reported at the time of the field review.

Photos



Onoway Curling Club - G3020

Recommendations

Recommendation #1 - Sanitary Sewer	
Type	Life Cycle Replacement
Year	2026
Cost	\$22,000.00

Replace Sanitary Sewer

Collaborating to Provide Asset Data You Can Trust

Appendix B: OPC Table

Element ID	System Type	Uniformat Code	Element Name	Recommendation Type	Recommendation Description	Element Observed Recommendation Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032-2041	Total	
3388	A Substructure	A1010	A1010 Standard Foundations	Life Cycle Replacement	Replace Standard Foundations	2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,040	\$ 59,040
3410	A Substructure	A1030	A1030 Slab on Grade	Life Cycle Replacement	Replace Slab on Grade	2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,693	\$ 15,693
3419	B Shell	B1030	B1030 Structure	Life Cycle Replacement	Replace Structure	2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,400	\$ 267,400
3653	B Shell	B1030	B1030 Structure	Failure Replacement	Subject to the findings and recommendation of the preceding investigation, conduct repairs to restore the condition / integrity of the wood canopy structures. A cost allowance to perform the repairs has been provided, however, the actual cost of the work will depend on the recommendations of the preceding investigation.	2021	\$ -	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
3422	B Shell	B201023	B201023 Stucco	Engineering Study	Investigate the condition of the stucco exterior walls to establish their current condition and remaining useful life.	2021	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
3422	B Shell	B201023	B201023 Stucco	Repair	Subject to the findings and recommendation of the preceding investigation, conduct repairs to restore the condition / integrity of the stucco cladding (and building structure if warranted). A cost allowance to perform the repairs has been provided, however, the actual cost of the work will depend on the recommendations of the preceding investigation.	2022	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
3422	B Shell	B201023	B201023 Stucco	Life Cycle Replacement	Replace Stucco	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381,875
3494	B Shell	B202001	B202001 Windows	Life Cycle Replacement	Replace Windows	2023	\$ -	\$ -	\$ -	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
3424	B Shell	B203002	B203002 Solid Doors - Single	Life Cycle Replacement	Replace Solid Doors - Single	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000
3433	B Shell	B203003	B203003 Solid Doors - Double	Life Cycle Replacement	Replace Solid Doors - Double	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
3438	B Shell	B203003	B203003 Solid Doors - Double	Life Cycle Replacement	Replace Solid Doors - Double	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
3655	B Shell	B301005	B301005 Gutters and Downspouts	Life Cycle Replacement	Replace Gutters and Downspouts	2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,150	\$ 5,150
3439	B Shell	B301022	B301022 Conventional - Modified Bitumen	Life Cycle Replacement	Replace Conventional - Modified Bitumen	2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,700	\$ 56,700
3441	C Interiors	C101001	C101001 Fixed Partitions	Engineering Study	Given the age of the building, a Hazardous Material Assessment is recommended to establish the current condition and remaining useful life of the fixed partitions.	2021	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
3442	C Interiors	C101001	C101001 Fixed Partitions	Life Cycle Replacement	Replace Fixed Partitions	2039	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,050	\$ 18,050
3443	C Interiors	C101003	C101003 Retractable Partitions	Life Cycle Replacement	Replace Retractable Partitions	2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500	\$ 4,500
3446	C Interiors	C101005	C101005 Interior Windows	Life Cycle Replacement	Replace Interior Windows	2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500	\$ 12,500	\$ 25,000
3450	C Interiors	C102002	C102002 Solid Interior Door - Single	Life Cycle Replacement	Replace Solid Interior Door - Single	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
3456	C Interiors	C103001	C103001 Washroom Partitions	Life Cycle Replacement	Replace Washroom Partitions	2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
3457	C Interiors	C103001	C103001 Washroom Partitions	Life Cycle Replacement	Replace Washroom Partitions	2033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 7,500
3458	C Interiors	C103005	C103005 Lockers	Life Cycle Replacement	Replace Lockers	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,000	\$ 14,000
3468	C Interiors	C202022	C202022 Carpet	Life Cycle Replacement	Replace Carpet	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,520	\$ 2,520
3469	C Interiors	C202022	C202022 Carpet	Life Cycle Replacement	Replace Carpet	2023	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
3471	C Interiors	C301005	C301005 Painted Wall Covering	Life Cycle Replacement	Replace Painted Wall Covering	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,800
3483	C Interiors	C301023	C301023 Ceramic Tile	Life Cycle Replacement	Replace Ceramic Tile	2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250	\$ 2,250
3560	C Interiors	C302004	C302004 Vinyl Tile	Life Cycle Replacement	Replace Vinyl Tile	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 12,000
3561	C Interiors	C302004	C302004 Vinyl Tile	Life Cycle Replacement	Replace Vinyl Tile	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400	\$ 2,400
