

CA Report

Goderich Memorial Arena

Organization	YMCA of South Western Ontario
Address	180 McDonald St
ModelType	Building
Size	45,000 Sq.Ft.
Site Size	0 Sq.Ft.
Construction Year	1954
Template	Community Centre / Arena
Replacement Cost	\$10,187,550
Floor Above Grade	2
Divisional Units	
Description	Goderich Memorial Arena is a two story building that houses a single pad arena and community centre.

Elements by Category

A10 - Foundations [1]

Discipline	Substructure
Category	A10 - Foundations
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$156,060
Last Major Action	1954
Location/Name	
Brief Description	Concrete foundation.
Overall Condition	Good
Validated	Yes
Commentary	

Pictures

Actions

B10 - Superstructure [1]

Discipline	Shell
Category	B10 - Superstructure
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$1,432,631
Last Major Action	1954
Location/Name	Throughout Building
Brief Description	Structural elements consist of steel OWJ and concrete block walls
Overall Condition	Good
Validated	Yes
Commentary	Structural components were found to be in good condition.

Pictures



Element.144.e1tx50h.qbe.jpg

Element.144.c0dpqdkz.arj.jpg

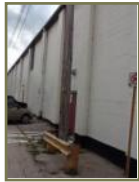
Element.144.xjxaz7a7.jth.jpg

Actions

B2010 - Exterior Walls [1]

Discipline	Shell
Category	B2010 - Exterior Walls
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$1,068,491
Last Major Action	1954
Location/Name	Building Exterior
Brief Description	Exterior wall construction is primarily concrete block with either face brick or aluminum cladding.
Overall Condition	Good
Validated	Yes
Commentary	Walls appeared to be in good condition

Pictures



Element.145.ortr7muk.5cm.jpg

Element.145.22s3x668.hc8.jpg

Element.145.jib2cskx.cja.jpg

Actions

Action Summary:	Repair exterior walls as necessary
Action Type	Repair
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$106,849
Year	2035
Deferred Since	
Repeat Interval	75
Priority	Low
Priority Score	19.00
Action: Commentary	

B2030 - Exterior Doors [1]

Discipline	Shell
Category	B2030 - Exterior Doors
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$104,040
Last Major Action	1972
Location/Name	Building Perimeter
Brief Description	Exterior Doors were a combination of anodized aluminum frame doors with glazing and painted steel doors
Overall Condition	Good
Validated	Yes
Commentary	Doors were found to be in fair to good condition.

Pictures



Element.147.51fcw5vu.kih.jpg



Element.147.a9fazphc.3jx.jpg



Element.147.s3xs6ua1.xr3.jpg



Element.147.kj7iz2aq.9t7.jpg

Actions

Action Summary:	Replace exterior doors
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$104,040
Year	2034
Deferred Since	
Repeat Interval	40
Priority	Low
Priority Score	16.50
Action: Commentary	

B2040 - Industrial Doors [1]

Discipline	Shell
Category	B2040 - Industrial Doors
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$15,606
Last Major Action	1954
Location/Name	Olympia Room
Brief Description	2 Overhead doors
Overall Condition	Fair
Validated	Yes
Commentary	Doors were found to be in fair condition

Pictures



Element.148.bnpxiav4.rws.jpg



Element.148.v1gihnzf.9ki.jpg

Actions

<u>Action Summary:</u>	Replace industrial doors.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$15,606
Year	2019
Deferred Since	2018
Repeat Interval	25
Priority	Medium
Priority Score	26.50
Action: Commentary	

B30 - Roofing [1]

Discipline	Shell
Category	B30 - Roofing
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$936,360
Last Major Action	2000
Location/Name	
Brief Description	Built up Roof
Overall Condition	Fair
Validated	Yes
Commentary	Roof was found to be in fair condition

Pictures**Actions**

Action Summary:	Replace roofing.	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$936,360
Year		2019
Deferred Since		
Repeat Interval		22
Priority		Medium
Priority Score		25.00
Action: Commentary		

C1010 - Partitions [1]

Discipline	Interiors
Category	C1010 - Partitions
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$208,080
Last Major Action	1954
Location/Name	Building Interior
Brief Description	Painted Concrete Block
Overall Condition	Fair
Validated	Yes
Commentary	Most interior walls are constructed of painted concrete block.

Pictures



Element.150.6carms29.8ep.jpg

Element.150.5jchsyjq.ica.jpg

Actions

Action Summary:	Repair interior wall as required
Action Type	Repair
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$20,808
Year	2019
Deferred Since	2016
Repeat Interval	10
Priority	Medium
Priority Score	21.50
Action: Commentary	

C1010 - Partitions [2]

Discipline	Interiors
Category	C1010 - Partitions
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$104,040
Last Major Action	1972
Location/Name	Auditorium
Brief Description	Drywall Partitions
Overall Condition	Good
Validated	Yes
Commentary	Drywall partition walls were found to be in good condition.

Pictures



Element.375.uk5hyo9m.g9c.jpg

Element.375.03cdjxf2.b99.jpg

Actions

Action Summary:	Repair drywall partitions as required
Action Type	Repair
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$10,404
Year	2019
Deferred Since	2018
Repeat Interval	10
Priority	Low
Priority Score	11.50
Action: Commentary	

C1020 - Fittings [1]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$41,616
Last Major Action	1972
Location/Name	Washrooms
Brief Description	Washroom Partitions
Overall Condition	Fair
Validated	Yes
Commentary	Washroom partitions are steel construction and floor mounted, All appeared to be in fair condition

Pictures



Element.151.jbtedf11.8ps.jpg

Actions

Action Summary:	Replace washroom partitions.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$41,616
Year	2019
Deferred Since	2018
Repeat Interval	22
Priority	Medium
Priority Score	21.25
Action: Commentary	

C1020 - Fittings [2]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$37,454
Last Major Action	1972
Location/Name	Washrooms
Brief Description	Washroom Millwork
Overall Condition	Fair
Validated	Yes
Commentary	

Pictures



Element.360.5askob2a.j7v.jpg

Actions

Action Summary:	Replace Washroom millwork
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$37,454
Year	2020
Deferred Since	
Repeat Interval	18
Priority	Medium
Priority Score	21.25
Action: Commentary	

C1020 - Fittings [3]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	Reactive
Element Number	3
Replacement Cost	\$15,606
Last Major Action	1972
Location/Name	Lobby
Brief Description	Benches
Overall Condition	Fair
Validated	Yes
Commentary	

Pictures



Element.362.uxqt16vi.afc.jpg

Actions

Action Summary:	Replace benches in lobby
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$15,606
Year	2019
Deferred Since	2018
Repeat Interval	25
Priority	Medium
Priority Score	21.25
Action: Commentary	

