

	A	B	C	D	E	F	G	H	I	J
1	UNICODE	NMS	DESCRIPTION / COMMENTARY	RATING	COST IMMEDIATE	COST 1YEAR	COST 3 YEARS	COST 5 YEARS	COST 10 YEARS	COST ANNUAL
	A1010	03 30 00	<p><b>FOUNDATIONS EXTERIOR</b> -Cast in place non-reinforced concrete,</p> <ul style="list-style-type: none"> <li>- It appears that the foundations were build in several stages</li> <li>- Methods of construction not consistent.</li> <li>- Likely some portions of the building were initially supported by concrete piers, then foundation walls were "infilled" later.</li> <li>- Other areas (basement) were fully formed prior to building being moved in</li> <li>- Concrete likely mixed on site with varying results and appearances</li> <li>- Some areas extensively weathered</li> <li>- Some areas have been parged (stucco),most parging has come loose</li> <li>- Parging was applied to plywood on the west elevation north end (below shingled areas). No flashings at shingle to parged plywood assembly, allowing water infiltration.</li> <li>- Exterior grade at the south elevation (Cloak Room / Storage) is higher than the top of foundation and floor framing, deterioration of floor framing and wall framing likely, may be some mould growth.</li> <li>-If the facility is to be kept in service longer than 10 years, the grading at the south end must be addressed, and the frame floor of the southerly 16' - 20' rebuilt. \$60,000.00.</li> <li>- <b>Although appearing unsightly, exterior foundations should be able to provide adequate support for the building for about ten years.</b></li> </ul>	3						
2					\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	\$0.00
	A2020	03 30 00	<p><b>FOUNDATIONS INTERIOR</b></p> <ul style="list-style-type: none"> <li>- Varied assortment of concrete pads and large rocks</li> <li>- Wood posts and logs uses for columns.</li> <li>- Most columns are wedged into place, not well connected to the floor beams or the foundation pads. Condition has likely existed since 1948.</li> <li>- Under heavy use, e.g. conga lines, bunny hop. Etc. resulting floor bounce could release a column or columns causing a partial floor collapse.</li> <li>- Columns should be secured better, could be accomplished with plywood plates or metal straps and 2"x4" cross bracing.</li> <li>- <b>Securing columns could be accomplished with volunteer labour</b></li> <li>- <b>Materials \$500.00</b></li> <li>- <b>Hired labour \$3,000.00</b></li> <li>- <b>Total \$3,500.00</b></li> </ul>	2						
3						\$3,500.00				

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4	B1010	06 11 00	<b>FLOOR FRAMING</b> - Conventional wood frame - Provided column support can be maintained, floor system is capable of supporting 100 psf as require by code for Assembly Occupancies - At exterior foundations, some joist bear directly on concrete, while others are supported on wood beams cast into the foundations - Some evidence of deterioration of joists due to moisture intrusion and resulting fungal growth. - Noticeable gaps between the floor system and the exterior foundation. - Disadvantage, allows pests and vermin into crawl space. - Advantage, provides ventilation to crawl space, reducing the potential for deterioration of wood component (fungal attack) and mould growth. Provides combustion air for furnace & hot water tank. - Floor joists at portion of Basement beneath east porch are deteriorated from utility leakage. <b>-Floor should be checked yearly for "soft spots" or excessive deflection. Joists with noticeable deterioration could be reinforced with another joist (pressure treated)-Reinforcing could be done with volunteer labour</b> <b>-Annual Costs</b> Materials \$ 500.00 Hired Labour \$1,200.00 Total \$1,700.00	1						\$1,700.00
5	C2010	06 11 00	<b>Stage Stairs</b> Stairs on either side of the Stage are a trip hazard due to varying rise & run. Stairs could be re-built by volunteers. <b>-Materials \$100.00</b> <b>-Hired Labour \$600.00</b> <b>-Total \$700.00</b>	1	\$700.00					
6	B1020	06 11 00	<b>ROOF FRAMING</b> - Conventional peaked roof all areas except Washrooms, mono-slope at Washrooms - Roof trusses in good condition, bolted connections (DND built thing properly)	4						
7	B3020	07 00 00	<b>ATTIC VENTILATION</b> - <b>Insufficient natural ventilation</b> - Interior will tend to be excessively hot during warm weather. - Potential for "ice dams" to form during winter - Could result in leakage and damage to shingles at edges - Asphalt shingles will tend to age more quickly - *Recommend existing gable vents be opened up and screened - Washrooms, attic not accessible - Does not appear that there is any attic ventilation - Resulting heat build-up could be accelerating aging of asphalt shingles. - *Recommend installation of turbine roof ventilator and provide opening from Hall attic to Washroom attic. -Some labour could be part of Maintenance Contract (Ben) -Some labour could be volunteer <b>-Materials (Roof Turbine) \$500.00</b> <b>-Materials (Gable Vents) \$100.00</b> <b>-Hired Labour \$900.00</b> <b>-Total \$1,500.00</b>	2	\$1,500.00					