3472	C Interiors	C302005	C302005 Carpet	Life Cycle Replacement	Replace Carpet	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
3473	C Interiors	C302006	C302006 Vinyl Sheet	Life Cycle Replacement	Replace Vinyl Sheet	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400	\$ 2,400
3474	C Interiors	C302006	C302006 Vinyl Sheet	Life Cycle Replacement	Replace Vinyl Sheet	2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,800
3476	C Interiors	C303004	C303004 Adhered Acoustic Tile Ceiling	Life Cycle Replacement	Replace Adhered Acoustic Tile Ceiling	2022	\$ -	\$ -	\$ 15,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,200
3480	C Interiors	C303006	C303006 Painted Ceiling Structures	Life Cycle Replacement	Replace Painted Ceiling Structures	2027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
3478	C Interiors	C303007	C303007 Suspended Acoustic Ceiling Panels	Life Cycle Replacement	Replace Suspended Acoustic Ceiling Panels	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,400	\$ 10,400
3491	C Interiors	C303007	C303007 Suspended Acoustic Ceiling Panels	Life Cycle Replacement	Replace Suspended Acoustic Ceiling Panels	2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000
3512	D Services	D201003	D201003 Lavatories	Life Cycle Replacement	Replace Lavatories	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
3490	D Services	D201004	D201004 Sinks	Life Cycle Replacement	Replace Sinks	2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500	\$ 4,500
3125	D Services	D201024	D201024 Custodial Sinks	Life Cycle Replacement	Replace Custodial Sinks	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
3492	D Services	D202001	D202001 Domestic Water Pipes and Fittings	Life Cycle Replacement	Replace Domestic Water Pipes and Fittings	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,800
3493	D Services	D202001	D202001 Domestic Water Pipes and Fittings	Life Cycle Replacement	Replace Domestic Water Pipes and Fittings	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,800
3533	D Services	D202004	D202004 Domestic Water Equipment - Treatment Systems	Life Cycle Replacement	Replace Domestic Water Equipment - Treatment Systems	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 6,000
3501	D Services	D202021	D202021 Domestic Water Tank Heaters	Life Cycle Replacement	Replace Domestic Water Tank Heaters	2024	\$ -	\$ -	\$ -	\$ -	\$ 1,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,035
3502	D Services	D202021	D202021 Domestic Water Tank Heaters	Life Cycle Replacement	Replace Domestic Water Tank Heaters	2023	\$ -	\$ -	\$ -	\$ 2,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,835
3662	D Services	D202024	D202024 Domestic Water Pump	Life Cycle Replacement	Replace Domestic Water Pump	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500
3503	D Services	D203001	D203001 Sanitary Waste and Vent Piping	Life Cycle Replacement	Replace Sanitary Waste and Vent Piping	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,900
3504	D Services	D203001	D203001 Sanitary Waste and Vent Piping	Life Cycle Replacement	Replace Sanitary Waste and Vent Piping	2031	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,900	\$ 18,900	\$ 37,800
3556	D Services	D301002	D301002 Natural Gas Supply	Life Cycle Replacement	Replace Natural Gas Supply	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
3663	D Services	D301002	D301002 Natural Gas Supply	Life Cycle Replacement	Replace Natural Gas Supply	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,100
3508	D Services	D302005	D302005 Hot Water Boilers	Life Cycle Replacement	Replace Hot Water Boilers - Less than 1000 MBH	2023	\$ -	\$ -	\$ -	\$ 23,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,438
3511	D Services	D302008	D302008 Fuel Fired Forced Air Furnace	Life Cycle Replacement	Replace Fuel Fired Forced Air Furnace	2022	\$ -	\$ -	\$ 6,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,400
3513	D Services	D302009	D302009 Fuel-Fired Unit Heaters	Life Cycle Replacement	Replace Fuel-Fired Unit Heaters	2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000
3516	D Services	D304001	D304001 Air Distribution Systems	Life Cycle Replacement	Replace Air Distribution Systems	2023	\$ -	\$ -	\$ -	\$ 26,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,400
3665	D Services	D304003	D304003 Hot Water Distribution Systems	Engineering Study	Investigate the condition of the heating water distribution piping to establish its current condition and remaining useful life.	2021	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
3665	D Services	D304003	D304003 Hot Water Distribution Systems	Major Repair	Subject to the findings and recommendation of the preceding investigation, conduct repairs to restore the condition / integrity of the heating water distribution piping. A cost allowance to perform the repairs has been provided, however, the actual cost of the work will depend on the recommendations of the preceding investigation.	2022	\$ -	\$ -	\$ 37,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,800
3665	D Services	D304003	D304003 Hot Water Distribution Systems	Life Cycle Replacement	Replace Hot Water Distribution Systems	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,800
3536	D Services	D304008	D304008 Exhaust Fan - Residential	Life Cycle Replacement	Replace Exhaust Fan - Residential	2037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500
3538	D Services	D304026	D304026 Kitchen Exhaust Systems	Life Cycle Replacement	Replace Kitchen Exhaust Systems	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000