C1020 - Fittings [4]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	Reactive
Element Number	4
Replacement Cost	\$10,404
Last Major Action	1972
Location/Name	Lobby
Brief Description	Trophy Cases
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.363.1qb6iad7.b5b.jpg

Element.363.hg3jrciv.ghi.jpg

Actions

Action Summary:	Repair/replace trophy cases
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$10,404
Year	2025
Deferred Since	
Repeat Interval	25
Priority	Low
Priority Score	11.25
Action: Commentary	

C1020 - Fittings [5]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	Reactive
Element Number	5
Replacement Cost	\$24,970
Last Major Action	1972
Location/Name	Lobby
Brief Description	Ticket Booth
Overall Condition	Fair
Validated	Yes
Commentary	

Pictures



Element.368.efhbj215.ol.k.jpg

Actions

Action Summary:	Replace ticket booths.	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$24,970
Year		2020
Deferred Since		
Repeat Interval		40
Priority		Medium
Priority Score		21.25
Action: Commentary		

C1020 - Fittings [6]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	Reactive
Element Number	6
Replacement Cost	\$41,616
Last Major Action	1972
Location/Name	Auditorium Kitchen
Brief Description	Millwork
Overall Condition	Fair
Validated	Yes
Commentary	Kitchen millwork is in fair condition

Pictures



Element.373.r4xzffa2.v8a.jpg



Element.373.5v51uc2z.9tg.jpg



Element.373.70dxnkkd.gyt.jpg

Actions

Action Summary:	Update kitchen millwork	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$41,616
Year		2019
Deferred Since		2017
Repeat Interval		20
Priority		Medium
Priority Score		21.25
Action: Commentary		

C1020 - Fittings [7]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	Reactive
Element Number	7
Replacement Cost	\$10,404
Last Major Action	1972
Location/Name	Auditorium Washrooms
Brief Description	Washroom Partitions
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.376.w1ck7t95.zgm.jpg

Actions

Action Summary:	Replace washroom partitions in Auditorium washrooms
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$10,404
Year	2025
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	11.25
Action: Commentary	

C1020 - Fittings [8]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	Reactive
Element Number	8
Replacement Cost	\$104,040
Last Major Action	1954
Location/Name	Arena
Brief Description	Arena Bleachers
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.380.y101ae35.ka2.jpg

Actions

Action Summary:	Replace arena bleachers.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$104,040
Year	2025
Deferred Since	
Repeat Interval	50
Priority	Low
Priority Score	11.25
Action: Commentary	

C1020 - Fittings [9]

Discipline	Interiors
Category	C1020 - Fittings
Maintenance Type	Reactive
Element Number	9
Replacement Cost	\$15,606
Last Major Action	1954
Location/Name	Dressing Rooms
Brief Description	Benches
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.384.ktmwh3vh.rqr.jpg

Actions

Action Summary:	Replace change room benches
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$15,606
Year	2023
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	11.25
Action: Commentary	

C1030 - Interior Doors [1]

Discipline	Interiors
Category	C1030 - Interior Doors
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$104,040
Last Major Action	1954
Location/Name	Main Level
Brief Description	Interior Doors
Overall Condition	Good
Validated	Yes
Commentary	Interior Doors on main level consist primarily of hollow metal steel doors with painted finishes. some doors have glazing.

Pictures



Element.209.z7wf8pk.7e9.jpg

Element.209.87aclay1.xxh.jpg

Element.209.ks6jdx2v.98r.jpg

Element.209.vbh5jkhg.3gq.jpg

Actions

Action Summary:	Replace interior doors on main level.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$104,040
Year	2029
Deferred Since	
Repeat Interval	25
Priority	Low
Priority Score	12.00
Action: Commentary	

C1030 - Interior Doors [2]

Discipline	Interiors
Category	C1030 - Interior Doors
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$104,040
Last Major Action	1972
Location/Name	Auditorium
Brief Description	Wooden doors
Overall Condition	Good
Validated	Yes
Commentary	Interior doors in the Auditorium are wooden construction and some have glazing.

Pictures



Element.378.rwfkqzqe.yeu.jpg

Element.378.2k1hj88q.qi5.jpg

Element.378.568toxvw.dho.jpg

Actions

Action Summary:	Replace interior doors on Auditorium level
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$104,040
Year	2030
Deferred Since	
Repeat Interval	30
Priority	Low
Priority Score	12.00
Action: Commentary	

C1080 - Kitchen - Common Area [1]

Discipline	Interiors
Category	C1080 - Kitchen - Common Area
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$104,040
Last Major Action	1954
Location/Name	Lobby
Brief Description	Concession Stand
Overall Condition	Fair
Validated	Yes
Commentary	Concession stand houses commercial kitchen equipment including a cook top, fryer refrigerator and freezer.

Pictures



Element.217.8iw38oyy.r5y.jpg

Element.217.kijk46as.0pt.jpg

Element.217.pm3y308a.wsb.jpg

Element.217.jjgk8xsv.yah.jpg

Actions

Action Summary: Update equipment and millwork in Concession Stand.

Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$104,040
Year	2019
Deferred Since	2018
Repeat Interval	20
Priority	Low
Priority Score	17.50
Action: Commentary	

C20 - Stairs [1]

Discipline	Interiors
Category	C20 - Stairs
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$62,424
Last Major Action	1972
Location/Name	
Brief Description	Stairs to Auditorium level
Overall Condition	Good
Validated	Yes
Commentary	Stairs are concrete construction with VCT covering.

Pictures



Element.152.j9u1zgz8.ifv.jpg



Element.152.letym0qu.4gv.jpg

Actions

Action Summary:	Replace stairs	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$62,424
Year		2040
Deferred Since		
Repeat Interval		60
Priority		Low
Priority Score		15.00
Action: Commentary		

C3010 - Wall Finishes [1]

Discipline	Interiors
Category	C3010 - Wall Finishes
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$104,040
Last Major Action	1954
Location/Name	Throughout Building
Brief Description	Painted Walls
Overall Condition	Good
Validated	Yes
Commentary	Most wall finishes consist of painted block or drywall

Pictures



Element.210.o1bq1774.wv2.jpg

Element.210.ywctedma.021.jpg

Actions

Action Summary:	Repaint all interior walls.	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$104,040
Year		2026
Deferred Since		
Repeat Interval		12
Priority		Low
Priority Score		12.75
Action: Commentary		

C3020 - Floor Finishes [1]

Discipline	Interiors
Category	C3020 - Floor Finishes
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$52,020
Last Major Action	2002
Location/Name	Lobby
Brief Description	Rubberized Floor
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.211.1lu4ogfz.r3y.jpg