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8	B3020	07 31 13	<b>ROOFING</b> - (except over Washrooms) -asphalt shingles -replace in 8 to 10 years -Replacement Cost (2010 dollars) -(Contracted, no volunteer input)	4					\$6,800.00	
9	B3020	07 31 13	<b>ROOFING</b> - (over Washrooms) -asphalt shingles -replace in 3 to 5 years -Replacement Cost (2010 dollars) -(Contracted, no volunteer input)	3			\$1,300.00			
10	2000	3000	<b>Exterior Siding</b> - Siding is original cedar shingles – painted -Shingle nails have likely rusted out progressively over the years - Numerous shingles are loose or missing - Might last 5 – 10 years with increasing yearly maintenance -If the building is to be kept in service beyond, significant investment will be required to replace the siding. -Good quality insulated siding - \$104,000.00, could reduce heating bills by 25% -Ordinary non-insulated - \$35,000.00 (masonite)	1					\$104,000.00	
11	2000	3000	<b>Flooring</b> Serviceable, would need replacement in 10 years	3					\$42,000.00	
12	2000	3000	<b>Lighting Fluorescent</b> -fixtures are dated, more efficient fixtures are available -reduction in utilities could provide an 8 to 10 year payback	4				\$5,000.00		
13	2000	3000	<b>Lighting - Incandescent Pendants</b> -insulation on wiring has deteriorated and is a potential fire hazard -if fixtures are to be kept in service they must be required -must be disconnected immediately -disconnect \$0.00 (maintenance) -Re-wire -materials \$50.00 -Hired labour \$900.00 -Total \$950.00	1						
14	2000	3000	<b>Electrical Service &amp; Distribution</b> -Service is adequate for foreseeable future -distribution is poor -provide additional circuits & outlets \$\$\$3,000.00	3					\$3,000.00	
15	2000	3000	<b>Smoke Detectors</b> -present detectors are non-functional -new detectors required -still won't be up to current code requirements -Materials \$150.00 -Hired Labour \$1,050.00 -Total \$1,200.00	1			\$1,200.00			
16	2000	3000	<b>Heating System</b> -single forced air furnace in crawl space -installation does not meet current code requirements (separate fire rated room required, does not provide recommended ventilation rates) -furnace appears to be about 10 years old, should have 10 to 15 years remaining service life.	3					\$8,000.00	

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17	2000	3000	<b>Fire Rated Furnace Room</b> -required by current code. Existing assembly would likely be allowed to remain, but would have to be addressed when the furnace is replaced, or if a major renovation is undertaken)	2					\$10,000.00	
18	2000	3000	<b>Fire Rate Basement</b> (does not include crawl space). -Existing assembly would likely be allowed to remain, but would have to be addressed when the furnace is replaced, or if a major renovation is undertaken)	2					\$6,000.00	
19	2000	3000	<b>Emergency Lights - Exit Signs</b> -Emergency Lights are functional at present, but are dated. -about 5 years remaining life. -No illuminated exit signs (code required) -Add illuminated exit signs when updating emergency lights	2				\$6,000.00		
20	2000	3000	<b>Interior Finishes</b> -If facility is to be kept in service beyond 10 years, should re-paint interior - Materials \$2,000.00 -Hired labour \$8,000.00 -Total \$10,000.00	3					\$10,000.00	
21	2000	3000	<b>Exterior Windows &amp; Doors</b> -Wood components of most windows are weathering extensively, might last ten years -Doors are worn -If facility is to be kept in service beyond, replace all	2					\$18,000.00	
22			<b>Kitchen Exhaust Hood</b> -required by current code, but unlikely this will be enforced until a major renovation or upgrade is undertaken						\$15,000.00	
23			<b>Kitchen Area Washroom</b> -existing washroom is non-functional -washroom required by code, but unlikely this will be enforced until a major renovation or upgrade is undertaken						\$10,000.00	
24					COST IMMEDIATE	COST 1YEAR	COST 3 YEARS	COST 5 YEARS	COST 10 YEARS	COST ANNUAL
25				SUB-TOTALS	\$2,200.00	\$3,500.00	\$2,500.00	\$11,000.00	\$292,800.00	\$17,000.00
26				TOTAL	\$331,200.00					

