

The Corporation of the Town of

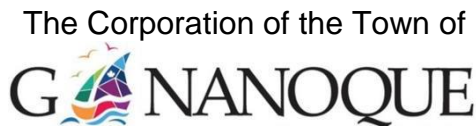


**KINSMEN BUILDING ADVISORY PANEL  
MEETING AGENDA**

Held on Wednesday, October 5<sup>th</sup>, 2022 at 4:30PM  
at the Lou Jeffries Arena – 600 King Street East – Second Floor

1.	<b>Call Meeting to Order</b>
2.	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof</b>
3.	<b>Public Question/Comment</b>
4.	<b>Disclosure of Additional Items</b>
5.	<b>Approval of Minutes – July 11, 2022</b>
6.	<b>Unfinished Business</b> <ul style="list-style-type: none"><li>• Term of Advisory Panel Extension Request – Council By-law</li><li>• Outcome of Meeting held with 3 organization that submitted Expressions of Interest</li><li>• Hiring of a Licensed Contractor to Peer Review the Building Condition Assessment</li></ul>
7.	<b>Correspondence</b> <ul style="list-style-type: none"><li>• Regulatory timelines associated with O.Reg. 588/17 – Treasurer</li><li>• 2022-23 Inclusive Community Grants Program</li></ul>
8.	<b>Presentations – None</b>
9.	<b>New Business/Reports</b> <ul style="list-style-type: none"><li>• Review of Contractor's Submission</li></ul>
10.	<b>Discussion of Additional Items</b>
11.	<b>Next Regular Meeting – To be determined</b>
12.	<b>Questions from the Media</b>
13.	<b>Adjournment</b>

The Town invites and encourages people with disabilities to attend and voice their comments in relation to accessibility related reports. For those who are unable to attend, the Town encourages the use of the Customer Feedback Form found on the Accessibility Page on the Town's website.



**KINSMEN BUILDING ADVISORY PANEL  
MEETING MINUTES**

**Held on Monday, July 11, 2022 at 4:30 PM**  
at the Lou Jeffries Arena – 600 King Street East

<b>Advisory Panel Members Present</b>	<b>Staff Present</b>
Ted Lojko, Mayor	Shellee Fournier, CAO
Dave Anderson, Deputy Mayor	Penny Kelly, Clerk / CEMC
David Osmond, Councillor	
Jim Garrah	
Chris McDonald	
Sal Snowden	
Marion Sprenger	
Sarah Johnson	
Linda McCauley	
<b>Regrets:</b>	
Joanne Lancaster	
Don Matthews	

<b>1.</b>	<b>Call Meeting to Order</b>
	Mayor Lojko called the meeting to order at 4:36 PM.
<b>2.</b>	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof</b>
	**See below.
<b>3.</b>	<b>Public Question(s)/Comment(s)</b>
	<ul style="list-style-type: none"> <li>Anne-Marie Koiner spoke to the three (3) Expressions of Interest listed on the Agenda.</li> </ul>
<b>4.</b>	<b>Disclosure of Additional Items</b>
	1. Contractor for Kinsmen Building – Deputy Mayor Dave Anderson
<b>5.</b>	<b>Approval of Minutes – Thursday, May 25, 2022</b>
	<p><b>Motion #KBAP-2022-07 – Approval of Minutes – Thursday, May 25, 2022</b>  <b>Moved by:</b> Councillor Dave Osmond      <b>Seconded by:</b> Marion Sprenger            BE IT RESOLVED THAT THE KINSMEN BUILDING ADVISORY PANEL ADOPTS THE MINUTES OF THURSDAY, MAY 25, 2022.</p> <p style="text-align: right;"><b>CARRIED – UNANIMOUS</b></p>
<b>**At this point, the Chair moved to Item #8 – New Business – Review of Expression of Interest</b>	

<b>6.</b>	<b>Unfinished Business – Term of Advisory Panel</b>
	<p style="text-align: center;"><b>Motion-KBAP-2022-09 – Kinsmen Building Advisory Panel – Request to Extend Term</b></p> <p><b>Moved by:</b> Chris McDonald <span style="float: right;"><b>Seconded by:</b> Marion Sprenger</span>  BE IT RESOLVED THAT THE KINSMEN BUILDING ADVISORY PANEL RECOMMENDS TO COUNCIL TO EXTEND THE PANEL’S TERM OF OFFICE FROM AUGUST 1, 2022 TO NOVEMBER 14, 2022.</p> <p style="text-align: right;"><b>CARRIED – UNANIMOUS</b></p>
<b>7.</b>	<b>Correspondence</b>
	<b>1. Gananoque Public Library</b>
<b>8.</b>	<b>New Business</b>
	<p><b>1. Review of Expression of Interest (EOI)</b></p> <ul style="list-style-type: none"> <li>• Shellee Fournier, CAO, circulated a projection spreadsheet (attached) to the Advisory Panel Members and provided an overview of the Budget Amounts, Balance and Projections, as well as the Capital and Operating costs with respect to the Kinsmen Building.</li> <li>• Shellee also provided a summary of the three (3) Expression of Interested that were received.</li> <li>• The Advisory Panel reviewed the three (3) Expressions of Interest submitted.</li> <li>• Each submission requested specific areas of the Kinsmen Building without overlapping usage (Boxing Club maintain its current square footage; MyFM 1,000 sq. ft., and; the Seniors Association 2,400 sq. ft.), and a recommendation to arrange a meeting with the three (3) groups may be in order to consider joint-usage (see Motion KBAP-2022-08, below).</li> <li>• Shellee also advised that MyFM has indicated that they would be willing to offer other community groups to lease any unused space to be utilized for community events/meetings.</li> <li>• The following recommendation was considered.</li> </ul>
<p><b>**The following Advisory Panel Members declared a Conflict of Interest and refrained from voting.</b></p> <ol style="list-style-type: none"> <li><b>1. Mayor Lojko due to his direct association with the Seniors Association.</b></li> <li><b>2. Linda McCauley is a member of the Seniors Association.</b></li> <li><b>3. Sarah Johnson member of the Thousand Islands Youth Boxing Club.</b></li> </ol>	
<p><b>**Mayor Lojko vacated the Chair.</b></p> <p><b>**Deputy Mayor Anderson took the Chair.</b></p>	
	<p style="text-align: center;"><b>Motion-KBAP-2022-08 – Expression of Interest (EOI) – Set-Up Meeting with Proponents</b></p> <p><b>Moved by:</b> Chris McDonald <span style="float: right;"><b>Seconded by:</b> Sal Snowden</span>  BE IT RESOLVED THAT THE KINSMEN BUILDING ADVISORY PANEL DIRECTS THE CHIEF ADMINISTRATIVE OFFICER (CAO) AND DEPUTY MAYOR</p>



400 Stone St 2022 Operating Expenses							
Acct Code	Account Name	Budget Amount	Balance	Projection			
1-5-19085-5324	Building Maintenance	\$ 4,000	\$ -				
1-5-19085-5331	Hydro	\$ 1,985	\$ 1,311.13	\$ 3,933.39			
1-5-19085-5332	Natural Gas	\$ 3,500	\$ 2,964.13	\$ 7,113.91			
1-5-19085-5333	Water / Wastewater	\$ 2,800	\$ 928.22	\$ 3,712.88			
1-5-19085-5400	Contracted Services	\$ 4,000	\$ 142.46	\$ 4,000			
1-5-19085-5405	Insurance*	\$ 3,380	\$ 1,805.26	\$ 5,054.73	*80% Increase in Premiums		
1-5-19085-5501	Property Taxes	\$ 6,615	\$ 3,712.70	\$ 8,167.94			
		\$ 26,280.00	\$ 10,863.90	\$ 31,982.85			
Capital and Operating Costs				Operating/Yr	Capital 10 Yrs	C&O Per Yr	Per Sq.Ft
Leasee	Price/Sq. Foot	Square Feet	Per Year	\$ 31,982.85	\$ 850,057.00	\$ 116,988.55	\$ 16.71
Boxing Club	\$5.58/ft	3600	\$ 20,083.92				
MyFM	\$18/ft	1000	\$ 18,000.00				
Seniors	\$5.00/ft	2400	\$ 12,000.00				
<b>Total Revenue</b>			<b>\$ 50,083.92</b>				
<b>Total Expenses</b>			<b>\$ 116,988.55</b>				
<b>Total Profit/(Loss)</b>			<b>-\$ 66,904.63</b>				
Proponent	Term	Utilities	Leasehold	Paid By			
Boxing Club	5 years +	Included	Not Applicable	N/A			
MyFM	5 years +	Included	\$35,000	MBC			
Senior Centre	Unknown	Included. Would pay for hydro	Unknown	Seniors			

**THE CORPORATION OF THE TOWN OF GANANOQUE  
BY-LAW NO. 2022-086**

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**BEING A BY-LAW TO EXTEND THE KINSMEN BUILDING ADVISORY PANEL  
TERM OF OFFICE**

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**WHEREAS** by Section 5 of the *Municipal Act*, 2001, S.O. 2001, c. 25, the powers of a municipal corporation are to be exercised by its Council;

**AND WHEREAS** the *Municipal Act*, 2001, S.O. 2001, c. 25, provides that the powers of every Council are to be exercised by By-law;

**AND WHEREAS** the Council of the Town of Gananoque passed By-law No. 2022-013, being a By-law to establish a Kinsmen Building Advisory Panel and adopt its Terms of Reference, with the term of office to end on May 1<sup>st</sup>, 2022;

**AND WHEREAS** the Council of the Town of Gananoque subsequently passed By-law No. 2022-043, being a By-law to extend the Term of Office to August 1<sup>st</sup>, 2022;

**AND WHEREAS** the Kinsmen Building Advisory Panel requested to Council on July 12, 2022, that the Term of Office be further extended from August 1<sup>st</sup>, 2022 to November 14<sup>th</sup>, 2022;

**AND WHEREAS** Council concurs with the Advisory Panel's recommendation and approves a further amendment to By-law No. 2022-013, to amend the Kinsmen Building Advisory Panel Terms of Reference, Subsection 5.1.9.1., to remove in its entirety "**August 1<sup>st</sup>, 2022**" and replace with for "**November 14<sup>th</sup>, 2022**";

**AND WHEREAS** the Council of the Corporation of the Town of Gananoque deems it appropriate to pass such a By-law.

**NOW THEREFORE** be it resolved that the Council of the Corporation of the Town of Gananoque enacts as follows:

**1. AUTHORIZATION:**

1.1. That the Kinsmen Building Advisory Panel Terms of Reference, Subsection 5.1.9.1., be removed in its entirety and replaced with the following:

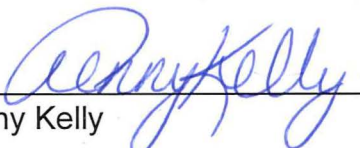
"5.1.9.1. The Term of office for Advisory Panel members shall end on November 14<sup>th</sup>, 2022, unless extended by Council by motion."

**2. EFFECTIVE DATE:**

2.1. This By-law shall come into full force and effect on the date it is passed by Council.

Read a first, second and third time and finally passed this 12<sup>th</sup> day of July 2022.