Actions

Action Summary:	Replace rubberized floor in Lobby
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$52,020
Year	2026
Deferred Since	
Repeat Interval	24
Priority	Low
Priority Score	13.50
Action: Commentary	

C3020 - Floor Finishes [2]

Discipline	Interiors
Category	C3020 - Floor Finishes
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$104,040
Last Major Action	1954
Location/Name	Lobby & Washrooms
Brief Description	Terrazzo Floor
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.364.n1vz2bb0.78z.jpg

Element.364.l253xz9p.ccv.jpg

Actions

Action Summary:	Replace terrazzo floor	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$104,040
Year		2030
Deferred Since		
Repeat Interval		30
Priority		Low
Priority Score		13.50
Action: Commentary		

C3020 - Floor Finishes [3]

Discipline	Interiors
Category	C3020 - Floor Finishes
Maintenance Type	Reactive
Element Number	3
Replacement Cost	\$41,616
Last Major Action	1954
Location/Name	Concession Stand
Brief Description	VCT Flooring
Overall Condition	Poor
Validated	Yes
Commentary	

Pictures



Element.365.m8qpyykm.rrq.jpg

Actions

Action Summary:	Replace VCT in Concession Stand area
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$41,616
Year	2019
Deferred Since	2016
Repeat Interval	0
Priority	High
Priority Score	43.50
Action: Commentary	

C3020 - Floor Finishes [4]

Discipline	Interiors
Category	C3020 - Floor Finishes
Maintenance Type	Reactive
Element Number	4
Replacement Cost	\$260,100
Last Major Action	1972
Location/Name	Auditorium
Brief Description	Hall Flooring
Overall Condition	Fair
Validated	Yes
Commentary	Flooring in the auditorium is a combination of VCT, wood and ceramic tile. Wood and ceramic tile is in good condition. VCT is dated and should be replaced,

Pictures



Element.369.pnmwauc3.47r.jpg

Element.369.75dlby05.fmj.jpg

Element.369.vjblz1py.fum.jpg

Actions

Action Summary: Replace VCT on upper level.

Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$20,808
Year	2019
Deferred Since	2017
Repeat Interval	0
Priority	Medium
Priority Score	33.50

Action: Commentary

Action Summary: Replace all flooring on upper level.

Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$260,100
Year	2020
Deferred Since	
Repeat Interval	30
Priority	Medium
Priority Score	23.50

Action: Commentary

C3020 - Floor Finishes [5]

Discipline	Interiors
Category	C3020 - Floor Finishes
Maintenance Type	Reactive
Element Number	5
Replacement Cost	\$78,030
Last Major Action	2010
Location/Name	Dressing Rooms
Brief Description	Rubberized Floor
Overall Condition	Good
Validated	Yes
Commentary	Flooring appears to be in good condition

Pictures



Element.385.zwlwgupu.9kj.jpg

Actions

<u>Action Summary:</u>	Replace rubberized flooring in Dressing Rooms
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$78,030
Year	2030
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	13.50
Action: Commentary	

C3030 - Ceiling Finishes [1]

Discipline	Interiors
Category	C3030 - Ceiling Finishes
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$26,010
Last Major Action	1954
Location/Name	Main Level
Brief Description	Ceiling Finishes throughout Building
Overall Condition	Good
Validated	Yes
Commentary	Ceiling finishes on main level consist primarily of painted concrete.

Pictures**Actions**

Action Summary:	Paint ceilings throughout main level.	
Action Type	Replacement	
Data Source	Audit	
Status	Not Specified	
Funding Source	Capital Budget	
Cost	\$26,010	
Year	2020	
Deferred Since		
Repeat Interval	12	
Priority	Low	
Priority Score	12.00	
Action: Commentary		

C3030 - Ceiling Finishes [2]

Discipline	Interiors
Category	C3030 - Ceiling Finishes
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$62,424
Last Major Action	1972
Location/Name	Auditorium
Brief Description	Suspended Ceiling
Overall Condition	Good
Validated	Yes
Commentary	Suspended acoustic ceiling in Auditorium is in good condition.

Pictures



Element.370.382s1I11.0j9.jpg

Actions

Action Summary:	Replace suspended acoustic ceiling tile ceiling.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$62,424
Year	2022
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	12.00
Action: Commentary	

D1010 - Elevators & Lifts [1]

Discipline	Services - Mechanical
Category	D1010 - Elevators & Lifts
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$439,049
Last Major Action	1992
Location/Name	Auditorium Addition
Brief Description	Single elevator used to access second floor Auditorium.
Overall Condition	Fair
Validated	Yes
Commentary	The elevator is in good condition.

Pictures



Element.153.96xb7jxy.r56.jpg



Element.153.mtdsb1fq.676.jpg



Element.153.nrrh8n73.atl.jpg

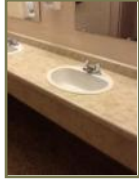
Actions

Action Summary:	Refurbish elevator.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$439,049
Year	2020
Deferred Since	
Repeat Interval	30
Priority	Medium
Priority Score	23.50
Action: Commentary	

D2010 - Plumbing Fixtures [1]

Discipline	Services - Mechanical
Category	D2010 - Plumbing Fixtures
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$104,040
Last Major Action	1954
Location/Name	Main Floor
Brief Description	Plumbing Fixtures in Men's and Women's Washrooms
Overall Condition	Good
Validated	Yes
Commentary	Floor mounted water closets with flush manual flush valves. Lavatories are a combination of wall mounted and surface mounted both with manual faucets. Wall mounted urinals with common flush valve. All fixtures are aging and are in fair condition.

Pictures



Element.154.047nrunw.6g0.jpg

Element.154.qzaod8eu.53a.jpg

Element.154.aoezp5hf.wiw.jpg

Element.154.d36ij2r2.u0t.jpg

Actions

Action Summary:	Replace plumbing fixtures with low flow alternatives.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$104,040
Year	2020
Deferred Since	
Repeat Interval	36
Priority	Medium
Priority Score	30.50
Action: Commentary	

D2010 - Plumbing Fixtures [2]

Discipline	Services - Mechanical
Category	D2010 - Plumbing Fixtures
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$62,424
Last Major Action	1954
Location/Name	Auditorium Washrooms
Brief Description	Floor mounted water closets with tanks. Surface mounted lavatories with manual faucets. Wall mounted urinals with manual flush valves.
Overall Condition	Good
Validated	Yes
Commentary	All plumbing fixtures in this area are in good condition.