Element ID	System Type	Uniformat Code	Element Name	Recommendation Type	Recommendation Description	Element Observed Recommendation Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032-2041	Total
3506	D Services	D304029	D304029 HVAC Pumps	Life Cycle Replacement	Replace HVAC Pumps	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
3514	D Services	D305004	D305004 Fin Tube Radiation Units	Life Cycle Replacement	Replace Fin Tube Radiation Units	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,000
3666	D Services	D305006	D305006 Forced Flow Units	Life Cycle Replacement	Replace Forced Flow Units	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
3539	D Services	D409021	D409021 Kitchen Suppression Systems	Life Cycle Replacement	Replace Kitchen Suppression Systems	2038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
3540	D Services	D501022	D501022 Low Voltage Electrical Service	Life Cycle Replacement	Replace Low Voltage Electrical Service	2023	\$ -	\$ -	\$ -	\$ 34,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,950
3542	D Services	D501023	D501023 Electrical Panels	Life Cycle Replacement	Replace Electrical Panels	2023	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
3548	D Services	D501026	D501026 Transformer	Life Cycle Replacement	Replace Transformer	2023	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
					Investigate the condition of the interior branch distribution wiring and devices for the building to establish their current condition and remaining useful life.		\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
3545	D Services	D502001	D502001 Branch Wiring and Devices	Engineering Study		2021	\$ -	\$ -	\$ 17,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,955
					Subject to the findings and recommendation of the preceding investigation, conduct repairs to restore the condition / integrity of the branch wiring and devices for the thrift shop. A cost allowance to perform the repairs has been provided, however, the actual cost of the work will depend on the recommendations of the preceding investigation.		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3545	D Services	D502001	D502001 Branch Wiring and Devices	Repair		2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3545	D Services	D502001	D502001 Branch Wiring and Devices	Life Cycle Replacement	Replace Branch Wiring and Devices	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,775
					Subject to the findings and recommendation of the preceding investigation, conduct repairs to restore the condition / integrity of the branch wiring and devices for the two-storey addition. A cost allowance to perform the repairs has been provided, however, the actual cost of the work will depend on the recommendations of the preceding investigation.		\$ -	\$ -	\$ 7,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,980
3547	D Services	D502001	D502001 Branch Wiring and Devices	Repair		2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3547	D Services	D502001	D502001 Branch Wiring and Devices	Life Cycle Replacement	Replace Branch Wiring and Devices	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,900
3550	D Services	D502002	D502002 Interior Lighting	Life Cycle Replacement	Replace Interior Lighting	2045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,475
3551	D Services	D502021	D502021 Exterior Lighting	Life Cycle Replacement	Replace Exterior Lighting	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,240
3557	D Services	D502022	D502022 Exit Lighting	Life Cycle Replacement	Replace Exit Lighting	2025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,125
3552	D Services	D503008	D503008 Security and Detection Systems	Life Cycle Replacement	Replace Security and Detection Systems	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,750
3553	D Services	D509003	D509003 Emergency Lighting Systems	Life Cycle Replacement	Replace Emergency Lighting Systems	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,875
3519	F Special Construction	F104005	F104005 Ice Rink - Piping (No Slab)	Life Cycle Replacement	Replace Ice Rink - Piping (No Slab)	2032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,200
3520	F Special Construction	F104201	F104201 Ice Rink Chiller	Life Cycle Replacement	Replace Ice Rink Chiller	2020	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
3522	F Special Construction	F104202	F104202 Ice Rink Compressors	Life Cycle Replacement	Replace Ice Rink Compressors	2020	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000
3526	F Special Construction	F104203	F104203 Ice Rink Circulation Pumps	Life Cycle Replacement	Replace Ice Rink Circulation Pumps	2020	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
3523	F Special Construction	F104205	F104205 Ice Rink Storage Tanks	Life Cycle Replacement	Replace Ice Rink Storage Tanks	2020	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
3515	F Special Construction	F104207	F104207 Ice Rink - Condenser	Life Cycle Replacement	Replace Ice Rink - Condenser	2020	\$ 37,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,500
3599	G Building Sitework	G202024	G202024 Gravel Paved Surface - Parking Area	Life Cycle Replacement	Replace Gravel Paved Surface - Parking Area	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,000
3528	G Building Sitework	G203022	G203022 Concrete Paved Surfaces	Life Cycle Replacement	Replace Concrete Paved Surfaces	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
3535	G Building Sitework	G203022	G203022 Concrete Paved Surfaces	Life Cycle Replacement	Replace Concrete Paved Surfaces	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
3534	G Building Sitework	G203027	G203027 Exterior Ramps	Life Cycle Replacement	Replace Exterior Ramps	2043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
3530	G Building Sitework	G3010	G3010 Water Supply	Life Cycle Replacement	Replace Water Supply	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,625
3531	G Building Sitework	G3020	G3020 Sanitary Sewer	Life Cycle Replacement	Replace Sanitary Sewer	2026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,000
			Totals				\$ 207,500	\$ 29,200	\$ 135,335	\$ 95,323	\$ 1,035	\$ 139,000	\$ 701,750	\$ 47,050	\$ -	\$ -	\$ -	\$ 31,400	\$ 779,443	\$ 2,167,035