  
\_\_\_\_\_  
Ted Lojko, Mayor

  
\_\_\_\_\_  
Penny Kelly

(Seal)

**MOTION / RESOLUTION OF COUNCIL**


<b>Date:</b> August 9 <sup>th</sup> , 2022	<b>Motion No. 2022 –</b> 131
<b>Subject:</b> Kinsmen Building Advisory Panel Request to Hire a Contractor	
<b>Moved by:</b>	Deputy Mayor Anderson
<b>Seconded by:</b>	Councillor Haird
<p>BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES THE HIRING OF A LICENSED CONTRACTOR TO REVIEW THE BUILDING CONDITION ASSESSMENT (INCLUDING A SITE INSPECTION) TO PROVIDE A REALISTIC AMOUNT FOR CAPITAL IMPROVEMENTS ON THE KINSMEN BUILDING AT A COST NOT TO EXCEED \$5,000;</p> <p>AND FURTHER, THAT THE CONTRACTOR INCLUDE BUILDING CODE COMPLIANCE AS IT RELATES TO ACCESSIBILITY IN THE RECOMMENDATION;</p> <p>AND FURTHER, THAT THE FUNDS FROM THE 2022 CAPITAL BUDGET HVAC WORK FOR THE BUILDING IN THE AMOUNT OF \$5,000 BE APPROVED TO COVER THIS COST IN LIEU OF REPLACING THE HVAC UNIT,</p> <p>AS PRESENTED IN COUNCIL REPORT CAO-2022-13.</p>	

Ayes   3        Nays   2  

**Carried:**

**Defeated:**

**Tabled/Postponed:**

  
 \_\_\_\_\_  
 Ted Lojko, Mayor

MA s. 246 - When a recorded vote is requested, the Clerk will call for each Councillors vote (Aye or Nay), mark the recorded vote as indicated by the member, and announce whether the motion is carried or defeated. The Mayor will then sign the motion.

RECORDED VOTE:	Aye	Nay
Anderson, D.		
Haird, A.		
Harper, M.		
Kench, M.		
O'Connor, D.		
Osmond, D.		
Lojko, T.		
<b>TOTALS</b>		

**From:** [Melanie Kirkby](#)  
**To:** [Shellee Fournier](#)  
**Subject:** amp to be funded by July 1 2025  
**Date:** September 28, 2022 12:32:12 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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<https://www.ontariocanada.com/registry/view.do?postingId=37568&language=en>

### **Summary of Proposal:**

The regulatory timelines associated with O.Reg. 588/17 have been amended to:

July 1, 2022 (previously July 1, 2021): Date for municipalities to have an approved asset management plan for core assets (roads, bridges and culverts, water, wastewater and stormwater management systems) that identifies current levels of service and the cost of maintaining those levels of service.

July 1, 2024 (previously July 1, 2023): Date for municipalities to have an approved asset management plan for all municipal infrastructure assets that identifies current levels of service and the cost of maintaining those levels of service.

July 1, 2025 (previously July 1, 2024): Date for municipalities to have an approved asset management plan for all municipal infrastructure assets that builds upon the requirements set out in 2024. This includes an identification of proposed levels of service, what activities will be required to meet proposed levels of service, **and a strategy to fund these activities.**

### **Contact Address:**

Ministry of Infrastructure  
Municipal Infrastructure Policy Unit  
777 Bay St, 4th Floor  
Toronto, ON M5G 2E5

*Melanie Kirkby*

### **Treasurer**

#### **Corporation of the Town of Gananoque**

30 King St E  
Gananoque, ON K7G 1E9

(p) 613-382-2149 ext 1124

(f) 613-382-8587

[www.gananoque.ca](http://www.gananoque.ca)

[www.travel1000islands.ca](http://www.travel1000islands.ca)





**Ministry for  
Seniors  
and Accessibility**

**Ministère des Services  
aux aînés et de  
l'Accessibilité**



Minister

Ministre

College Park  
777 Bay Street  
5<sup>th</sup> Floor  
Toronto ON M7A 1S5

College Park  
777, rue Bay  
5<sup>e</sup> étage  
Toronto ON M7A 1S5

September 2, 2022

Mr. Doug Wark  
Manager of Community Services  
Corporation of the Town of Gananoque  
30 King Street East  
Town of Gananoque, ON K7G 1E9

Dear Mr. Wark:

Re: 2022-23 Inclusive Community Grants Program  
TPON Case #: 2022-02-1-1672006260

Dear Doug,

Further to the letter you received from the Minister for Seniors and Accessibility confirming approval of your application to the 2022-23 Inclusive Community Grants (ICG) Program for funding, this letter confirms that your organization has been approved for up to a maximum of \$60,000 for the project associated with the case number indicated above and as set out in your application. Please refer to Section H- Budget from your 2022-23 ICG Application Form, for the approved itemized project budget.

Please note, media related public announcements and promotion efforts tied to this funding should not take place without prior ministry approval. That being said, you may still engage in regular communication activities with project partners to facilitate the delivery of the program and support enrollment of participants in funded projects / programs.

The agreement with the Province of Ontario is made up of the ICG Program Guidelines, the ICG Application Form, including the terms and conditions attached to the application form, the approval letter from Minister Cho, and any subsequent correspondence sent by Ministry staff to you related to the funds, the ICG Program, your project, the budget or reports you are required to submit, including this confirmation letter and email.

Please file this email and all related information for future reference and audit purposes. You are required to keep all receipts related to this project for seven years, and you may be asked by the ministry to provide receipts at any time during that period.

You can start project activity as of September 2, 2022 and the project must be completed, and funds spent by March 31, 2023. The attached Appendix A or B, is a mandatory attestation that you must complete and submit to the ministry by September 12, 2022.

Funds are provided to your organization in accordance with the agreement. If you anticipate any changes to the project timeline, deliverables, or expenditures, you must notify the ministry as soon as possible to discuss them.

Funds provided by the ministry that are not used exclusively to carry out the project and spent in accordance with the budget are subject to recovery by the ministry and funds not spent by the project completion date indicated above will also be recovered.

### **Payment Schedule and Reporting**

#### **Payment 1 (up to 80%):**

- Recipients will receive up to 80% of the approved amount and submission of the attestation, as attached below.

#### **Final Report and Payment 2 (up to 20%)**

- Recipients must submit the Final Report which should include an actual expenditure report, within 60 days of the project completion date of March 31, 2023, using the Transfer Payment Ontario (TPON) system.
- Once the Final Report has been reviewed to the ministry's satisfaction, the ministry will release the final payment of up to a maximum of \$12,000 based on actual expenditures.

Should you have any questions about your project, or your commitments related to the project please contact your Regional Development Advisor, Sharon Proulx via phone at (613) 540-1198 or via email at [Sharon.proulx@ontario.ca](mailto:Sharon.proulx@ontario.ca).

The Ministry of Seniors and Accessibility is committed to providing the programs and services that older adults and persons with disabilities need to stay active and engaged. We appreciate your efforts to improve the lives of Ontario's seniors.

Sincerely,

Valerie Andrews  
Manager, East Region  
Regional & Corporate Services



Item	2022-23 (April 1, 2022 – March 31, 2023)
Exterior Site Lighting Upgrades	9,000.00
Exterior Accessible Doors	20,000.00
Accessible Doors - Electrical Upgrade	11,000.00
Contractor Labour & Material	10,000.00
Accessible Washroom Replacements (barrier free sinks, urinals and toilet) <span style="float: right;">+</span>	16,000.00
Accessible Parking Space	4,000.00
Enter item if applicable>	
<Enter item if applicable>	
<Enter item if applicable>	
<Enter item if applicable>	
<b>TOTAL PROJECT COST</b>	<b>70,000.00</b>
<b>Less Contributions</b>	
Cash Contributions	
In-kind Contributions	10,000.00
Other Contributions	
<b>TOTAL GRANT AMOUNT REQUESTED</b>	<b>60,000.00</b>



380 HERBERT ST - UNIT B  
GANANOQUE, ON  
613-539-3978

## SONGWOOD - KINSMAN ASSESSMENT

### PROFESSIONAL OPINIONS ARE BASED ON AUGUST 15, 2022, SITE VISIT

Information below was obtained from a site by *Songwood Contracting Ltd* that Ken Sutherland and Theo Graham performed, these were the findings.

The responses are designed around the first 3 years of spending and which items are critical and which items are not.

We also have a **Professional Recommendation** section at the bottom of this document giving the opinions on where funds are best spent.

### ***“Kinsmen Building Advisory Panel-Building Assessment Report”***

#### LINE #2

Column Foundations - Wood	A1010-1	There are wood columns (posts) at the exterior of the building and were found to be in very good condition. Two of the posts are missing. We recommend re-installing those posts in the immediate term. We recommend refurbishing the remaining wooden posts in the long term.	Poor	Repair	Consequences of Failure	\$3,000
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as ‘Consequences of Failure’ and it is a structural problem.

#### LINE #3

Column Foundations - Wood	A1010-2 A1010-3 A1010-4	There are wood structural columns noted at the canopy that were found to be in very good condition with some notable exceptions. There is damage to the beam at the canopy that requires refurbishment. We recommend replacement at the end of service life.	Fair	Repair	Consequences of Failure	\$1,500
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as ‘Consequences of Failure’ and it is a structural problem.

# SONGWOOD CONTRACTING

380 HERBERT ST - UNIT B  
GANANOQUE, ON  
613-539-3978

## LINE #4

Wall Foundations	A1010-5 A1010-6	The foundation walls of the building consist of Cast-in-Place concrete and is insulated with newer XPS insulation. The concrete foundation will last the life of the building. We recommend repairs to the damaged parging noted at the south side foundation wall in the short term.	Fair	Repair	Consequences of Failure	\$4,500
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'Consequences of Failure' and it is not a structural problem. Further decay can happen if not remediated. It is just the protective coating that has uncoupled from the building. Nothing more at this point.

## LINE #9

Metal Roof	B1020-3	There is a metal roof reported to be installed above the shingle roof with snow guards all around contributing to ice build up in the winter. A structural review in the short term, is recommended for structure load calculation.	Good	Replace	Part of Strategic Plan	<del>\$6,500</del> \$3,500
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Verdict: It is in our professional opinion that this work does not need to be completed, and if so, could be completed for less than proposed.

Reason: The steel has been installed for many years with no issues and could be left as is.

# SONGWOOD CONTRACTING

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## LINE #13

Exterior Windows - Vinyl	B2020-1 B2020-2 B2020-3 B2020-4	Vinyl windows throughout the building were found to be in fair condition. We recommend upgrading the vinyl windows. We recommend upgrading the vinyl windows in the main entrance to aluminum. The window at the kitchen area leaks during heavy rainfall. We recommend replacement of the windows at the end of service life. With regards to the caulking, all caulking should be replaced in the medium term.	Fair	Replace	Energy Savings	\$5,000
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Verdict: It is in our professional opinion that this work should be completed.

Reason: Window leaks can lead to structural damage if not tended to.

## LINE #14

Exterior Doors - Steel	B2030-1 B2030-2	Metal clad double glaze steel doors at the north and south entrance were noted as being in poor condition. We recommend replacing these doors with new aluminum doors. There were also exterior steel doors in the outdoor play area, main floor mechanical room and washrooms. The doors are in poor condition. We recommend replacement of the doors at the end of service life.	Poor	Replace	Accessibility Issue	\$25,000
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Verdict: It is in our professional opinion that this work needs further discussion.

Reason: Accessibility is a nuanced conversation. The building is Building Code Compliant as it stands. Only if you go through an Extensive Renovation will it trigger certain criteria pertaining to accessibility. If nothing changes, nothing needs to be changed. If it does change, we'd need to know for what type or style of use and we can then prescribe changes.

In most cases, you would only be required to have one Accessible Door.

# SONGWOOD CONTRACTING

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## LINE #19

Roofing - Metal	B3010-1 B3010-2	The building has a main and lower roof that consists of sloped metal. The roof was noted to be in good condition however corroded fasteners were observed over the entire area. We recommend replacing corroded screws and seal all protrusions in the short term. We also recommend installing an ice and water shield at all valleys including checking the current ice and water shield coverage.	Good	Remediate	Consequences of Failure	\$15,000 <del>\$15,000</del> \$8,000
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Verdict: It is in our professional opinion that this work should be completed, but to a lesser extent.