Pictures



Element.374.pe9n6ukm.6uy.jpg

Element.374.2c88zpj3.dzm.jpg

Element.374.ijbs3n43.1yz.jpg

Element.374.0vlcgydy.zu0.jpg

Actions

Action Summary:	Replace plumbing fixtures with low flow alternatives.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$62,424
Year	2026
Deferred Since	
Repeat Interval	0
Priority	Medium
Priority Score	25.50
Action: Commentary	

D2010 - Plumbing Fixtures [3]

Discipline	Services - Mechanical
Category	D2010 - Plumbing Fixtures
Maintenance Type	Reactive
Element Number	3
Replacement Cost	\$57,222
Last Major Action	1954
Location/Name	Dressing Rooms
Brief Description	Shower, sink and water closet in each of 6 dressing rooms.
Overall Condition	Poor
Validated	Yes
Commentary	All plumbing fixtures in the Dressing Rooms are in poor condition.

Pictures



Element.386.rp164u1p.tzf.jpg



Element.386.ljgc9jm3.2zx.jpg



Element.386.8oi5iohx.2a8.jpg



Element.386.65btct07.sb6.jpg

Actions

Action Summary:	Upgrade plumbing fixtures in Dressing Rooms
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$57,222
Year	2019
Deferred Since	2016
Repeat Interval	26
Priority	High
Priority Score	55.50
Action: Commentary	

D2020 - Domestic Water Distribution [1]

Discipline	Services - Mechanical
Category	D2020 - Domestic Water Distribution
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$85,313
Last Major Action	1954
Location/Name	Throughout Building
Brief Description	Domestic water distribution via copper piping
Overall Condition	Good
Validated	Yes
Commentary	Exposed piping appeared to be in good condition.

Pictures



Element.213.mdwq2dw9.g09.jpg

Actions

<u>Action Summary:</u>	Replace domestic water piping.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$85,313
Year	2028
Deferred Since	
Repeat Interval	37
Priority	Low
Priority Score	16.50
Action: Commentary	

D2030 - Sanitary Waste [1]

Discipline	Services - Mechanical
Category	D2030 - Sanitary Waste
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$72,828
Last Major Action	1954
Location/Name	
Brief Description	Sanitary waste piping.
Overall Condition	Good
Validated	Yes
Commentary	No issues reported.

Pictures

Actions

<u>Action Summary:</u>	Replace sanitary piping.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$72,828
Year	2028
Deferred Since	
Repeat Interval	37
Priority	Low

Priority Score 13.50

Action: Commentary

D2040 - Rain Water Drainage [1]

Discipline Services - Mechanical
Category D2040 - Rain Water Drainage
Maintenance Type Reactive
Element Number 1
Replacement Cost \$78,030
Last Major Action 1954
Location/Name
Brief Description Rain water drainage piping.
Overall Condition Good
Validated Yes
Commentary No issues reported.

Pictures

Actions

Action Summary: Replace rain water piping.
Action Type Replacement
Data Source Audit
Status Not Specified
Funding Source Capital Budget
Cost \$78,030
Year 2028
Deferred Since
Repeat Interval 37
Priority Low
Priority Score 11.25
Action: Commentary

D2095 - Domestic Water Heaters [1]

Discipline Services - Mechanical
Category D2095 - Domestic Water Heaters
Maintenance Type Reactive
Element Number 1
Replacement Cost \$29,131
Last Major Action 1954
Location/Name Furnace Room
Brief Description Natural Gas DHW Heater
 GSW Model 5G 40NS
Overall Condition Good
Validated Yes
Commentary 36 MBh Input

Pictures



Element.157.ugcjbh4y.5c4.jpg

Actions

Action Summary:	Replace DHW Heater with high efficiency alternative
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$29,131
Year	2020
Deferred Since	
Repeat Interval	10
Priority	Medium
Priority Score	25.75
Action: Commentary	

D3012 - Gas Supply System [1]

Discipline	Services - Mechanical
Category	D3012 - Gas Supply System
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$21,302
Last Major Action	1954
Location/Name	Furnace Room
Brief Description	Natural Gas Piping
Overall Condition	Good
Validated	Yes
Commentary	Visible piping appears to be in good condition.

Pictures



Element.159.muntms3e.5h2.jpg

Actions

Action Summary:	Replace natural gas piping.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$21,302
Year	2034
Deferred Since	
Repeat Interval	35
Priority	Low
Priority Score	18.00
Action: Commentary	

D3023 - Furnaces [1]

Discipline	Services - Mechanical
Category	D3023 - Furnaces
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$46,818
Last Major Action	1970
Location/Name	Furnace Room 1
Brief Description	Furnaces for Lobby Heating
Overall Condition	Poor
Validated	Yes
Commentary	Two Clare Hecla model G165LB-1 furnaces.
	Serial numbers
	144605 - Furnace 1
	144611 - Furnace 2
	165 MBH Input each
	132 MBH Output each

Pictures



Element.164.pldmi1qs.njf.jpg

Actions

Action Summary:	Replace furnaces with high efficiency alternative
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$46,818
Year	2019
Deferred Since	2016
Repeat Interval	22
Priority	High
Priority Score	61.75
Action: Commentary	

D3023 - Furnaces [2]

Discipline	Services - Mechanical
Category	D3023 - Furnaces
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$26,010
Last Major Action	2007
Location/Name	Under Arena Bleachers
Brief Description	Furnace for Dressing Rooms
Overall Condition	Good
Validated	Yes
Commentary	Carrier Model 58MXB140 Serial 2607A00426 Date of Mfg 06/2007 138 MBH In 128 MBH Out

Pictures



Element.387.lw1ijkns.qhy.jpg

Element.387.c66c1tfk.i29.jpg

Actions

Action Summary:	Replace furnace with high efficiency alternative
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$26,010
Year	2029
Deferred Since	
Repeat Interval	22
Priority	Low
Priority Score	18.00
Action: Commentary	

D3025 - Primary HVAC Pumps [1]

Discipline	Services - Mechanical
Category	D3025 - Primary HVAC Pumps
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$26,010
Last Major Action	2000
Location/Name	Refrigeration Mechanical Room
Brief Description	Pumps for Refrigeration Plant
Overall Condition	Fair
Validated	Yes
Commentary	Brine Pump Jacket Cooling Pump Cooling Tower Sump Pump

Pictures

Actions

Action Summary:	Replace pumps serving refrigeration plant
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$26,010
Year	2019
Deferred Since	2018

Repeat Interval 20
Priority High
Priority Score 45.50
Action: Commentary

D3026 - Heating Generating Auxiliary Equipment [1]

Discipline Services - Mechanical
Category D3026 - Heating Generating Auxiliary Equipment
Maintenance Type Reactive
Element Number 1
Replacement Cost \$15,606
Last Major Action 1972
Location/Name Arena
Brief Description Electric Radiant Heaters over Bleachers
Overall Condition Fair
Validated Yes
Commentary 15 units in total

Pictures



Element.167.nav07bmd.o8b.jpg

Actions

Action Summary: Replace electric radiant heaters over bleachers.
Action Type Replacement
Data Source Audit
Status Not Specified
Funding Source Capital Budget
Cost \$15,606
Year 2020
Deferred Since
Repeat Interval 20
Priority Medium
Priority Score 28.00
Action: Commentary

D3031 - Chillers [1]

Discipline	Services - Mechanical
Category	D3031 - Chillers
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$145,656
Last Major Action	1990
Location/Name	Refrigeration Mechanical Room
Brief Description	Compressor for Arena
Overall Condition	Good
Validated	Yes
Commentary	Compressor appears to be well maintained and in good condition.

