BUILDING CONDITION ASSESSMENT REPORT
SUMMARY

On Monday evening, August 15th, 2011, Ed Schulz and John Vandergeest of JP2G presented a preliminary assessment of their team's Aug 8th inspection of the Westmeath Recreational Centre. The engineering consulting firm of Jp2g has been hired to provide a **"Building Condition Assessment Report"** on the Recreation Centre's systems and structure.

Further work is still required and a more detailed **Final Report** will be made available in the *TOWN CRIER* on www.westmeathtoday.ca when made available from JP2G. It will break down priorities and expected costs of upgrade.

While the whole structural integrity is deemed sound, they identified those areas below that need improvement or replacement. In 2008, an energy efficiency study was completed by JP2G, and although not detailed here, it does form an essential part of this building assessment. It will be uploaded to the *Town Crier* site as well.

A. Structural Review:

Roofing -Corrugated Steel:

- Integrity is sound, but leakage at some fastener locations (gaskets and worn bolt holes).
- End louvers are not weather proof; can be replaced with more modern weather proof type (estimated $1,500 each).
- Options: cover whole roof with rubberized membrane (Blue Skin – cost estimated $50-60,000 [+/- 25%]) , vs. caulking (temporary fix), vs. new fasteners & washers & gaskets, vs. Blue Skin only on seams.

Foundation: (estimated $10,000 [+/- 25%] repairs required)

- Some concrete falling off in areas – to be removed, grouted, bonded, refilled
- Supporting gravel fill required on west side, better drainage required on east side.
- Improvement s made in 2010 to perimeter structure; improving drainage greatly.

Ice surface:

- Fairly good shape now. A crack was grouted in 2008 (crack was allowing water into clay subsoil – poor drainage).

Interior Block Walls:

- All good shape. Normal maintenance required, ie. painting, cleaning, etc.

Insulation above the hall:

- R20 Batts (should be R40), no vapour barrier, except for skin under the steel roofing - resulting in too much heat loss and moisture build up.

- Some discussion with an idea (to minimize costs) that blow-in insulation over top of the R20 Batts could add R value; also if batts removed first then a thin layer of foam insulation to act as a moisture barrier.

Flooring:

- Structurally good. Some code requirements re fire separation. (Estimated cost $3-4,000)

Windows:

- Single pane, fair condition. Needs caulking within the next couple of years.

East Entrance Ramp:

- Poor shape & too steep (1:12 slope required), handicapped parking required.
- Options: drive-up ramp (estimated $100,000), or elevator (estim. $250,000)

B. <u>Mechanical Review:</u>

Electrical:

- Average shape, serviceable original wiring.
- Thermal graphic analysis recommended
- T12 technology used (40 watt); should be upgraded to T8
- Lighting in rink needs to be upgraded for consistency of light, extended life, and economical benefits.
- Electric baseboards have 20-40 yr lifespan. They should start being replaced over next few years.
- Outlets near the sinks in washrooms must be replaced with GFI outlets.
- Fire alarms – not handicap compliant – need to be lowered. Annual re-verification required.
- Heat recovery system pump – needs an alarm in case pump fails and water leaks onto floor.

Cooking areas:

- Hall kitchen: Extractor has poor draw and switch in wrong location
- Canteen: NFDA code requires an extractor with fire suppression (estim cost $30-40,000) if an oil fryer is used.

Toilets:

- Not compliant, to be replaced over time.

Change rooms:

- HRV air extractor system
- Showers have 2 handle type – needs to be upgraded to balancing valve type.

Arena:

- Needs: Forced ventilation / dehumidifier system(s)

Wells:

- Surface drainage poor – some levelling required

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