Simply replacing the fasteners, vent boots and some flashing would be sufficient.

Reason: It has been flagged as ‘Consequences of Failure’ and is a good practice for replacing the fasteners to increase the longevity of the roof.

## LINE #20

Gutters and Downspouts	B3010-3	Eavestroughs and downpipes are installed at the main roof along all elevations. Eavestroughs and downspouts found at this building were noted to be of residential type and appear to be in poor condition. We recommend the replacement of the eavestroughs and downspouts at damaged sections in the short term.	Poor	Replace	Consequences of Failure	\$7,300
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as ‘Consequences of Failure’ and water management is important for the longevity of the foundation. Poorly managed water can affect structural integrity of the building.

# SONGWOOD CONTRACTING

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## LINE #22

Interior Ladders	C1010-2	The access ladder in the main floor mechanical room was found to not be compliant with OHSA. We recommend installing guardrails and gates around the ladder. We recommend replacement in the short term.	Very Poor	Replace	Health and Safety	\$3,000
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Verdict: It is in our professional opinion that this work could be completed, or just removed.

Reason: It has been flagged as 'H&S' and if used often should be replaced or removed entirely.

## LINE #28

Interior Doors - Wood Solid	C1020-6	Solid wood doors were noted throughout the building and were found to be in good condition. The door at the mechanical room is not fire rated, we recommend replacing this door with a metal fire rated door. The female and male washroom doors are not barrier-free. We recommend upgrading these doors to make them accessible. We recommend replacing the doors at the end of service life.	Good	Replace	Health and Safety	<del>\$6,000</del>
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Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: It has been flagged as 'H&S' and if the bathrooms are fully upgraded then this item would be complete during that time.



# SONGWOOD CONTRACTING

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## LINE #30

Lockers	C1030-1	There are steel lockers located in the boxing club area and were observed to be in poor condition. We recommend replacement of the lockers at the end of service life.	Poor	Replace	Part of Strategic Plan	<del>\$1,800</del>
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Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: It has been flagged as 'Part of Strategic Plan' and if the boxing area is upgraded then this item would be complete during that time. The lockers do not need to be updated at this time.

## LINE #31

Countertops	C1030-2	There are MDF countertops in the main floor mechanical room and washrooms. The countertops in the washrooms are not barrier-free. These fittings were found to be in poor condition. We recommend making modifications to make the washroom countertops more accessible in the short term.	Poor	Replace	Accessibility Issue	<del>\$6,900</del>
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Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: It has been flagged as 'Accessibility Issue' and if the bathrooms are fully upgraded then this item would be complete during that time. The bathrooms do not need to be updated at this time.

# SONGWOOD CONTRACTING

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## LINE #33

Countertops	C1030-4	There is a MDF countertop in the drama play area, kitchen, and MPR. The countertop in the MPR requires replacement. We recommend replacement of the countertop at the MPR in the short term. We recommend replacement of the other countertops at the end of service life.	Good	Replace	Part of Strategic Plan	\$1,500
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Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: It has been flagged as 'Accessibility Issue' and if the kitchen is fully upgraded then this item would be complete during that time. The kitchen does not need to be updated at this time.

## LINE #36

Wood Countertop	C1030-7	There are wood cabinets in the toddler area, laundry room and main floor mechanical room. The fittings were found to be in poor condition. We recommend replacement at the end of service life.	Poor	Replace	Part of Strategic Plan	<del>\$3,600</del>
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Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: It has been flagged as 'Part of Strategic Plan' and if there is a proposal for a new space downstairs it can be part of a larger renovation.

## LINE #42

Plywood	C3020-2	Plywood flooring for the mezzanine structure (structure prices separately) was found to be in poor condition. Plywood flooring has some stains from condensation from the cooling coil leaking down into the female washroom below. We recommend replacement at the end of Service life.	Very Good	Replace	Part of Strategic Plan	<del>\$510</del>
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Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: It has been flagged as 'Part of Strategic Plan' and do not see this being a structural issue.

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## LINE #43

Vinyl Composite Tile (VCT)	C3020-3	Vinyl Composite Tiles (VCT) are installed in the boxing club floor and were found to be in poor condition. We recommend performing a designated substances survey to determine correct measures for replacement of the tiles. Pending this investigation, we recommend replacement of the tiles after the survey has been done.	Poor	Replace	Health and Safety	<del>\$35,000</del> \$500 per sample
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Verdict: It is in our professional opinion that this work does not need to be completed. A designated substance test could be performed for much less than prescribed.

Reason: It has been flagged as 'H&S' and tiles, even if hazardous, are only so when removing or renovating. Based on our experience, the size and style of tile does not indicate they would be a hazard. Based on visual inspection only.

## LINE #44

Vinyl Floor Finish	C3020-4	Vinyl flooring is installed in the kitchen and main floor mechanical room. There are cracks on the floor in the kitchen that require repair. The floors were found to be in poor condition. We recommend replacement at the end of service life.	Poor	Replace	Consequences of Failure	\$16,360
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'Consequences of Failure' and the floor will not fail, but is in poor shape. If the kitchen was to be used regularly, it should be replaced.

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LINE #48

Rubber Floor	C3020-9	The outdoor play area and daycare area are made of rubber flooring. The rubber flooring is deteriorated and requires replacement. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	<del>\$50,625</del> \$15,000
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as ‘Consequences of Failure’ and the area is in poor condition. Any renovation of the space should have this area removed even if it’s replaced with grass.

LINE #50

Gypsum Ceiling Finish	C3030	Gypsum board ceilings are installed throughout the building and were found to be in fair condition. There is damage to the area under the leaking plumbing pipe below the hot water tank that we recommend replacing in the short term. There is also evidence of a leak in the female washroom which should be repaired after the previously mentioned leaks have been addressed.	Fair	Replace	Consequences of Failure	\$2,000
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as ‘Consequences of Failure’ and these areas are minor drywall ceiling and wall repairs.

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LINE #51

Plumbing Fixtures	D2010-1 D2010-2 D2010-3 D2010-4 D2010-5 D2010-6 D2010-7 D2010-8 D2010-9 D2010-10 D2010-11	<p>There are multiple toilets and sinks throughout the building. In the toddler area, there is a toilet and sink equipped and found to be in good condition. In the main floor mechanical room there is a PVC sink that was found to be in poor condition. The fixtures are new relative to the construction of the building and are in good condition.</p> <p>We recommend budgeting for the replacement of the plumbing fixtures at the end of service life. There are multiple toilets and sinks throughout the building. In the laundry and drama area, there are toilets and sinks in fair condition. There are urinals, barrier-free sinks, and toilets in the outdoor and indoor washrooms which were found to be in poor condition. The outdoor washroom sinks are barrier-free. We recommend budgeting for the replacement of the plumbing fixtures in phases at the end of service life. There are stainless steel sinks in the kitchen and boxing club area. These sinks are in fair condition. Some of the sinks require replacement. Phased replacement is recommended.</p>	Fair	Replace	Energy Savings	\$9,000
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Verdict: It is in our professional opinion that this work should be completed.  
But can be completed in Phases.

Reason: It has been flagged as 'Energy Savings' and any renovation to this space needs considerations for longer term layout and usability.

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## LINE #52

Hot Water Tanks	D3020-1	There are two water tanks noted on site. One water tank is a rental by "Reliance" and therefore will not be included in this report. We understand the daycare will eventually leave the building. We recommend the new user to install a newer high efficiency direct vent system with a capacity of 40,000 BTU. There is also a hot water tank manufactured by "Giant" (M/N: 152ETE) with a capacity of 4.5 kW, found to be in poor condition. There is rust near the bottom of the unit and we recommend replacement in the short term.	Poor	Replace	Energy Savings	\$2,500
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'Energy Savings'. In our experience try and remove yourself from any rented equipment. It does not pay off in the long term.

## LINE #54

Cooling Coil	D3020-3	The cooling coil for the furnace (M/N: GMHS50703BXAE S/N: 1104105246) uses R22 freon. We recommend replacing this cooling coil and repairing the leaks from the condenser to the female washroom below concurrently. We recommend replacement in the short term.	Poor	Replace	Energy Savings	\$2,000
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'Energy Savings'. In our experience try and remove yourself from any rented equipment. It does not pay off in the long term.

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LINE #55

Furnace	D3020-4	There are two furnaces at the attic space, combined as one with one unit being inaccessible for repair (M/N: GKS91155DXADD, S/N: 0907708535, 0907708536). The units were found to be in poor condition. We recommend budgeting for the reconfiguration of both units to allow for safe access in the short term. Both units have a capacity for 115,000 BTU input and 106,500 BTU output. A pump for the drain has failed causing a leak to the male washroom below. We recommend replacement of the units at the end of service life.	Poor	Replace	Energy Savings	\$500
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'Energy Savings'. Remediating this now could prevent damage in the future.

LINE #57

Exhaust Fan	D3040-1	The exhaust fans at the laundry room and toddler room are in poor condition. We recommend replacement of the exhaust fans in the short term.	Poor	Replace		\$2,000
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Verdict: It is in our professional opinion that this work should not be completed.

Reason: They do not function as part of the heating and cooling system. These can remain in place.

LINE #59

Exhaust Fan	D3040-3	Exhaust fans in the male washroom, female washroom, outdoor washroom and mechanical room were found to be in poor condition. We recommend replacement at the end of service life.	Good	Replace		\$1,500
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Verdict: It is in our professional opinion that this work does not need to be completed.

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Reason: They do not function as part of the heating and cooling system. These can remain in place.

## LINE #62

Condenser	D3050-2	A condenser manufactured by "York" using R22 at the exterior of the building (M/N: H1CA030S06A S/N: MFXM191159). We recommend replacing the R22 freon with R410A coolant.	Poor	Replace	Health and Safety	\$4,500
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'H&S' and this should be replaced due to the use of freon.

## LINE #63

Condenser	D3050-3	A condenser using R22A freon at the exterior of the building (M/N: GSC130361DF S/N: 060422128) was found to be in fair condition, but with R-22 refrigerant. This condenser services the 2nd floor furnace. We recommend installing a platform that is above snow level for this unit. We recommend replacing the units at the end of service life.	Poor	Replace		\$6,000
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'H&S' and this should be replaced due to the use of freon.

## LINE #67

Timers	D5010-2	Timers for the external lights, contactors and washroom exhaust fans were found to be in poor condition. We recommend replacing the timers in the short term.	Poor	Replace	Energy Savings	\$2,250
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Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: It has been flagged as 'Energy Savings'. If this building is used in the evening and exterior lighting becomes an issue, revisit this item.



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## LINE #68

Soffit Outlet	D5010-3	There is an outlet that was noted at the soffit that is loose and not to code. We recommend repairing it in the short term.	Poor	Replace	Energy Savings	\$500
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'H&S' and this should be replaced due to its unsafe nature.

## LINE #71

Exit Lighting	D5020-1	Exit signs throughout the building were found to be in fair condition. We recommend upgrading to new internationally recognized exit signs (green sign with running person).	Fair	Replace	Health and Safety	\$1,500
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Verdict: It is in our professional opinion that this work should be completed, but is legally not required unless you renovate the building.

Reason: It has been flagged as 'H&S', these items can remain in place and are code compliant as they are. When you renovate, they will need to be replaced.

## LINE #72

Lighting - Incandescent	D5020-2	Incandescent lights are located throughout the building. These lights were observed to be old and have surpassed their expected life. We recommend replacement at the end of service life.	Poor	Replace	Energy Savings	\$10,600
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Verdict: It is in our professional opinion that this work does not need to be completed. Some electrical calculations could be performed to identify electricity savings if that was a concern.