Pictures**Actions**

Action Summary:	Replace compressor.	
Action Type	Replacement	
Data Source	Audit	
Status	Not Specified	
Funding Source	Capital Budget	
Cost	\$145,656	
Year	2025	
Deferred Since		
Repeat Interval	35	
Priority	Medium	
Priority Score	26.75	
Action: Commentary		

D3032 - Cooling Towers & Evaporative Coolers [1]

Discipline	Services - Mechanical
Category	D3032 - Cooling Towers & Evaporative Coolers
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$88,434
Last Major Action	2008
Location/Name	Roof
Brief Description	Cooling Tower for Refrigeration Plant
Overall Condition	Good
Validated	Yes
Commentary	BAC Model VC1 80 Serial U083683101

Pictures



Element.171.kp5onfbp.pao.jpg

Actions

Action Summary:	Replacing cooling tower for refrigeration plant.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$88,434
Year	2033
Deferred Since	
Repeat Interval	25
Priority	Low
Priority Score	14.25
Action: Commentary	

D3034 - Packaged Air Conditioning Units [1]

Discipline	Services - Mechanical
Category	D3034 - Packaged Air Conditioning Units
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$57,222
Last Major Action	1994
Location/Name	Roof
Brief Description	HVAC-1 Serving the Auditorium
Overall Condition	Fair
Validated	Yes
Commentary	Keerite Model PGB180J2SA Serial L943916210 Date of Mfg 9/94

Pictures



Element.173.oyk1pqya.db5.jpg

Element.173.h21dane7.ifr.jpg

Element.173.6nxych6n.fk8.jpg

Element.173.907sfofv.mq2.jpg

Actions

Action Summary:	Replace HVAC unit with high efficiency alternative
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$57,222
Year	2019
Deferred Since	2017
Repeat Interval	25
Priority	Medium
Priority Score	38.00
Action: Commentary	

D3034 - Packaged Air Conditioning Units [2]

Discipline	Services - Mechanical
Category	D3034 - Packaged Air Conditioning Units
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$57,222
Last Major Action	1994
Location/Name	Roof
Brief Description	HVAC-2 serving the Auditorium
Overall Condition	Fair
Validated	Yes
Commentary	Keeprite Model PGB180J2SA Serial L943916193 Date of Mfg 9/94

Pictures



Element.377.63buf4i7.xzh.jpg

Actions

Action Summary:	Replace unit with high efficiency alternative
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$57,222
Year	2019
Deferred Since	2017
Repeat Interval	25
Priority	Medium
Priority Score	34.25
Action: Commentary	

D3034 - Packaged Air Conditioning Units [3]

Discipline	Services - Mechanical
Category	D3034 - Packaged Air Conditioning Units
Maintenance Type	Reactive
Element Number	3
Replacement Cost	\$62,424
Last Major Action	2005
Location/Name	Arena
Brief Description	Dectron Dehumidification Unit
Overall Condition	Good
Validated	Yes
Commentary	Model DA2-035-8 Serial A2005090019

Pictures



Element.383.u0qn2kb0.bwa.jpg

Element.383.5x8s29o6.ijm.jpg

Actions

Action Summary:	Replace mechanical dehumidifier with desiccant dehumidifier.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$62,424
Year	2025
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	19.25
Action: Commentary	

D3035 - Cooling Piping And Fittings [1]

Discipline	Services - Mechanical
Category	D3035 - Cooling Piping And Fittings
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$124,848
Last Major Action	1954
Location/Name	Refrigeration Mechanical Room
Brief Description	Piping for Ice Rink
Overall Condition	Fair
Validated	Yes
Commentary	

Pictures

Actions

Action Summary:	Replace refrigeration pipes for ice rink.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$124,848
Year	2030
Deferred Since	
Repeat Interval	45
Priority	Medium

Priority Score 36.75

Action: Commentary

D3041 - Air Distribution Systems [1]

Discipline Services - Mechanical
Category D3041 - Air Distribution Systems
Maintenance Type Reactive
Element Number 1
Replacement Cost \$312,120
Last Major Action 1954
Location/Name Throughout Building
Brief Description Sheetmetal Duct Work
Overall Condition Good
Validated Yes
Commentary

Pictures



Element.177.dd7zc2cc.23l.jpg

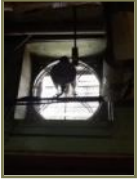
Element.177.gdzczgii.tz5.jpg

Actions

D3045 - Exhaust Ventilation Systems [1]

Discipline Services - Mechanical
Category D3045 - Exhaust Ventilation Systems
Maintenance Type Reactive
Element Number 1
Replacement Cost \$7,803
Last Major Action 1954
Location/Name Refrigeration Mechanical Room
Brief Description Exhaust Fan and FA Damper
Overall Condition Good
Validated Yes
Commentary Fan and Damper both appear to be in good condition

Pictures



Element.180.idxukwmp.115.jpg

Element.180.32iv0bfp.yzw.jpg

Actions

Action Summary:	Replace fan and damper	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$7,803
Year		2025
Deferred Since		
Repeat Interval		25
Priority		Low
Priority Score		17.25
Action: Commentary		

D3045 - Exhaust Ventilation Systems [2]

Discipline	Services - Mechanical
Category	D3045 - Exhaust Ventilation Systems
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$5,722
Last Major Action	2014
Location/Name	Washrooms
Brief Description	Washroom Exhaust Fans
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.361.yo1cj52e.jow.jpg

Actions

Action Summary:	Replace washroom exhaust fan
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$5,722
Year	2024
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	17.25
Action: Commentary	

D3045 - Exhaust Ventilation Systems [3]

Discipline	Services - Mechanical
Category	D3045 - Exhaust Ventilation Systems
Maintenance Type	Reactive
Element Number	3
Replacement Cost	\$46,818
Last Major Action	2010
Location/Name	Concession Stand
Brief Description	Kitchen Exhaust Hood
Overall Condition	Good
Validated	Yes
Commentary	Like new condition