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2	2000	3000	<b>School Basement - Ventilation</b> -when reviewed in June 2009, air was very humid, very strong stench, lacked ventilation, water pooled at area by furnaces. -originally concluded that there was no ventilation and there was a ground water issue. -subsequent review indicates ventilation is likely achieved by furnace supply air ducts discharging into space. This has yet to be confirmed. Also found water source was most likely leakage from the humidifiers and related water lines. If furnace s/a ducts do supply air to the space, then fans should be left running continuously, costing about \$25.00/month for power. Ben instructed to disconnect humidifiers & related piping.	3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
3	2000	3000	<b>School Basement - Fire Ratings</b> -No fire ratings, asbestos cement board attached to portions of ceiling and walls. -Will likely have to fire rate the furnace room and adjacent storage room (code required), particularly if any major renovation is undertaken. Might be able to remain as is for foreseeable future. -Remove asbestos cement board (must be performed by a company or tradesmen licensed to do this type of work) \$10,000.00 -Fire rate area \$18,000.00 -\$28,000.00	2					\$28,000.00	
4	2000	3000	<b>Furnaces, etc</b> -All appear to be 12 - 15 years old, should be serviceable for another 10 years. -current replacement cost about \$8,000.00 ea., total of 5 units Hot water tank, might last 10 years, replacement \$1,500.00	4					\$41,500.00	
5	2000	3000	<b>Kitchen</b> -Depending on level of service, may be required to provide exhaust hood and 3 compartment sink (salvage from Hall if Hall is taken out of service?) -Exhaust hood, relocate 3 compartment sink from Hall \$15,000.00	3					\$15,000.00	
6	2000	3000	<b>Electrical Service and Distribution</b> -Service is close to capacity, should be serviceable for foreseeable future. -Distribution is poor. Several additional circuits should be added, some circuits could be deactivated (exterior plugs). -sub-panel in Gym is very old, may be difficult to obtain replacement breakers, should replace this panel.	3					\$5,000.00	
7	2000	3000	<b>Lighting</b> - fluorescent fixtures are quite dated and inefficient, particularly in Gym -should replace all fixtures with more efficient ones, payback from utility reduction 8 - 10 years, depending on level of use.	3	\$0.00		\$10,000.00		\$0.00	
8	2000	3000	<b>ROOFING - (except "Original School")</b> -SBS roofing, should be serviceable for 10 or more years. May be possible to replace "grit" aggregate rather than entire membrane system in 10+ years. Membrane replacement cost shown.	4					\$56,000.00	
9	2000	3000	<b>ROOFING - (Original School)</b> -asphalt shingles -should be serviceable for 10+ years, then replaced. -assumes old "Teacherage/Office" will be removed.	4					\$5,000.00	

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10	2000	3000	<b>Roof penetrations "Original School"</b> - some vents lacking proper flashing, storm caps and collars missing or damaged from winds. Some leakage to interior apparent. -should be repaired within year	2		\$3,000.00				
11	2000	3000	<b>Flooring (except Gym)</b> Serviceable, would need replacement in 10 years	3					\$38,000.00	
12	2000	3000	<b>Refinish Gym Floor</b> -currently in good condition -plan to refinish in 10+ years	4					\$14,000.00	
13	2000	3000	<b>Windows "original school"</b> -wood components are weathering, -recent painting etc. by volunteers has extended service life, windows should be serviceable for 10+ years -replace all "original school building" windows in 10+ years (aesthetics might shorten this time frame)	3					\$40,000.00	
14	2000	3000	<b>Other Windows, entrance doors</b> -now close to 50 years old -replace in 10+ years	4					\$20,000.00	
15	2000	3000	<b>Interior Painting</b> -existing paint quite dated although serviceable -repaint within 10 years -Materials \$3,500.00 -Hired Labour \$9,500.00 -Total \$14,000.00	3					\$14,000.00	
16	2000	3000	<b>Exterior Painting (except stucco)</b> -some work already underway by volunteers -Materials \$1,500.00 -Hired Labour \$4,000.00 -Total \$5,500.00	3				\$5,500.00		
17	2000	3000	<b>Stucco</b> -includes colouring in stucco -some discoloration and weathering apparent - may have to apply coating (same original color) in 1- years or so	3					\$12,000.00	
18	2000	3000	<b>Teacherage / Office</b> -demolish in near future -will require electrical sub-panel to be relocated. -will require some refinishing of adjacent surfaces.	1				\$15,000.00		
19	2000	3000	<b>Fire Alarm and Emergency Lights</b> -systems functional and code compliant but quite dated -replace in 5+ years	3				\$12,000.00		
20	2000	3000	<b>New Ceilings - Meeting Rooms</b> -nice to have item, aesthetics would suggest a new drywall ceiling at 10' -could be done in conjunction with new windows & new light fixtures	4					\$12,000.00	
21	2000	3000								
22	2000	3000								
23	2000	3000								
24	2000	3000								
25	2000	3000		<b>SUB-TOTALS</b>	\$0.00	\$3,000.00	\$10,000.00	\$32,500.00	\$300,500.00	\$3,000.00
26	2000	3000		<b>TOTAL</b>	<b>\$349,000.00</b>					