Reason: It has been flagged as 'Energy Savings'. If the building's electrical costs to operate are high, perhaps this can be entertained, otherwise phase them out as they cease to operate.

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## LINE #73

Lighting - CFL	D5020-3	Compact fluorescent light fixtures were noted in the building. The lights were observed to be old and have surpassed their expected Service life. We recommend replacing and upgrading with an LED fixture in the short term.	Poor	Replace	Energy Savings	\$800
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Verdict: It is in our professional opinion that this work does not need to be completed. Some electrical calculations could be performed to identify electricity savings if that was a concern.

Reason: It has been flagged as 'Energy Savings'. If the building's electrical costs to operate are high, perhaps this can be entertained, otherwise phase them out as they die.

## LINE #74

Lighting	D5020-4	T12 lighting fixtures are located in the laundry room, main floor mechanical room and boxing club. We recommend installing a lighting control panel when the lights get replaced. We recommend replacement at the end of service life.	Poor	Replace		\$11,900
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Verdict: It is in our professional opinion that this work does not need to be completed. Some electrical calculations could be performed to identify electricity savings if that was a concern.

Reason: If the buildings electrical costs to operate are high, perhaps this can be entertained, otherwise phase them out as they die.

## LINE #77

Fire Alarm Systems	D5040-1	The fire alarm panel (M/N:. 6616) manufactured by "Edwards" was found to be in poor condition. We recommend replacement of the fire alarm system in the short term.	Poor	Replace		\$9,000
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Verdict: It is in our professional opinion that this work should be completed.

Reason: These items can remain in place and are code compliant as they are, but a properly functioning alarm system is important to have.

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## LINE #78

Fire Alarm Systems	D5040-2	There are fire strobes, pull stations, fire bells, and detectors noted throughout the building. We recommend replacing two smoke detectors in the kitchen and main entrance area in the mid term. We recommend replacement of the devices in the short term.	Poor	Replace		<del>\$6,900</del>
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Verdict: It is in our professional opinion that this work should only be completed if these items are not functioning.

Reason: These items can remain in place and are code compliant as they are, but a properly functioning fire alarm is important to have.

## LINE #80

Emergency Light	D5090-2	Emergency light units (with no battery pack attached) were found throughout the building to be in poor condition. We recommend replacing them at the end of service life.	Poor	Replace	Health and Safety	\$1,300
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Verdict: It is in our professional opinion that this work should only be completed if these items are not functioning.

Reason: These items can remain in place and are code compliant as they are, but a properly functioning emergency lighting system is important to have.

## LINE #88

Asphalt Paving	G2020-1	Asphalt pavement is located on the site. There were potholes noted throughout the pavement. We recommend replacement repairs to the pavement in the short term.	Fair	Repair	Consequences of Failure	\$14,400
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Verdict: It is in our professional opinion that this work does not need to be completed at this time. If the use changes or intensifies, then this item should be revisited.

Reason: It has been flagged as 'Consequences of Failure'. The parking lot could be left for now, but should be monitored if the condition worsens.

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## LINE #90

Curbs	G2020-3 G2020-4	There are curbs at the outdoor area, exterior and outdoor washroom. The outdoor washroom entrance is inaccessible due to curb placement. We recommend cutting the curb to improve the accessibility in this area. We recommend replacement in the short term.	Poor	Repair	Consequences of Failure	\$15,000
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Verdict: It is in our professional opinion that this work does not need to be completed at this time. If the use changes or intensifies, then this item should be revisited.

Reason: It has been flagged as 'Consequences of Failure'. The curbs could be left for now, but should be monitored if the condition worsens.

## LINE #91

Curb Stop	G2020-5	There are curb stops at the exterior of the building that require replacement. The stops are in poor condition. We recommend replacement at the end of service life.	Poor	Repair	Consequences of Failure	\$1,250
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Verdict: It is in our professional opinion that this work does not need to be completed at this time. If the use changes or intensifies, then this item should be revisited.

Reason: It has been flagged as 'Consequences of Failure'. The curb stops could be left for now, but should be monitored if the condition worsens.

## LINE #92

Gravel Parking Lot	G2020-6	The gravel surfaced parking lot is in fair condition with potholes. We recommend resurfacing in the short term. Pavement is also recommended.	Fair	Repair	Consequences of Failure	\$10,000
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Verdict: It is in our professional opinion that this work does not need to be completed at this time. If the use changes or intensifies, then this item should be revisited. Simply regrading the gravel surface could also be a temporary fix.

Reason: It has been flagged as 'Consequences of Failure'. The gravel surface could be left for now, but should be monitored if the condition worsens.

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## LINE #94

Pavers	G2030-2	The pavers located at all other sections of the building require releveling. The pavers were found to be in fair condition. We recommend releveling in the short term.	Poor	Replace	Health and Safety	\$7,000
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Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'H&S'. The entries and walking paths should be leveled and updated.

## LINE #95

Wood Structure Shed	G2040-1	There is a wooden structural shed with steel columns. The shed was found to be in fair condition. We recommend refurbishing corroded steel and replacing the roof of the shed in the short term.	Very Good	Replace	Health and Safety	\$1,500
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Verdict: It is in our professional opinion that this work does not need to be completed. The shed could even be removed entirely.

Reason: It has been flagged as 'H&S'. The shed is not being used and could be removed, or left alone depending on the intended use. If the rear of the building lot gets regraded and excavated, the shed would likely need to be removed.

## LINE #101

Light Poles	G4020-2	Light fixtures for the light poles were found to be in fair to poor condition. We recommend replacing these fixtures with newer LED fixtures in the medium term.	Fair	Replace	Part of Strategic Plan	\$3,000
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Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: It has been flagged as 'Energy Savings'. If this building is used in the evening and exterior lighting becomes an issue, revisit this item.

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## LINE #102

Exterior Lights	G4020-3	Exterior lights were noted throughout the perimeter of the building and were found to be in poor condition. We recommend replacement in the short term.	Poor	Replace	Energy Savings	\$1,750
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Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: It has been flagged as 'Energy Savings'. If this building is used in the evening and exterior lighting becomes an issue, revisit this item.

## LINE #103

Exterior Lights - CFL	G4020-4	CFL soffit lighting was noted throughout the perimeter of the building and was found to be in poor condition. We recommend upgrading these fixtures to newer LED fixtures in the short term.	Poor	Replace	Energy Savings	\$3,850
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Verdict: It is in our professional opinion that this work does not need to be completed. Some electrical calculations could be performed to identify electricity savings if that was a concern.

Reason: It has been flagged as 'Energy Savings'. If the building's electrical costs to operate are high, perhaps this can be entertained, otherwise phase them out as they cease to operate.

This concludes our recommendations on the first 3 years of spending.  
Please continue to read our **Professional Recommendation**.

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## Professional Recommendation

After reviewing the building conditions, the building layout and the work required to handle the existing conditions, many considerations have to be made before proceeding with any work. It is clear that this building will require a significant investment to restore it to a functional space and for it to be a profit generating asset for the Town.

Our professional opinion is that there should be a careful Cost Benefit Analysis of what the building could generate in its lifetime versus the overdue renovations that must happen. The term "good money after bad" is very fitting for a building in need of this much repair.

It is a beautiful location and asset and should not become a park or parking lot. But its layout and current design limit its income generating possibilities and overall potential to crawl back its lost revenue being in such a depleted state. Our opinion is that in 10 years from now the investment required to restore it, update it, and keep it in operating condition would still leave you with the same building it is today. Just slightly improved.

Our professional recommendation is that the building get an Extensive Renovation and a newly functional layout that serves the community. Perhaps this includes commercial spaces on the main floor, and affordable housing on the second floor. Or a shared work space. Perhaps a boxing club or a radio station, but it needs to be more than it is now. This building has more potential with multiple income streams on multiple levels, than attempting to improve an antiquated daycare layout and massive gym space.

The building cannot be torn down due to its proximity to the water and current easements and setbacks, it would never be allowed to be rebuild, but the building could be remodeled on its existing footprint. Taken down to it's foundation and built again new. This is completely allowed.

Getting architects involved as soon as the Town is comfortable would give the community a chance to see and visualize its potential for the long run. Different designs and ideas how this building can be more than it is now and more than it could possibly be if we continue to repair and replace broken and long neglected items.

Let me know how the Songwood team can help bring this beautiful area back to life and give the community an asset that it can enjoy for generations to come.