Pictures



Element.367.kc06fknc.esc.jpg

Element.367.ldfxserj.0id.jpg

Actions

Action Summary:	Replace kitchen exhaust system in Concession Stand
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$46,818
Year	2030
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	17.25
Action: Commentary	

D3045 - Exhaust Ventilation Systems [4]

Discipline	Services - Mechanical
Category	D3045 - Exhaust Ventilation Systems
Maintenance Type	Reactive
Element Number	4
Replacement Cost	\$46,818
Last Major Action	2010
Location/Name	Auditorium Kitchen
Brief Description	Exhaust hood
Overall Condition	Good
Validated	Yes
Commentary	like new

Pictures



Element.371.ea34m35d.x0n.jpg

Actions

Action Summary:	Replace kitchen exhaust system in Auditorium Kitchen
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$46,818
Year	2030
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	17.25
Action: Commentary	

D3053 - Unit Heaters [1]

Discipline	Services - Mechanical
Category	D3053 - Unit Heaters
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$2,601
Last Major Action	1954
Location/Name	Refrigeration Room
Brief Description	Small Electric UH
Overall Condition	Fair
Validated	Yes
Commentary	

Pictures



Element.181.s4gvb5f1.7oy.jpg

Actions

Action Summary:	Replace Unit Heater in Refrigeration Mechanical Room
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$2,601
Year	2019
Deferred Since	2018
Repeat Interval	25
Priority	Medium
Priority Score	30.75
Action: Commentary	

D3053 - Unit Heaters [2]

Discipline	Services - Mechanical
Category	D3053 - Unit Heaters
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$2,601
Last Major Action	1954
Location/Name	Olympia Room
Brief Description	Electric unit heater
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.382.g7nuwhh1.o0x.jpg

Actions

Action Summary:	Replace electric unit heater in Olympia Room
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$2,601
Year	2025
Deferred Since	
Repeat Interval	25
Priority	Low
Priority Score	15.75
Action: Commentary	

D3060 - Controls And Instrumentation [1]

Discipline	Services - Mechanical
Category	D3060 - Controls And Instrumentation
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$104,040
Last Major Action	1954
Location/Name	
Brief Description	Temperature control system.
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.186.7ryfymh2.xuv.jpg

Actions

Action Summary:	Replace temperature control system.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$104,040
Year	2026
Deferred Since	
Repeat Interval	24
Priority	Low
Priority Score	18.90
Action: Commentary	

D4010 - Sprinklers [1]

Discipline	Services - Mechanical
Category	D4010 - Sprinklers
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$208,080
Last Major Action	1954
Location/Name	Throughout Building
Brief Description	Fire sprinkler system.
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.188.t8fr07k5.ghf.jpg

Element.188.twuzr9oi.rxa.jpg

Actions

Action Summary:	Replace sprinkler system
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$208,080
Year	2030
Deferred Since	
Repeat Interval	40
Priority	Medium
Priority Score	21.00
Action: Commentary	

D4020 - Standpipes [1]

Discipline	Services - Mechanical
Category	D4020 - Standpipes
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$60,343
Last Major Action	1954
Location/Name	Furnace Room 1
Brief Description	Fire standpipes.
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.189.gfxqdkm9.6z6.jpg

Actions

Action Summary:	Replace stand pipe	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$60,343
Year		2030
Deferred Since		
Repeat Interval		0
Priority		Medium
Priority Score		21.00
Action: Commentary		

D5010 - Electrical Service And Distribution [1]

Discipline	Services - Electrical
Category	D5010 - Electrical Service And Distribution
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$416,160
Last Major Action	1954
Location/Name	Refrigeration Mechanical Room
Brief Description	600 amp service at 600V
Overall Condition	Fair
Validated	Yes
Commentary	

Pictures



Element.190.8exabf8g.k8z.jpg

Element.190.6cljub1l.bfl.jpg

Element.190.faa8oxea.75a.jpg

Element.190.85ubpshh.wag.jpg

Actions

Action Summary:	Replace main electrical service including main distribution panel.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$416,160
Year	2025
Deferred Since	
Repeat Interval	75
Priority	High
Priority Score	54.50
Action: Commentary	

D5021 - Branch Wiring [1]

Discipline	Services - Electrical
Category	D5021 - Branch Wiring
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$780,300
Last Major Action	1954
Location/Name	Throughout Building
Brief Description	Branch wiring and secondary distribution panels.
Overall Condition	Good
Validated	Yes
Commentary	No issues reported or observed.

Pictures



Element.191.385p5ftm.a0q.jpg

Element.191.n1mhbv.z59.jpg

Element.191.izv3vaij.twp.jpg

Element.191.yxtz8xk.ij0.jpg

Actions

Action Summary:	Repair branch wiring and replace secondary distribution panels as necessary.
Action Type	Repair
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$78,030
Year	2029
Deferred Since	
Repeat Interval	30
Priority	Medium
Priority Score	21.25
Action: Commentary	

D5022 - Lighting Equipment [1]

Discipline	Services - Electrical
Category	D5022 - Lighting Equipment
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$46,818
Last Major Action	1954
Location/Name	Common Areas
Brief Description	Lighting in common areas consist primarily of 2-lamp T12 fluorescent fixtures
Overall Condition	Fair
Validated	Yes
Commentary	Fixtures are in fair condition.

Pictures



Element.214.zuejorgl.kbh.jpg



Element.214.kw2yhk0z.lhz.jpg



Element.214.buo748kq.ahn.jpg



Element.214.6dd8y914.xhr.jpg

Actions

Action Summary:	Replace existing fluorescent lighting with LED lighting
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$46,818
Year	2019
Deferred Since	2016
Repeat Interval	20
Priority	High
Priority Score	55.50
Action: Commentary	

D5022 - Lighting Equipment [2]

Discipline	Services - Electrical
Category	D5022 - Lighting Equipment
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$78,030
Last Major Action	1954
Location/Name	Arena
Brief Description	A quantity of 21 1000-watt metal halide pendant style fixtures
Overall Condition	Fair
Validated	Yes
Commentary	

Pictures



Element.379.r8d108da.hm6.jpg

Element.379.hrwg5lxo.mpc.jpg

Actions

Action Summary:	Replace metal halide fixtures with LED fixtures
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$78,030
Year	2019
Deferred Since	2016
Repeat Interval	15
Priority	High
Priority Score	55.50
Action: Commentary	

D5031 - Public Address And Music System [1]

Discipline	Services - Electrical
Category	D5031 - Public Address And Music System
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$46,818
Last Major Action	1954
Location/Name	Arena
Brief Description	PA System complete with speakers for Arena
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element:192.zqa2kw2x.ary.jpg

Actions

Action Summary:	Replace PA system	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$46,818
Year		2029
Deferred Since		
Repeat Interval		25
Priority		Low
Priority Score		15.00
Action: Commentary		