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2	2000	3000	<b>Roofing</b> -Existing roofing need immediate replacement -SBS System recommended (in lieu of conventional built-up asphalt and gravel), \$60,000.00 -Could do patch repairs, \$8,000.00 in 2020, \$4,000.00 annually thereafter	1		\$60,000.00				
3	2000	3000	<b>New Electrical Service</b> -existing service is original (56+ years) and is at capacity. -distribution is poor, numerous unmarked circuits, some abandoned circuits (see item below)	2				\$35,000.00		
4	2000	3000	<b>Electrical Distribution</b> -revise distribution, particularly for commercial kitchen -staff and WPCA Board members could assist in tracing circuits -rough estimate for hired out work \$10,000.00	3				\$10,000.00		
5	2000	3000	<b>Lighting</b> -combination of original incandescent and aging fluorescent -provide new fixtures through out Clubhouse and Pro-shop, use compact fluorescent in lieu of incandescent where possible -disconnect or replace soffit fixtures	3				\$10,000.00		
6	2000	3000	<b>Heating and Ventilation</b> -provided by two newer furnaces, estimate 10 years old -should have 15 years remaining service life -system does not provide code recommended ventilation rates, however lack of code compliance for this item should not be an issue (most of operating season doesn't require heat, can ventilate via opening windows!) -allow for unit replacement in 10+ years	4					\$16,000.00	
7	2000	3000	<b>Fire Ratings</b> -essentially non-existent, ceiling of mechanical room originally had fire rated ceiling, numerous penetrations have negated this -rating of entire basement area ceiling will likely be required with any major renovation. -supply and return air ductwork will require fire dampers	2					\$12,000.00	
8	2000	3000	<b>Hot Water Tank</b> -appears to be 20+ years old -allow for replacement in next 5 years	3				\$6,000.00		
9	2000	3000	<b>Interior Finishes</b> -Dining Room, Change Rooms and Washrooms are well kept but quite dated -Should plan on renewal if we can successfully negotiate a new lease	3					\$60,000.00	
10	2000	3000	<b>Exterior Finishes - (painted)</b> -siding and windows in good condition now -allow for painting and some work on deteriorated siding within 5 years	4				\$7,500.00		
11	2000	3000	<b>Exterior Features</b> -planters east of Clubhouse, deteriorating, condition becoming a liability -should rework or replace masonry	2				\$8,000.00		
12	2000	3000	<b>Commercial Kitchen</b> -appears to be functioning well, numerous upgrades since WPCA took over lease -estimated replacement value \$250,000.00 (equipment inventory has not been undertaken yet) -suggest allowing \$15,000.00 annually for renewal	5						\$15,000.00
13	2000	3000								
14	2000	3000								
15	2000	3000								
16	2000	3000								
17	2000	3000								
18	2000	3000								

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19	2000	3000								
20	2000	3000								
21	2000	3000								
22	2000	3000								
23	2000	3000								
24	2000	3000			<b>COST IMMEDIATE</b>	<b>COST 1YEAR</b>	<b>COST 3 YEARS</b>	<b>COST 5 YEARS</b>	<b>COST 10 YEARS</b>	<b>COST ANNUAL</b>
25	2000	3000		<b>SUB-TOTALS</b>	<b>\$0.00</b>	<b>\$60,000.00</b>	<b>\$0.00</b>	<b>\$76,500.00</b>	<b>\$88,000.00</b>	<b>\$150,000.00</b>
26	2000	3000		<b>TOTAL</b>	<b>\$374,500.00</b>					