Thank you for choosing Songwood.  
Sincerely,

**SONGWOOD CONTRACTING LTD**



Theo Graham - Founder + Director

Level 1 - Major Group	Level 2 - Component Group	Level 3 - Component	Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of probable Cost)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031			
A SUBSTRUCTURE	A10 FOUNDATIONS	A1010 Standard Foundations	Column Foundations - Wood	A1010-1	31	60	29		2050	There are wood columns (posts) at the exterior of the building and were found to be in very good condition. Two of the posts are missing. We recommend re-installing those posts in the immediate term. We recommend refurbishing the remaining wooden posts in the long term.	Poor	Repair	Consequences of Failure	unit	12	\$ 1,500.00	\$18,000.00	\$ 3,000.00											Songwood Comments  Verdict: It is in our professional opinion that this work should be completed. Reason: It has been flagged as 'Consequences of Failure' and it is a structural problem.		
			Column Foundations - Wood	A1010-2 A1010-3 A1010-4	31	60	29		2050	There are wood structural columns noted at the canopy that were found to be in very good condition with some notable exceptions. There is damage to the beam at the canopy that requires refurbishment. We recommend replacement at the end of service life.	Fair	Repair	Consequences of Failure	unit	3	\$ 3,000.00	\$9,000.00	\$ 1,500.00												Verdict: It is in our professional opinion that this work should be completed. Reason: It has been flagged as 'Consequences of Failure' and it is a structural problem.	
			Wall Foundations	A1010-5 A1010-6	31	60	29		2050	The foundation walls of the building consist of Cast-in-Place concrete and is insulated with newer XPS insulation. The concrete foundation will last the life of the building. We recommend repairs to the damaged parging noted at the south side foundation wall in the short term.	Fair	Repair	Consequences of Failure	Ln. Ft.	440	\$ 500.00	\$220,000.00	\$ 4,500.00												Verdict: It is in our professional opinion that this work should be completed. Reason: It has been flagged as 'Consequences of Failure' and it is not a structural problem. Further decay can happen if not remediated. It is just the protective coating that has uncoupled from the building. Nothing more at this point.	
		A1030 Slab on Grade	Standard Slab on Grade	A1030	31	60	29		2050	A concrete slab on grade was noted in the storage room of the boxing club area. The concrete slab will last the life of the building.	Very Good	Repair	Consequences of Failure	Sq. Ft.	10,000	\$ 25.00	\$250,000.00													N/A	
B10 SUPERSTRUCTURE	B10	B1020 Roof Construction	Wood	B1010	31	60	29		2050	The attic floor is structural wood and was found to be in good condition. No issues were observed or reported and the wood floor structure should last the life of the building.	Very Good	Replace	Part of Strategic Plan	LS	1	\$ 25,000.00	\$25,000.00												N/A		
			Exposed Concrete			31	60	29		2050	Some areas have exposed concrete. Minor crack repairs are considered part of the operation and maintenance budget.	Good	Replace	Part of Strategic Plan	Sq. Ft.	26	\$ 25.00	\$650.00											N/A		
			Wood Structure	B1020-1 B1020-2	27	60	33		2054	The roof structure is wood. The attic has added insulation and is well ventilated. No action is required for the wood structure in the attic.	Very Good	Replace	Part of Strategic Plan	LS	1	\$250,000.00	\$250,000.00												N/A		
			Metal Roof	B1020-3	31	60	29		2050	There is a metal roof reported to be installed above the shingle roof with snow guards all around contributing to ice build up in the winter. A structural review in the short term, is recommended for structure load calculation.	Good	Replace	Part of Strategic Plan	Sq. Ft.	6,610	\$ 50.00	\$330,500.00		\$ 3,500.00											Verdict: It is in our professional opinion that this work does not need to be completed, and if so, could be completed for less than proposed. Reason: The steel has been installed for many years with no issues and could be left as is.	
			Structural Frame	B1020-4	31	60	29		2050	There is a wooden structural column noted at the boxing club area that was found to be in very good condition. No action is required for the wood structure in the attic.	Very Good	Replace	Part of Strategic Plan	LS	1	\$ 2,000.00	\$2,000.00													N/A	
B SHELL	B20 EXTERIOR VERTICAL ENCLOSURES	B2010 Exterior Walls	Metal Cladding	B2010-1 B2010-2	31	40	9		2030	Metal cladding was noted to be installed at all building elevations. The cladding is in fair condition. Allow for replacement at the end of Service Life.	Fair	Replace	Part of Strategic Plan	Sq. Ft.	4,875	\$ 30.00	\$146,250.00										\$ 146,250.00		Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a mean to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
			Aluminum Soffits	B2010-3	31	40	7	-2	2028	Aluminum soffits were observed at the main and lower roof perimeters along all building elevations. The soffits appeared to be in fair condition. We recommend replacement at the end of Service Life.	Fair	Replace	Part of Strategic Plan	Sq. Ft.	2,200	\$ 30.00	\$66,000.00									\$ 66,000.00			Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a mean to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
		B2020 Exterior Windows	Exterior Windows - Vinyl	B2020-1 B2020-2 B2020-3 B2020-4	31	25	5	11		2026	Vinyl windows were found in the throughout the building to be in fair condition. We recommend upgrading the vinyl window. We recommend upgrading the vinyl windows in the main entrance to aluminum. The window at the kitchen area leaks during heavy rainfall. We recommend replacement of the windows at the end of service life. With regards to the caulking, all caulking should be replaced in the medium term.	Fair	Replace	Energy Savings	Sq. Ft.	510	\$ 90.00	\$45,900.00		\$ 5,000.00											2022: Verdict: It is in our professional opinion that this work should be completed. Reason: Window leaks can lead to structural damage if not tended to. 2026: Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a mean to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.
				B2030 Exterior Doors	Exterior Doors - Steel	B2030-1 B2030-2	23	25	2		2023	Metal clad double glaze steel doors at the north and south entrance were noted as being in poor condition. We recommend replacing these doors with new aluminum doors. There were also exterior steel doors in the outdoor play area, main floor mechanical room and washrooms. The doors are in poor condition. We recommend replacement of the doors at the end of service life.	Poor	Replace	Accessibility Issue	Unit	5	\$ 5,000.00	\$25,000.00				\$ 25,000.00								Verdict: It is in our professional opinion that this work needs further discussion.  Reason: Accessibility is a nuanced conversation. The building is Building Code Compliant as it stands. Only if you go through an Extensive Renovation will it trigger certain criteria pertaining to accessibility. If nothing changes, nothing needs to be changed. If it does change, we'd need to know for what type or style of use and we can then prescribe changes. In most cases, you would only be required to have one Accessible Door.
		B2030 Exterior Doors	Exterior Doors - Steel	B2030-3 B2030-4	22	25	3		2024	Two exterior steel doors at the main floor mechanical room, outdoor washrooms and the boxing club area. The doors were found to be in poor condition. We recommend replacement at the end of service life.	Poor	Replace	Part of Strategic Plan	Unit	4	\$ 2,500.00	\$10,000.00				\$ 10,000.00								Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a mean to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
		B2030 Exterior Doors	Exterior Doors - Steel	B2030-5	20	25	15	10		2036	There is a steel double door at the outdoor area. The doors were found to be in good condition. Repairs such as repainting the doors are considered a part of operation and maintenance. We recommend replacement at the end of service life.	Good	Replace	Part of Strategic Plan	Unit	2	\$ 2,500.00	\$5,000.00												N/A	
		B2030 Exterior Doors	Exterior Doors - Steel	B2030-6	20	25	5		2026	There is a glazed steel door located at the	Fair	Replace	Part of Strategic Plan	Unit	2	\$ 2,500.00	\$5,000.00									\$ 5,000.00			Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a mean to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
		B2030 Exterior Doors	Exterior Doors - Steel	B2030-7	15	25	10		2031	There were steel doors noted at the boxing club area that were found to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Part of Strategic Plan	Unit	2	\$ 4,000.00	\$8,000.00											\$ 8,000.00	Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a mean to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
		B30 EXTERIOR HORIZONTAL ENCLOSURES	B30	B3010 Roof Coverings	Roofing - Metal	B3010-1 B3010-2	13	40	27		2048	The building has a main and lower roof that consists of sloped metal. The roof was noted to be in good condition however corroded fasteners were observed over the entire area. We recommend replacing corroded screws and sealed all protrusions in the short term. We also recommend installing an ice and water shield at all valleys including checking the current ice and water shield coverage.	Good	Remediate	Consequences of Failure	Sq. Ft.	2,115	\$ 40.00	\$84,600.00				\$ 8,000.00								Verdict: It is in our professional opinion that this work should be completed, but to a lesser extent. Simply replacing the fasteners, vent boots and some flashing would be sufficient. Reason: It has been flagged as 'Consequences of Failure' and is a good practice for replacing the fasteners to increase the longevity of the roof.
					B3018 Gutters and Downspouts	Gutters and Downspouts	B3010-3	25	25	0		2021	Eavestroughs and downpipes are installed at the main roof along all elevations. Eavestroughs and downspouts found at this building were noted to be of residential type and appear to be in poor condition. We recommend the replacement of the eavestroughs and downspouts at damaged sections in the short term.	Poor	Replace	Consequences of Failure	Ln. Ft.	365	\$ 20.00	\$7,300.00	\$ 7,300.00										
C1010 Partitions	C1010	C1010	Metal Cubicles	C1010-1	10	25	15		2036	In both washrooms, there are metal cubicles. The cubicles were found to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Part of Strategic Plan	Unit	4	\$ 1,000.00	\$4,000.00												N/A		
			Interior Ladders	C1010-2	30	30	0		2021	The access ladder in the main floor mechanical room was found to not be compliant with OSHA. We recommend installing guardrails and gates around the ladder. We recommend replacement in the short term.	Very Poor	Replace	Health and Safety	LS	1	\$ 3,000.00	\$3,000.00	\$ 3,000.00											Verdict: It is in our professional opinion that this work could be completed, or just removed. Reason: It has been flagged as 'H&S' and if used often should be replaced or removed entirely.		
			Interior Windows - Steel	C1010-3	20	40	20		2041	Steel windows were found at the main entrance, we recommend upgrading them to aluminum. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	Sq. Ft.	11	\$ 100.00	\$1,100.00													N/A	