D5033 - Telephone Systems [1]

Discipline	Services - Electrical
Category	D5033 - Telephone Systems
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$27,050
Last Major Action	1954
Location/Name	
Brief Description	Telephone system.
Overall Condition	Good
Validated	Yes
Commentary	

Pictures

Actions

D5036 - Clock & Program System [1]

Discipline	Services - Electrical
Category	D5036 - Clock & Program System
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$15,606
Last Major Action	1954
Location/Name	Arena
Brief Description	Score Clock
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.196.19v1u9l6.k63.jpg

Actions

Action Summary:	Replace score clock	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$15,606
Year		2025
Deferred Since		
Repeat Interval		20
Priority		Low
Priority Score		12.00
Action: Commentary		

D5037 - Fire Alarm System [1]

Discipline	Services - Electrical
Category	D5037 - Fire Alarm System
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$49,939
Last Major Action	1954
Location/Name	Furnace Room 1
Brief Description	Fire alarm system
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.197.7jbsqgpc.n3i.jpg



Element.197.k4y1s4ac.xoh.jpg



Element.197.x81w2has.p36.jpg

Actions

<u>Action Summary:</u>	Replace fire alarm system.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$49,939
Year	2029
Deferred Since	
Repeat Interval	25
Priority	High
Priority Score	41.75
Action: Commentary	

D5038 - Security Systems [1]

Discipline	Services - Electrical
Category	D5038 - Security Systems
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$58,262
Last Major Action	1954
Location/Name	Throughout Building
Brief Description	Security System
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.198.6pgyyy2w.u8n.jpg

Actions

Action Summary:	Replace security system
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$58,262
Year	2029
Deferred Since	
Repeat Interval	25
Priority	Medium
Priority Score	21.75
Action: Commentary	

D5091 - Exit & Emergency Light Systems [1]

Discipline	Services - Electrical
Category	D5091 - Exit & Emergency Light Systems
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$8,843
Last Major Action	1954
Location/Name	Throughout Building
Brief Description	Battery powered emergency lights with some combination exit signs at points of egress.
Overall Condition	Fair
Validated	Yes
Commentary	All emergency lights and exit signs appear to be in fair condition.

Pictures



Element.199.jbqiz9cj.65j.jpg

Actions

Action Summary:	Replace emergency lighting and exit signs.	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$8,843
Year		2019
Deferred Since		2017
Repeat Interval		25
Priority		Medium
Priority Score		31.00
Action: Commentary		

E1010 - Commercial Equipment [1]

Discipline	Equipment and Furnishings
Category	E1010 - Commercial Equipment
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$36,414
Last Major Action	1954
Location/Name	Concession Stand
Brief Description	Commercial Fire Suppression System
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.202.w433mf6c.2vd.jpg

Actions

<u>Action Summary:</u>	Replace fire suppression system
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$36,414
Year	2030
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	15.00
Action: Commentary	

E1010 - Commercial Equipment [2]

Discipline	Equipment and Furnishings
Category	E1010 - Commercial Equipment
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$46,818
Last Major Action	1954
Location/Name	Concession Stand
Brief Description	Commercial Kitchen Equipment
Overall Condition	Good
Validated	Yes
Commentary	Gas fired cooktop and fryers

Pictures



Element.366.w3qa5vpe.daq.jpg

Element.366.1o5n4b3z.28m.jpg

Actions

Action Summary:	Replace commercial kitchen equipment
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$46,818
Year	2028
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	15.00
Action: Commentary	

E1010 - Commercial Equipment [3]

Discipline	Equipment and Furnishings
Category	E1010 - Commercial Equipment
Maintenance Type	Reactive
Element Number	3
Replacement Cost	\$26,010
Last Major Action	1954
Location/Name	Auditorium Kitchen
Brief Description	Gas fired Stove/oven
Overall Condition	Fair
Validated	Yes
Commentary	

Pictures



Element.372.8xjnk2lj.yca.jpg

Actions

<u>Action Summary:</u>	Replace stove/oven in Auditorium kitchen
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$26,010
Year	2020
Deferred Since	
Repeat Interval	25
Priority	Medium
Priority Score	25.00
Action: Commentary	

E1030 - Vehicular Equipment [1]

Discipline	Equipment and Furnishings
Category	E1030 - Vehicular Equipment
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$114,444
Last Major Action	1954
Location/Name	Olympia Room
Brief Description	Olympia ice resurfacing machine
Overall Condition	Good
Validated	Yes
Commentary	Olympia machine appears to be in good condition.

Pictures



Element.203.cnka9npv.z9p.jpg

Actions

<u>Action Summary:</u>	Replace Olympia machine
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$114,444
Year	2034
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	15.00
Action: Commentary	

E1041 - Residential Appliances [1]

Discipline	Equipment and Furnishings
Category	E1041 - Residential Appliances
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$1,040
Last Major Action	1954
Location/Name	Auditorium Kitchen
Brief Description	Refrigerator
Overall Condition	Good
Validated	Yes
Commentary	Refrigerator appears to be in like-new condition.

Pictures



Element.205.g6810p8q.7zf.jpg

Actions

Action Summary:	Replace refrigerator
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$1,040
Year	2030
Deferred Since	
Repeat Interval	15
Priority	Low
Priority Score	7.50
Action: Commentary	

F1040 - Special Facilities [1]

Discipline	Special Construction and Demolition
Category	F1040 - Special Facilities
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$1,560,600
Last Major Action	1954
Location/Name	Arena
Brief Description	Ice Rink Floor and Boards
Overall Condition	Good
Validated	Yes
Commentary	Floor and boards appear to be in good condition

Pictures**Actions**

Action Summary: Replace arena floor, refrigeration piping, hockey boards and glass

Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$1,560,600
Year	2030
Deferred Since	
Repeat Interval	0
Priority	Low
Priority Score	7.50
Action: Commentary	

CA Report

Goderich Memorial Arena - Site

Organization	YMCA of South Western Ontario
Address	180 McDonald St
ModelType	Site
Size	36,000 Sq.Ft.
Site Size	0 Sq.Ft.
Construction Year	1954
Template	Fully Developed Site <150k
Replacement Cost	\$212,760
Description	

Elements by Category

G2020 - Parking Lots [1]

Discipline	Building Sitework
Category	G2020 - Parking Lots
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$46,818
Last Major Action	1954
Location/Name	North Side of Building
Brief Description	Asphalt Parking Lot with painted lines
Overall Condition	Poor
Validated	Yes
Commentary	Parking lot is in poor condition with many cracks and elevation changes

