

WATERTON PARK COMMUNITY ASSOCIATION
SUMMARY – ESTIMATED FACILITIES INFRASTRUCTURE COSTS
COMMUNITY HALL
COMMUNITY CENTRE
CLUBHOUSE – PRO-SHOP
September 14th, 2009

INTRODUCTION

The initial intent when I started the review of WPCA facilities was to develop a Building Assets Management Plan for all of the WPCA's buildings. I had targeted the end of October 2009 to complete a comprehensive first draft. The recent WPCA Board motion to have I.D. # 4 consider taking over management of the WPCA, and the very prompt response by the I.D. #4 have required some major changes in the manner in which the building review information will be initially presented. In order to have basic cost information available several days prior to the September 18th, 2009 I.D. #4 meeting, I have focused on cost summaries for various scenarios for each of the three main facilities.

Since there can be a wide variance in the quality of materials and assemblies, and also considering that there could be at least some volunteer participation, the costs estimates generally have a variance or an upper and lower range.

All costs are based on current (2009) cost data. With the present economic climate, inflation or escalation is very difficult to predict, therefore inflation or escalation have not been included in any of the cost estimates.

The cost estimates are for material and assemblies to maintain the facilities at their present level, and do not include capital improvements, expansions or major renovations. Replacement or renewal of worn or dated components is included in the cost estimates. Upgrades necessary to conform to building code requirements are included only for the long term (10 years plus) scenarios. It has been assumed for the purposes of the cost estimates for shorter term scenarios that operation of the facilities can continue without resolving current non-compliant items. Lack of fire separations is the major non-compliance at all facilities.

Available time has not permitted a review of the Staff Residence nor the Cart Storage – Residence buildings.

COMMUNITY HALL

Building infrastructure investment over the next ten years required to keep the Hall operational for 10 to 15 years, includes code required upgrades:
\$180,000.00 to \$335,000.00

Building infrastructure investment over the next eight years required to keep the Hall operational for a maximum of nine years, after which the Hall would be demolished, no code upgrades:
\$24,000.00

Building infrastructure investment required to keep the Hall operational for a maximum of two years, after which the Hall would be demolished, no code upgrades:
\$5,000.00

Demolition costs including restoring the site to an open grassed area:
\$50,000.00 to \$75,000.00

Replacement cost **\$1,000,000.00 to \$1,500,000.00**

COMMUNITY CENTRE

Building infrastructure investment over the next ten years required to keep the Centre operational for 10 to 15 years, includes code required upgrades:
\$275,000.00 to \$350,000.00

Building infrastructure investment over the next eight years required to keep the Centre operational for a maximum of nine years, after which the Centre would be demolished, no code upgrades:
\$38,000.00

Building infrastructure investment required to keep the Centre operational for a maximum of two years, after which the Centre would be demolished, no code upgrades:
\$500.00

Demolition costs including restoring the site to an open grassed area:
\$100,000.00 to \$150,000.00

Replacement cost **\$2,000,000.00 to \$3,000,000.00**

CLUBHOUSE – PRO-SHOP

Building infrastructure investment over the next ten years required to keep the Clubhouse & Pro-Shop operational for 10 to 15 years, includes code required upgrades:

\$255,000.00 to \$375,000.00

Building infrastructure investment over the next eight years required to keep the Clubhouse & Pro-Shop operational for a maximum of nine years, after which the Clubhouse & Pro-Shop would revert to Parks Canada:

\$85,000.00

Replacement Cost

\$2,000,000.00 to \$3,000,000.00