Level 1 - Major Group	Level 2 - Component Group	Level 3 - Component	Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of probable Cost)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Songwood Comments				
C10 INTERIOR CONSTRUCTION		C1020 Interior Doors	Interior Doors - Steel	C1020-1	25	40	15		2036	There is an interior steel double door in the kitchen that was found to be in very good condition. We recommend replacing the door at the end of service life.	Very Good	Replace	Accessibility Issue	Unit	2	\$ 1,500.00	\$3,000.00												N/A				
		C1020 Interior Doors	Interior Doors - Steel	C1020-2	20	40	20		2041	There is an interior steel door in the main entrance that was found to be in very good condition. We recommend replacing the door at the end of service life.	Very Good	Replace	Accessibility Issue	Unit	1	\$ 3,000.00	\$3,000.00													N/A			
		C1020 Interior Doors	Interior Doors - Wood Closet	C1020-3	31	40	9		2030	Wood closet doors were noted at the daycare area, laundry area, drama room, 2nd floor office, MPR and boxing club and were found to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Part of Strategic Plan	Unit	23	\$ 500.00	\$11,500.00										\$ 11,500.00			Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.			
		C1020 Interior Doors	Interior Doors - Wood Double	C1020-4 C1020-5	31	40	9		2030	There are interior double doors which are cut in half, with the top half being fitted with plex-glass in the laundry room, daycare area and drama room. We recommend replacing the doors at the end of service life.	Good	Replace	Part of Strategic Plan	Unit	6	\$ 1,000.00	\$6,000.00											\$ 6,000.00			Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
		C1020 Interior Doors	Interior Doors - Wood Solid	C1020-6	31	40	9		2030	Solid wood doors were noted throughout the building and were found to be in good condition. The door at the mechanical room is not fire rated, we recommend replacing this door with a metal fire rated door. The female and male washroom doors are not barrier-free. We recommend upgrading these doors to make them accessible. We recommend replacing the doors at the end of service life.	Good	Replace	Health and Safety	Unit	11	\$ 1,500.00	\$16,500.00											\$ 16,500.00			2022: Verdict: It is in our professional opinion that this work does not need to be completed. Reason: It has been flagged as 'H&S' and if the bathrooms are fully upgraded then this item would be complete during that time. 2030: Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
		C1020 Interior Doors	Interior Doors - Special	C1020-7	31	40	2	-7	2023	There is a wood vertical door in the boxing club area that was found to be in poor condition. We recommend replacing the door in the short term.	Good	Replace	Part of Strategic Plan	Unit	1	\$ 2,500.00	\$2,500.00													\$ 2,500.00			
		C1030 Fittings	Lockers	C1030-1	23	25	2		2023	There are steel lockers located in the boxing club area and were observed to be in poor condition. We recommend replacement of the lockers at the end of service life.	Poor	Replace	Part of Strategic Plan	Unit	6	\$ 300.00	\$1,800.00															Verdict: It is in our professional opinion that this work does not need to be completed. Reason: It has been flagged as 'Part of Strategic Plan' and if the boxing area is upgraded then this item would be complete during that time. The lockers do not need to be updated at this time.	
		C1030 Fittings	Countertops	C1030-2	23	25	2		2023	There are MDF countertops in the main floor mechanical room and washrooms. The countertops in the washrooms are not barrier-free. These fittings were found to be in poor condition. We recommend making modifications to make the washroom countertops more accessible in the short term.	Poor	Replace	Accessibility Issue	Ln. Ft.	23	\$ 300.00	\$6,900.00																Verdict: It is in our professional opinion that this work does not need to be completed. Reason: It has been flagged as 'Accessibility Issue' and if the bathrooms are fully upgraded then this item would be complete during that time. The bathrooms do not need to be updated at this time.
		C1030 Fittings	Countertops	C1030-3	20	25	5		2026	There is a MDF countertop in the boxing club area that was found to be in fair condition. We recommend replacement at the end of service life.	Good	Replace	Accessibility Issue	Ln. Ft.	40	\$ 300.00	\$12,000.00											\$ 12,000.00				Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.	
		C1030 Fittings	Countertops	C1030-4	10	25	10	-5	2031	There is a MDF countertop in the drama play area, kitchen, and MPR. The countertop in the MPR requires replacement. We recommend replacement of the countertop at the MPR in the short term. We recommend replacement of the other countertops at the end of service life.	Good	Replace	Part of Strategic Plan	Ln. Ft.	50	\$ 300.00	\$15,000.00												\$ 15,000.00			Verdict: It is in our professional opinion that this work does not need to be completed. Reason: It has been flagged as 'Accessibility Issue' and if the kitchen is fully upgraded then this item would be complete during that time. The kitchen does not need to be updated at this time.	
		C1030 Fittings	Wood Cabinets	C1030-5	20	25	5		2026	There are wood cabinets in the boxing club area that were found to be in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Part of Strategic Plan	Ln. Ft.	43	\$ 500.00	\$21,500.00											\$ 21,500.00				Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.	
		C1030 Fittings	Wood Cabinets	C1030-6	15	25	10		2031	There are wood cabinets in the daycare area, drama play area, cubbies, MPR, and kitchen. The fittings were found to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Part of Strategic Plan	Ln. Ft.	100	\$ 300.00	\$30,000.00												\$ 30,000.00			Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.	
		C1030 Fittings	Wood Countertop	C1030-7	23	25	2		2023	There are wood cabinets in the toddler area, laundry room and main floor mechanical room. The fittings were found to be in poor condition. We recommend replacement at the end of service life.	Poor	Replace	Part of Strategic Plan	Ln. Ft.	12	\$ 300.00	\$3,600.00															Verdict: It is in our professional opinion that this work does not need to be completed. Reason: It has been flagged as 'Part of Strategic Plan' and if there is a proposal for a new space downstairs it can be part of a larger renovation.	
		C20 STAIRS	C2010 Stair Construction	Straight Stairs - Wood	C2010-1 C2010-2	31	40	30	21	2051	There are wood stairs at the main hall. The stairs were found to be in very good condition. We recommend extending the handrail on the horizontal at the mid term. We recommend replacement of the stairs at the end of service life.	Good	Replace	Part of Strategic Plan	LS	1	\$ 5,000.00	\$5,000.00												\$ 2,600.00			Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life and products not performing as designed are different. This item may perform well for many years without degradation. More information gathered at that time will tell more.
		C30 INTERIOR FINISHES		C3010 Wall Finishes	Wood Panel	C3010-1	20	40	20		2041	Wood panel walls were found in the boxing club area and were found to be in very good condition. Future repairs and replacement is recommended to be completed as needed, as part of maintenance and operation.	Very Good	Remediate	Part of Strategic Plan	Sq. Ft.	100	\$ 15.00	\$1,500.00													N/A	
				C3010 Wall Finishes	Gypsum Board Walls	C3010-2	20	40	20		2041	Painted gypsum board walls were observed throughout the building and were found to be in good condition. Items such as sealing small holes and repainting are considered a part of general operation and maintenance. In the main floor mechanical room, there is a hole that requires sealing in the short term. We recommend replacement at the end of service life.	Very Good	Remediate	Health and Safety	Sq. Ft.	12,000	\$ 10.00	\$120,000.00													N/A	
				C3010 Wall Finishes	Ceramic Wall Tiles	C3010-3	31	40	9		2030	Ceramic wall tiles are installed in the kitchen. The walls were observed to be in good condition. We recommend to replace the walls at the end of service life.	Good	Replace	Part of Strategic Plan	Sq. Ft.	24	\$ 50.00	\$1,200.00										\$ 1,200.00			Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.	
				C3020 Floor Finishes	Vinyl Composite Tile (VCT)	C3020-1	22	25	3		2024	Vinyl Composite Tiles (VCT) are installed in the toddler room and main entrance. The tiles were found to be in poor condition. For these floors, we recommend replacement at the end of service life.	Poor	Replace	Consequences of Failure	Sq. Ft.	2,050	\$ 10.00	\$20,500.00											\$ 20,500.00			Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.
C3020 Floor Finishes	Plywood			C3020-2	31	50	1	-18	2022	Plywood flooring for the mezzanine structure (structure prices separately) was found to be in poor condition. Plywood flooring has some stains from condensation from the cooling coil leaking down into the female washroom below. We recommend replacement at the end of Service life.	Very Good	Replace	Part of Strategic Plan	Sq. Ft.	85	\$ 6.00	\$510.00														Verdict: It is in our professional opinion that this work does not need to be completed. Reason: It has been flagged as 'Part of Strategic Plan' and do not see this being a structural issue.		
C3020 Floor Finishes	Vinyl Composite Tile (VCT)			C3020-3	24	25	1		2022	Vinyl Composite Tiles (VCT) are installed in the boxing club floor and was found to be in poor condition. We recommend performing a designated substances survey to determine correct measures for replacement of the tiles. Pending this investigation, we recommend replacement of the tiles after the survey has been done.	Poor	Replace	Health and Safety	Sq. Ft.	3,500	\$ 10.00	\$35,000.00			\$ 500.00												Verdict: It is in our professional opinion that this work does not need to be completed. A designated substance test could be performed for much less than prescribed. Reason: It has been flagged as 'H&S' and tiles, even if hazardous, are only so when removing or renovating. Based on our experience, the size and style of tile does not indicate they would be a hazard. Based on visual inspection only.	
C3020 Floor Finishes	Vinyl Floor Finish			C3020-4	23	25	1	-1	2022	Vinyl flooring is installed in the kitchen and main floor mechanical room. There are cracks on the floor in the kitchen that require repair. The floors were found to be in poor condition. We recommend replacement at the end of service life.	Poor	Replace	Consequences of Failure	Sq. Ft.	409	\$ 40.00	\$16,360.00				\$ 16,360.00											Verdict: It is in our professional opinion that this work should be completed. Reason: It has been flagged as 'Consequences of Failure' and the floor will not fail, but is in poor shape. If the kitchen was to be used regularly, it should be replaced.	
C3020 Floor Finishes	Vinyl Floor Finish	C3020-5 C3020-6	15	25	10		2031	Vinyl flooring is installed throughout the building and was found to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Consequences of Failure	Sq. Ft.	1,800	\$ 12.00	\$21,600.00													\$ 21,600.00			Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		

Level 1 - Major Group	Level 2 - Component Group	Level 3 - Component	Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of Probable Cost)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031			
		C3020 Floor Finishes	Vinyl Floor Finish	C3020-7	5	25	15	-5	2036	Vinyl flooring installed in the laundry room was found to be in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	Sq. Ft.	150	\$ 12.00	\$1,800.00														
		C3020 Floor Finishes	Carpet	C3020-8	12	15	3		2024	The 2nd floor office contains carpet flooring which is in poor condition. We recommend replacement at the end of service life.	Poor	Replace	Consequences of Failure	Sq. Ft.	410	\$ 10.00	\$4,100.00				\$ 4,100.00										
		C3020 Floor Finishes	Rubber Floor	C3020-9	25	25	1	1	2022	The outdoor play area and daycare area are made of rubber flooring. The rubber flooring is deteriorated and requires replacement. We recommend replacement in the short term.	Poor	Replace	Consequences of Failure	Sq. Ft.	2,025	\$ 25.00	\$50,625.00		\$ 15,000.00												
		C3020 Floor Finishes	Epoxy coated concrete		10	25	15		2036	The epoxy at the mechanical room was found to be in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Part of Strategic Plan	Sq. Ft.	48	\$ 5.00	\$240.00														
		C3030 Ceiling Finishes	Gypsum Ceiling Finish	C3030	31	40	9		2030	Gypsum board ceilings are installed throughout the building and were found to be in fair condition. There is damage at the area under leaking plumbing pipe below the hot water tank that we recommend replacing in the short term. There is also evidence of a leak in the female washroom which should be repaired after the previously mentioned leaks have been addressed.	Fair	Replace	Consequences of Failure	Sq. Ft.	6,952	\$ 6.00	\$41,712.00	\$ 2,000.00								\$ 41,712.00					
	D20 PLUMBING	D2010 Plumbing Fixtures	Plumbing Fixtures	D2010-1 D2010-2 D2010-3 D2010-4 D2010-5 D2010-6 D2010-7 D2010-8 D2010-9 D2010-10 D2010-11	10	20	10		2031	There are multiple toilets and sinks throughout the building. In the toddler area, there is a toilet and sink equipped and found to be in good condition. In the main floor mechanical room there is a PVC sink that was found to be in poor condition. The fixtures are new relative to the construction of the building and are in good condition. We recommend budgeting for the replacement of the plumbing fixtures at the end of service life. There are multiple toilets and sinks throughout the building. In the laundry and drama area, there are toilets and sinks in fair condition. There are urinals, barrier-free sinks, and toilets in the outdoor and indoor washrooms which were found to be in poor condition. The outdoor washroom sinks are barrier-free. We recommend budgeting for the replacement of the plumbing fixtures in phases at the end of service life. There are stainless steel sinks in the kitchen and boxing club area. These sinks are in fair condition. Some of the sinks require replacement. Phased replacement is recommended.	Fair	Replace	Energy Savings	Unit	30	\$ 1,000.00	\$30,000.00		\$ 9,000.00		\$ 9,000.00	\$ 3,000.00		\$ 4,000.00						\$ 2,000.00	
			Hot Water Tanks	D3020-1	20	20	1	1	2022	There are two water tanks noted on site. One water tank is a rental by "Reliance" and therefore will not be included in this report. We understand the daycare will eventually leave the building. We recommend the new user to install a newer high efficiency direct vent system with a capacity of 40,000 BTU. There is also a hot water tank manufactured by "Giant" (M/N: 152ETE) with a capacity of 4.5 kW, found to be in poor condition. There is rust near the bottom of the unit and we recommend replacement in the short term.	Poor	Replace	Energy Savings	Unit	1	\$ 2,500.00	\$2,500.00		\$ 2,500.00												
			Furnace	D3020-2	10	15	5		2026	The furnace in the mechanical room is manufactured by "Goodman" (M/N: GK589094CXAG S/N: 110633604), and has a heat input efficiency of 85.5% (90,000 BTU). There is also a furnace in the main mechanical room servicing the daycare (M/N: GMH550703BKAE S/N: 1104105246) noted in the mechanical room. We recommend replacement of the units at the end of service life.	Good	Replace	Energy Savings	LS	1	\$ 12,500.00	\$12,500.00					\$ 12,500.00									
			Cooling Coil	D3020-3	10	15	0	-5	2021	The cooling coil for the furnace (M/N: GMH550703BKAE S/N: 1104105246) uses R22 freon. We recommend replacing this cooling coil and repairing the leaks from the condenser to the female washroom below concurrently. We recommend replacement in the short term.	Poor	Replace	Energy Savings	Unit	1	\$ 2,000.00	\$2,000.00	\$ 2,000.00													
			Furnace	D3020-4	12	15	3		2024	There are two furnaces at the attic space, combined as one with one unit being inaccessible for repair (M/N: GK5811550XADD S/N: 0907708535, 0907708536). The units were found to be in poor condition. We recommend budgeting for the reconfiguration of both units to allow for safe access in the short term. Both units have a capacity for 115,000 BTU input and 106,500 BTU output. A pump for the drain has failed causing a leak to the male washroom below. We recommend replacement of the units at the end of service life.	Poor	Replace	Energy Savings	Unit	1	\$ 15,000.00	\$15,000.00	\$ 500.00			\$ 15,000.00										
			Unit Heater	D3020-5	22	25	3		2024	Units heaters found in the laundry room, toddler room and all washrooms were found to be ranging from fair to poor condition. We recommend replacement at the end of service life for each.	Poor	Replace	Energy Savings	Unit	5	\$ 500.00	\$2,500.00			\$ 2,500.00											
			Exhaust Fan	D3040-1	29	30	1		2022	The exhaust fans at the laundry room and toddler room are in poor condition. We recommend replacement of the exhaust fans in the short term.	Poor	Replace		Unit	2	\$ 1,000.00	\$2,000.00		\$ 2,000.00												
			Exhaust Fan	D3040-2	23	30	7		2028	The exhaust fan in the kitchen leading to the roof, was found to be in fair condition. We recommend replacement at the end of Service life.	Fair	Replace		Unit	1	\$ 4,000.00	\$4,000.00						\$ 4,000.00								
			Exhaust Fan	D3040-3	19	20	1		2022	Exhaust fans in the male washroom, female washroom, outdoor washroom and mechanical room were found to be in poor condition. We recommend replacement at the end of Service life.	Good	Replace		Unit	5	\$ 300.00	\$1,500.00		\$ 1,500.00												
			Ceiling Fans	D3040-4	23	30	7		2028	The ceiling fans in the boxing club were found to be in fair condition. We recommend installing an exhaust fan for Health and Safety requirements.	Fair	Replace	Health and Safety	Unit	2	\$ 1,000.00	\$2,000.00							\$ 2,000.00							
			Condenser	D3050-1 D3050-2	14	25	11		2032	Condensers manufactured by "Goodman" using R410A at the exterior of the building (M/N: SSX140601AD S/N: 0703152163, 0703152212). The units were found to be in good condition. We recommend replacing the units at the end of service life.	Good	Replace		Unit	2	\$ 7,500.00	\$15,000.00														
			Condenser	D3050-2	25	25	0		2021	A condenser manufactured by "York" using R22 at the exterior of the building (M/N: H1CA030S06A S/N: HFXM101159). We recommend replacing the R22 freon with R410A coolant.	Poor	Replace	Health and Safety	Unit	1	\$ 4,500.00	\$4,500.00	\$ 4,500.00													

Songwood Comments

N/A

Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order.  
Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.

Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'Consequences of Failure' and the area is in poor condition. Any renovation of the space should have this area removed even if it's replaced with grass.

N/A

2022:  
Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'Consequences of Failure' and these areas are minor drywall ceiling and wall repairs.

2030:  
Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order.

Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.

Verdict: It is in our professional opinion that this work should be completed. But can be completed in Phases.

Reason: It has been flagged as 'Energy Savings' and any renovation to this space needs considerations for longer term layout and usability.

Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'Energy Savings'. In our experience try and remove yourself from any rented equipment. It does not pay off in the long term.

Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order.  
Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.

Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'Energy Savings'. In our experience try and remove yourself from any rented equipment. It does not pay off in the long term.

Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'Energy Savings'. Remediating this now could prevent damage in the future.

Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order.  
Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.

Verdict: It is in our professional opinion that this work should not be completed.

Reason: They do not function as part of the heating and cooling system. These can remain in place.

Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: If they are still functioning, these can remain in place.

Verdict: It is in our professional opinion that this work does not need to be completed.

Reason: They do not function as part of the heating and cooling system. These can remain in place.

Reason: It has been flagged as 'H&S'

N/A

Verdict: It is in our professional opinion that this work should be completed.

Reason: It has been flagged as 'H&S' and this should be replaced due to the use of freon.

Level 1 - Major Group	Level 2 - Component Group	Level 3 - Component	Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of probable Cost)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Songwood Comments	
D40 FIRE PROTECTION	D3050-Terminal and Package Units	Condenser	D3050-3	24	25	1			2022	A condenser using R22A freon at the exterior of the building (M/N: GSC130361DF S/N: 060422128) was found to be in fair condition, but with R-22 refrigerant. This condenser services the 2nd floor furnace. We recommend installing a platform that is above snow level for this unit. We recommend replacing the units at the end of service life.	Poor	Replace		Unit	1	\$ 6,000.00	\$6,000.00		\$ 6,000.00											Verdict: It is in our professional opinion that this work should be completed. Reason: It has been flagged as 'H&S' and this should be replaced due to the use of freon.
	D4030 Fire Protection Specialties	Fire Extinguisher	D4030	5	20	15			2036	Fire extinguishers in the building are inspected monthly by Trinity. We recommend replacing at the end of service life.	Good	Replace	Health and Safety	Unit	4	\$ 250.00	\$1,000.00												N/A	
	D4090 Other Fire Protection Systems	Fire Suppression System	D4090	10	20	10			2031	A "Ranger" fire suppression system is installed in the kitchen. The unit is connected to pipes next to the kitchen hood. The system is in good condition. We recommend replacing at the end of service life.	Good	Replace	Health and Safety	LS	1	\$ 5,000.00	\$5,000.00										\$ 5,000.00	Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
D50 ELECTRICAL	D5010 Electrical Service and Distribution	Electrical Panels	D5010-1	31	50	19			2040	The main switch for the building is located at the mechanical room rated at 600 A and 240 V. Multiple safety switches with meters are manufactured by 'I-T-E' and rated at 200 A and 240V. Small safety switches, fuses, and miscellaneous electric repairs are assumed to be managed from the operations and maintenance. We recommend replacing the original panels in the mid-term and the newer panels at the end of service life.	Very Good	Replace	Energy Savings	LS	1	\$ 24,000.00	\$24,000.00													N/A
	D5010 Electrical Service and Distribution	Timers	D5010-2	31	30	1	2		2022	Timers for the external lights, contactors and washroom exhaust fans were found to be in poor condition. We recommend replacing the timers in the short term.	Poor	Replace	Energy Savings	Unit	3	\$ 750.00	\$2,250.00		\$ 2,250.00										Verdict: It is in our professional opinion that this work does not need to be completed. Reason: It has been flagged as 'Energy Savings'. If this building is used in the evening and exterior lighting becomes an issue, revisit this item.	
	D5010 Electrical Service and Distribution	Soffit Outlet	D5010-3	30	30	0			2021	There is an outlet that was noted at the soffit that is loose and not to code. We recommend repairing in the short term.	Poor	Replace	Energy Savings	Unit	1	\$ 500.00	\$500.00	\$ 500.00												Verdict: It is in our professional opinion that this work should be completed. Reason: It has been flagged as 'H&S' and this should be replaced due to its unsafe nature.
	D5010 Electrical Service and Distribution	Electrical Panels	D5010-4 D5010-5	31	40	9			2030	Electrical panels in the toddler, kitchen and boxing club were found to be in very good condition. The panels were all manufactured by 'I-T-E' and rated at 125 A 240V, 200 A 240V and 200A 240V respectively. We recommend replacing the units at the end of service life.	Very Good	Replace	Energy Savings	LS	1	\$ 13,000.00	\$13,000.00										\$ 13,000.00	Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
	D5010 Electrical Service and Distribution	Electrical Panels	D5010-6	13	30	17			2038	There is a panel in the boxing club manufactured by 'Square D' rated at 60A and 240V found to be in very good condition. We recommend replacing the timers in the short term.	Very Good	Replace	Energy Savings	Unit	1	\$ 2,000.00	\$2,000.00													N/A
	D5020 Lighting and Branch Wiring	Exit Lighting	D5020-1	20	20	1	1		2022	Exit signs throughout the building were found to be in fair condition. We recommend upgrading to new internationally recognized exit signs (green sign with running person).	Fair	Replace	Health and Safety	Unit	6	\$ 250.00	\$1,500.00		\$ 1,500.00											Verdict: It is in our professional opinion that this work should be completed, but is legally not required unless you renovate the building. Reason: It has been flagged as 'H&S', these items can remain in place and are code compliant as they are. When you renovate, they will need to be replaced.
	D5020 Lighting and Branch Wiring	Lighting - Incandescent	D5020-2	19	20	1			2022	Incandescent lights are located throughout the building. These lights observed to be old and have surpassed their expected life. We recommend replacement at the end of service life.	Poor	Replace	Energy Savings	Unit	53	\$ 200.00	\$10,600.00		\$ 10,600.00											Verdict: It is in our professional opinion that this work does not need to be completed. Some electrical calculations could be performed to identify electricity savings if that was a concern. Reason: It has been flagged as 'Energy Savings'. If the building's electrical costs to operate are high, perhaps this can be entertained, otherwise phase them out as they cease to operate.
	D5020 Lighting and Branch Wiring	Lighting - CFL	D5020-3	19	20	1			2022	Compact fluorescent light fixtures were noted in the building. The lights were observed to be old and have surpassed their expected Service life. We recommend replacing and upgrading with an LED fixture in the short term.	Poor	Replace	Energy Savings	Unit	4	\$ 200.00	\$800.00		\$ 800.00											Verdict: It is in our professional opinion that this work does not need to be completed. Some electrical calculations could be performed to identify electricity savings if that was a concern. Reason: It has been flagged as 'Energy Savings'. If the building's electrical costs to operate are high, perhaps this can be entertained, otherwise phase them out as they die.
	D5020 Lighting and Branch Wiring	Lighting	D5020-4	20	20	1	1		2022	T12 lighting fixtures are located in the laundry room, main floor mechanical room and boxing club. We recommend installing a lighting control panel when the lights get replaced. We recommend replacement at the end of service life.	Poor	Replace		Unit	34	\$ 350.00	\$11,900.00		\$ 11,900.00											Verdict: It is in our professional opinion that this work does not need to be completed. Some electrical calculations could be performed to identify electricity savings if that was a concern. Reason: If the buildings electrical costs to operate are high, perhaps this can be entertained, otherwise phase them out as they die.
	D5020 Lighting and Branch Wiring	Lighting - T8 LED	D5020-5	17	20	3			2024	T8 LED U-shaped lighting fixtures are located in the daycare area, toddler room, drama play area, MPR and kitchen. The fixtures were observed to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	11	\$ 450.00	\$4,950.00			\$ 4,950.00										Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.
	D5030 Communications and Security	Security System	D5030	10	15	5			2026	Security system installed in the boxing club manufactured by 'DSC' and was found to be in fair condition. We recommend replacement at the end of service life.	Fair	Replace		LS	1	\$ 3,000.00	\$3,000.00					\$ 3,000.00							Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.	
	D5040 Fire Alarm System	Fire Alarm Systems	D5040-1	15	15	1	1		2022	The fire alarm panel (M/N: 6616) manufactured by 'Edwards' that was found to be in poor condition. We recommend replacement of the fire alarm system in the short term.	Poor	Replace		LS	1	\$ 9,000.00	\$9,000.00		\$ 9,000.00											Verdict: It is in our professional opinion that this work should be completed. Reason: These items can remain in place and are code compliant as they are, but a properly functioning alarm system is important to have.
	D5040 Fire Alarm System	Fire Alarm Systems	D5040-2	15	15	1	1		2022	There are fire strobes, pull stations, fire bells, and detectors noted throughout the building. We recommend replacing two smoke detectors in the kitchen and main entrance area in the mid term. We recommend replacement of the devices in the short term.	Poor	Replace		Unit	23	\$ 300.00	\$6,900.00					\$ 600.00								Verdict: It is in our professional opinion that this work should only be completed if these items are not functioning. Reason: These items can remain in place and are code compliant as they are, but a properly functioning fire alarm is important to have.
	D5090 Other Electrical Systems	Emergency Lighting and battery pack	D5090-1	10	20	10			2031	Emergency light and battery combo units are installed in the main floor mechanical room was found to be in good condition. We recommend replacing the battery pack and emergency lights at the end of service life.	Good	Replace	Health and Safety	Unit	1	\$ 1,000.00	\$1,000.00										\$ 1,000.00	Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
	D5090 Other Electrical Systems	Emergency Light	D5090-2	19	20	1			2022	Emergency light units (with no battery pack attached) were found throughout the building to be in poor condition. We recommend replacing them at the end of service life.	Poor	Replace	Health and Safety	Unit	13	\$ 100.00	\$1,300.00		\$ 1,300.00											Verdict: It is in our professional opinion that this work should only be completed if these items are not functioning. Reason: These items can remain in place and are code compliant as they are, but a properly functioning emergency lighting system is important to have.
E EQUIPMENT AND FURNISHINGS	E10 EQUIPMENT	E1090 Other Equipment	Kitchen Equipment	E1090-1	12	15	3		2024	In the kitchen there is a fridge manufactured by 'Kenmore' which was found to be in poor condition. We recommend replacement of the new appliances at the end of service life.	Poor	Replace	Energy Savings	Unit	1	\$ 2,000.00	\$2,000.00				\$ 2,000.00								Verdict: It is in our professional opinion that this work should only be completed if these items are not functioning. Reason: These items can remain in place and if functioning well does not need to be replaced.	
		E1090 Other Equipment	Kitchen Equipment	E1090-2	5	15	10		2031	In the kitchen there are three refrigerators, two manufactured by 'Frigidaire' and one by 'Woods'. The units were found to be in good condition. We recommend replacement of the appliances at the end of service life.	Good	Replace	Energy Savings	Unit	3	\$ 2,000.00	\$6,000.00									\$ 6,000.00	Verdict: It is in our professional opinion that this work should only be completed if these items are not functioning. Reason: These items can remain in place and if functioning well does not need to be replaced.			
		E1090 Other Equipment	Exhaust Hood	E1090-3	15	30	15			2036	There is a kitchen hood above the range stove that was noted as being in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Energy Savings	Unit	1	\$ 15,000.00	\$15,000.00												N/A
		E1090 Other Equipment	Stove/Oven	E1090-4	15	20	5			2026	In the kitchen, there is a 'Garland' stove and burger plate that was found to be in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Energy Savings	Unit	1	\$ 12,000.00	\$12,000.00					\$ 12,000.00							Verdict: It is in our professional opinion that this work does not need to be completed. Reason: If they are still functioning, these can remain in place.
		E1090 Other Equipment	Grease Trap	E1090-5	10	20	10			2031	In the kitchen, there is a grease trap that was found to be in good condition. We recommend replacement at the end of service life.	Good	Replace	Energy Savings	Unit	1	\$ 3,000.00	\$3,000.00										\$ 3,000.00	Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in long standing order. Reason: Service Life and products not performing as designed are different. This item may perform well for many years without degradation. More information gathered at that time will tell more.	
G2010 Roadways	Metal Sign	G2010-1	31	40	5	-4		2026	A metal sign is located at the entrance to the site. The sign was found to be in fair condition. We recommend replacement at the end of service life.	Fair	Replace	Part of Strategic Plan	LS	1	\$ 2,000.00	\$2,000.00						\$ 2,000.00							Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a means to keep the building in long standing order. Reason: Service Life and products not performing as designed are different. This item may perform well for many years without degradation. More information gathered at that time will tell more.	