Pictures



Element.317.x03uszjh.mz6.jpg

Element.317.8jvn0hh0.wgk.jpg

Element.317.f6tvlfz.bvo.jpg

Element.317.5q989ud1.xyt.jpg

Actions

<u>Action Summary:</u>	Replace asphalt in parking lot and repaint lines.
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$46,818
Year	2019
Deferred Since	2017
Repeat Interval	22
Priority	High
Priority Score	48.75
Action: Commentary	

G2040 - Site Development [1]

Discipline	Building Sitework
Category	G2040 - Site Development
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$520,200
Last Major Action	1954
Location/Name	Harness Racing Track
Brief Description	Gravel track for harness racing
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.319.ikmdou2o.9fg.jpg

Actions

Action Summary:	Refurbish gravel track.	
Action Type		Replacement
Data Source		Audit
Status		Not Specified
Funding Source		Capital Budget
Cost		\$520,200
Year		2035
Deferred Since		
Repeat Interval		36
Priority		Low
Priority Score		13.50
Action: Commentary		

G2049-B - Sheds [1]

Discipline	Building Sitework
Category	G2049-B - Sheds
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$780,300
Last Major Action	1954
Location/Name	South end of Building
Brief Description	Horse Barn and Storage Barns for Harness Racing
Overall Condition	Good
Validated	Yes
Commentary	

Pictures



Element.332.rjy06iv.60v.jpg



Element.332.53jix2rg.uyc.jpg



Element.332.12tq09ug.dtx.jpg

Actions

Action Summary:	Repair Horse Barn and Storage Sheds as required
Action Type	Repair
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$78,030
Year	2020
Deferred Since	
Repeat Interval	10
Priority	Low
Priority Score	10.00
Action: Commentary	

G2049-B - Sheds [2]

Discipline	Building Sitework
Category	G2049-B - Sheds
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$15,606
Last Major Action	1954
Location/Name	Baseball Diamonds
Brief Description	Equipment Shed
Overall Condition	Good
Validated	Yes
Commentary	Shed appears to be in good condition

Pictures



Element.404.k2lmqaw.rae.jpg

Actions

<u>Action Summary:</u>	Replace Equipment Shed
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$15,606
Year	2035
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	7.50
Action: Commentary	

G2080 - Site Equipment [1]

Discipline	Building Sitework
Category	G2080 - Site Equipment
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$10,404
Last Major Action	1954
Location/Name	Baseball Diamonds
Brief Description	Bleachers
Overall Condition	Good
Validated	Yes
Commentary	Bleachers appear to be in good condition

Pictures



Element.331.lecc2v6f.tmp.jpg

Actions

<u>Action Summary:</u>	Replace bleachers at Baseball Diamonds
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$10,404
Year	2035
Deferred Since	
Repeat Interval	20
Priority	Low
Priority Score	7.50
Action: Commentary	

G3010 - Water Supply [1]

Discipline	Building Sitework
Category	G3010 - Water Supply
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$41,574
Last Major Action	1954
Location/Name	
Brief Description	Underground water piping.
Overall Condition	Good
Validated	Yes
Commentary	No issues reported.

Pictures



Element.322.mcf4ma77.4zu.jpg

Actions

G3020 - Sanitary Sewer [1]

Discipline	Building Sitework
Category	G3020 - Sanitary Sewer
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$7,304
Last Major Action	1954
Location/Name	
Brief Description	Underground sanitary piping.
Overall Condition	Good
Validated	Yes
Commentary	No issues reported.

Pictures

Actions

G3030 - Storm Sewer [1]

Discipline	Building Sitework
Category	G3030 - Storm Sewer
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$39,889
Last Major Action	1954
Location/Name	
Brief Description	Underground storm sewer piping.
Overall Condition	Good
Validated	Yes
Commentary	No issues reported.

Pictures

Element.324.rvffpzx9.4cu.jpg

Actions**G3060 - Fuel Distribution [1]**

Discipline	Building Sitework
Category	G3060 - Fuel Distribution
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$11,798
Last Major Action	1954
Location/Name	
Brief Description	Underground natural gas supply piping.
Overall Condition	Good
Validated	Yes
Commentary	No issues reported.

Pictures



Element.327.6ekf3bwu.dt0.jpg

Actions

G4010 - Electrical Distribution [1]

Discipline	Building Sitework
Category	G4010 - Electrical Distribution
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$4,495
Last Major Action	1954
Location/Name	
Brief Description	Underground electrical connections.
Overall Condition	Good
Validated	Yes
Commentary	No issues reported.

Pictures



Element.328.wir7zkg6.kby.jpg

Actions

G4020 - Site Lighting [1]

Discipline	Building Sitework
Category	G4020 - Site Lighting
Maintenance Type	Reactive
Element Number	1
Replacement Cost	\$176,868
Last Major Action	1954
Location/Name	Soccer Field
Brief Description	Sports Field Lighting
Overall Condition	Good
Validated	Yes
Commentary	8 poles with 5 fixtures per pole
	400W lamps

Pictures



Element.329.v9tneov0.ixz.jpg

Actions

Action Summary:	Replace lighting for soccer field with high efficiency alternative
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$176,868
Year	2019
Deferred Since	2018
Repeat Interval	30
Priority	Low
Priority Score	16.50
Action: Commentary	

G4020 - Site Lighting [2]

Discipline	Building Sitework
Category	G4020 - Site Lighting
Maintenance Type	Reactive
Element Number	2
Replacement Cost	\$161,262
Last Major Action	1954
Location/Name	Softball Baseball Diamond
Brief Description	Sports Field Lighting
Overall Condition	Good
Validated	Yes
Commentary	4 poles with 3 fixtures 2 poles with 4 fixtures 2 poles with 5 fixtures 400w lamps

Pictures



Element.402.ofzhisii.vtl.jpg

Actions

Action Summary:	Replace lighting for Softball Diamond
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$161,262
Year	2035
Deferred Since	
Repeat Interval	25
Priority	Low
Priority Score	16.50
Action: Commentary	

G4020 - Site Lighting [3]

Discipline	Building Sitework
Category	G4020 - Site Lighting
Maintenance Type	Reactive
Element Number	3
Replacement Cost	\$182,070
Last Major Action	1954
Location/Name	Fastball Baseball Diamond
Brief Description	Sports Field Lighting
Overall Condition	Good
Validated	Yes
Commentary	6 poles with 3 fixtures 2 poles with 8 fixtures

Pictures



Element.403.8w2ndtif.3vb.jpg

Actions

Action Summary:	Replace lighting on Fastball diamond
Action Type	Replacement
Data Source	Audit
Status	Not Specified
Funding Source	Capital Budget
Cost	\$182,070
Year	2035
Deferred Since	
Repeat Interval	0
Priority	Low
Priority Score	16.50
Action: Commentary	