Level 1 - Major Group	Level 2 - Component Group	Level 3 - Component	Asset Name	Photo Reference	Age of Element (Years)	Normal Life (Years)	Remaining Life (Years)	Adjustment	Estimated Year of Replacement	General State of Repair, Comments & Problems	Condition Rating	Intervention Type	Project Prioritization	Unit	Quantity	Unit Repl. Cost	Current Replacement Cost (Opinion of Probable Cost)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031					
G SITEWORK	G20 SITE IMPROVEMENT	G2010 Roadways	Brick and Block Sign	G2010-2	20	40	20		2041	A brick and block sign is located at the site. The sign was found to be in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Consequences of Failure	LS	1	\$ 15,000.00	\$15,000.00												Songwood Comments				
		G2020 Parking Lots	Asphalt Paving	G2020-1	19	20	1		2022	Asphalt pavement is located on the site. There were potholes noted throughout the pavement. We recommend replacement repairs to the pavement in the short term.	Fair	Repair	Consequences of Failure	Sq. Ft.	2,400	\$ 6.00	\$14,400.00		\$ 14,400.00											Verdict: It is in our professional opinion that this work does not need to be completed at this time. If the use changes or intensifies, then this item should be revisited. Reason: It has been flagged as 'Consequences of Failure'. The parking lot could be left for now, but should be monitored if the condition worsens.			
		G2020 Parking Lots	Bollards (Steel)	G2020-2	13	20	7		2028	There are steel bollards located at the light poles. The bollards were found to be in fair condition. We recommend replacement repairs to the pavement in the short term.	Fair	Repair	Consequences of Failure	Unit	7	\$ 1,000.00	\$7,000.00							\$ 7,000.00						Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a mean to keep the building in long standing order. Reason: Service Life and products not performing as designed are different. This item may perform well for many years without degradation. More information gathered at that time with tell more.			
		G2020 Parking Lots	Curbs	G2020-3 G2020-4	20	20	1	1	2022	There are curbs at the outdoor area, exterior and outdoor washroom. The outdoor washroom entrance is inaccessible due to curb placement. We recommend cutting the curb to improve the accessibility in this area. We recommend replacement in the short term.	Poor	Repair	Consequences of Failure	Ln. Ft.	300	\$ 50.00	\$15,000.00		\$ 15,000.00												Verdict: It is in our professional opinion that this work does not need to be completed at this time. If the use changes or intensifies, then this item should be revisited. Reason: It has been flagged as 'Consequences of Failure'. The curbs could be left for now, but should be monitored if the condition worsens.		
		G2020 Parking Lots	Curb Stop	G2020-5	20	20	1	1	2022	There are curb stops at the exterior of the building that require replacement. The stops are in poor condition. We recommend replacement at the end of service life.	Poor	Repair	Consequences of Failure	Unit	5	\$ 250.00	\$1,250.00		\$ 1,250.00											Verdict: It is in our professional opinion that this work does not need to be completed at this time. If the use changes or intensifies, then this item should be revisited. Reason: It has been flagged as 'Consequences of Failure'. The curb stops could be left for now, but should be monitored if the condition worsens.			
		G2020 Parking Lots	Gravel Parking Lot	G2020-6	31	50	19		2040	The gravel surfaced parking lot is in fair condition with potholes. We recommend resurfacing in the short term. Pavement is also recommended.	Fair	Repair	Consequences of Failure	Sq. Ft.	20,000	\$ 3.00	\$60,000.00		\$ 10,000.00												Verdict: It is in our professional opinion that this work does not need to be completed at this time. If the use changes or intensifies, then this item should be revisited. Simply regrading the gravel surface could also be a temporary fix. Reason: It has been flagged as 'Consequences of Failure'. The gravel surface could be left for now, but should be monitored if the condition worsens.		
			G2030 Pedestrian Paving	Pavers	G2030-1	25	40	15		2036	There are interlock pavers located in the outdoor play area. The pavers were found to be in very good condition. We recommend replacement of the pavers at the end of service life.	Very Good	Replace	Health and Safety	Sq. Ft.	570	\$ 25.00	\$14,250.00													N/A		
			G2030 Pedestrian Paving	Pavers	G2030-2	31	40	9		2030	The pavers located at all other sections of the building require releveling. The pavers were found to be in fair condition. We recommend releveling in the short term.	Poor	Replace	Health and Safety	Sq. Ft.	690	\$ 25.00	\$17,250.00	\$ 7,000.00								\$ 17,250.00				2022: Verdict: It is in our professional opinion that this work should be completed. Reason: It has been flagged as 'H&S'. The entries and walking paths should be leveled and updated. 2030: Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a mean to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
			G2040 Site Development	Wood Structure Shed	G2040-1	20	40	25	5	2046	There is a wooden structural shed with steel columns. The shed was found to be in fair condition. We recommend refurbishing corroded steel and replacing the roof of the shed in the short term.	Very Good	Replace	Health and Safety	LS	1	\$ 5,000.00	\$5,000.00	\$ 1,500.00												Verdict: It is in our professional opinion that this work does not need to be completed. The shed could even be removed entirely. Reason: It has been flagged as 'H&S'. The shed is not being used and could be removed, or left alone depending on the intended use. If the rear of the building lot gets regraded and excavated, the shed would likely need to be removed.		
			G2040 Site Development	Wood Shed	G2040-2	30	40	10		2031	The wood shed in the outdoor play area was found to be in good condition. This item may be removed once the daycare relocates. We recommend replacement at the end of service life.	Good	Replace	Health and Safety	Unit	2	\$ 3,500.00	\$7,000.00									\$ 7,000.00				Verdict: It is in our professional opinion that this work will need to be reviewed closer to the Service Life date. There is no need to replace functional products, except as a mean to keep the building in good standing order. Reason: Service Life expiration and products not performing need to be viewed differently. This item may perform well for many years without degradation. Condition of item should be assessed one year prior to expiration.		
			G2040 Site Development	Chain Link Fence	G2040-3	10	25	15		2036	There is a chain link fence surrounding the perimeter of the building and is used to create enclosures within the property. We recommend replacement at the end of service life.	Very Good	Replace	Health and Safety	Lin	1,800	\$ 6.00	\$10,800.00													N/A		
			G2040 Site Development	Playing Field	G2040-4	37	40	3		2024	There is a playing field located in the outdoor area, we assume the playing field will be removed once the building changes occupancy.	Poor	Replace	Health and Safety	LS	1	\$ 15,000.00	\$15,000.00													N/A		
			G2040 Site Development	Wood Bench	G2040-5	20	40	20		2041	There is a wood bench located in the outdoor area. The bench was found to be in very good condition. We recommend replacement at the end of service life.	Very Good	Replace	Health and Safety	LS	1	\$ 1,000.00	\$1,000.00													N/A		
		G40 SITE ELECTRICAL UTILITIES	G4020 Site Lighting	G4020-1	Light Pole	G4020-1	13	35	22		2043	There are light poles located on concrete posts at the exterior areas of the building. The poles were found to be in poor condition. We recommend replacement at the end of service life.	Poor	Replace		Unit	3	\$ 6,500.00	\$19,500.00												N/A		
G4020-2	Light Poles			G4020-2	13	20	1	-6	2022	Light fixtures for the light poles were found to be in fair to poor condition. We recommend replacing these fixtures with newer LED fixtures in the medium term.	Fair	Replace	Part of Strategic Plan	Unit	3	\$ 1,000.00	\$3,000.00		\$ 3,000.00											Verdict: It is in our professional opinion that this work does not need to be completed. Reason: It has been flagged as 'Energy Savings'. If this building is used in the evening and exterior lighting becomes an issue, revisit this item.			
G4020-3	Exterior Lights			G4020-3	19	20	1		2022	Exterior lights were noted throughout the perimeter of the building and were found to be in poor condition. We recommend replacement in the short term.	Poor	Replace	Energy Savings	Unit	5	\$ 350.00	\$1,750.00		\$ 1,750.00											Verdict: It is in our professional opinion that this work does not need to be completed. Reason: It has been flagged as 'Energy Savings'. If this building is used in the evening and exterior lighting becomes an issue, revisit this item.			
G4020-4	Exterior Lights - CFL			G4020-4	20	20	1	1	2022	CFL soffit lighting was noted throughout the perimeter of the building and was found to be in poor condition. We recommend upgrading these fixtures to newer LED fixtures in the short term.	Poor	Replace	Energy Savings	Unit	11	\$ 350.00	\$3,850.00		\$ 3,850.00												Verdict: It is in our professional opinion that this work does not need to be completed. Some electrical calculations could be performed to identify electricity savings if that was a concern. Reason: It has been flagged as 'Energy Savings'. If the building's electrical costs to operate are high, perhaps this can be entertained, otherwise phase them out as they cease to operate.		
																	\$2,418,997.00	\$37,300.00	\$147,960.00	\$35,500.00	\$68,050.00	\$0.00	\$117,500.00	\$0.00	\$83,000.00	\$0.00	\$253,412.00	#####					
																	<b>TOTAL 3 YEAR SPEND</b>			<b>TOTAL 10 YEAR SPEND</b>													
																	<b>\$220,760.00</b>			<b>\$600,000.00 - \$843,922.00</b>													