

Appendix 1



Hollingsworth Civic Arena Update on Building Condition Assessment

Date of Visit: March 20, 2019

A site visit was conducted by Stephanie Marcoux, Project Consultant Facility Maintenance for the Town of Newmarket on March 20, 2019 to evaluate the conditions of existing assets against observation made and reported in the last Building Condition Assessment (BCA) completed by Pretium Engineering (formerly GRG Building Consultants) dated October 24, 2013.

Items listed below are systems, components or items of the building and surrounding grounds which either required repair or replacement work at the time the BCA was conducted, or are expected to require work in the next 5 years. The estimated costs in the table below are based on the amounts provided in the previous BCA including adjustment for inflation.



Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
1.1.1	Walkways	Replacement of the concrete walkways and steps along the east and west sides of the building.		\$33,000
1.1.2	Fencing	Replacement of chain link fencing along the south and east property lines. The fence along the south property line is leaning heavily and is generally in poor condition.		\$10,700

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
1.1.4	Parking Areas	Replacement of the asphalt pavement over the entire area of parking and driving aisle. The parking areas are heavily heaved and cracked.		\$174,000
2.1.1	Substructure	Repairs to slab on grade required at the north end of the rink area where cracking and concrete deterioration were noted.		\$2,500

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
2.1.2	Superstructure	Surface rust on some of the exposed steel beams, girders, columns and purlins was noted in the rink area. Cleaning of structural members and painting with corrosion inhibitive paint shall be completed to preserve the structure.		\$13,400
3.1.2	Steel Siding	The metal siding at the upper half of the exterior wall was replaced on the south and west elevations, but remains to be replaced on the north and east elevation to match the newly installed siding. (Pricing from Garland Canada Inc. November 2012)		\$85,000

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
3.2	Coatings	Repainting of various components on the exterior of the building, such as metal railings, steel lintels and concrete block wall (touch ups).		\$1,500
3.3.1	Entrance Doors and Glazing	Replacement of the aluminum frame glazed entrance systems complete with power door operators at the south and west entrances.		\$33,200

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
3.3.2	Service/exit doors	Replacement of exterior hollow metal doors and frame which are generally in poor condition.		\$21,000
3.3.3	Overhead Doors	Repairs to the jamb and weather stripping of the door at the Zamboni room.		\$1,400
3.6.1	Sloped Roofing	Replacement of the roofing sealants over joints and fasteners; replacement of the metal roofing is not expected.		\$20,100

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
3.6.2	Flat Roofing	Repairs required in areas of active leaks around ductwork and electrical pitch pockets.		\$6,700
4.3.1	Domestic Hot Water Boiler and Storage Tanks	Replacement of the hot water storage tanks, pumps and components of the boiler.		\$35,000
5.2.1	Dehumidification System	Replacement of the dehumidification system at the end of its useful life.		\$150,000*
5.2.2	Exhaust Fans	Major repairs or replacement of the miscellaneous exhaust fans.		\$6,000
	Various ventilation components	Miscellaneous repair or replacement of ventilation system components such as damaged louvers and grilles		\$2,000

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
6.2.3 6.2.4	Exterior Lighting – Surface mounted and pole mounted	Replacement of exterior surface mounted light fixtures and poles and mounted light fixtures along the west side of the building.		\$38,800
7.2.1 7.2.2	Emergency Lighting Systems and Exit Light Fixtures	Replacement of battery packs and exit signs throughout the facility.		\$8,000
8.1.1	Ice Rink Interior Wall Finish	Repainting of the walls and other painted surfaces in the ice rink area.		\$12,900

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
8.1.2	Ice Rink Low Emissivity Ceiling	Replacement of the low emissivity ceiling damaged by puck punctures.		\$70,000*
8.1.3	Dasher Boards repairs and Glazing Replacement	Isolated repairs to the dasher boards and glazing as needed.		\$17,200

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
	Players Bench Flooring	Replacement of resilient flooring in players bench area		\$3,500*
8.2	Change Rooms Renovation	General renovation of change rooms including repainting of walls and ceilings, and replacement of flooring, benches and shower finishes and fixtures.		\$51,500

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
8.3	General Lobby Area	General renovation of the lobby area including repainting of walls, replacement of resilient flooring and suspended ceiling tile system, and major repairs or replacement of service windows, display units and various millwork.		\$79,700
8.4.1	Public Washrooms	General renovation of the public washrooms, including repainting of walls and replacement of plumbing fixtures, washroom partitions and resilient flooring		\$25,400

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
8.4.2	Office and Board Room	General renovation of the office and board room, including refinishing of walls and replacement of carpet flooring and suspended ceiling tile system.		\$5,400
	Snack bar	General renovation of snack bar area, including repainting of walls, replacement of resilient tile flooring and replacement of all millwork, shelving and shutter		\$20,200

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Item	System/ Component/ Item	Description of work	Photos	Estimated Cost
8.5.1	Interior Doors	Replacement of various interior doors and frames. The base of some metal frame are corroded.		\$10,700
	Sound system	Replacement of the sound system which is reportedly not functioning.		\$5,000*

Total estimated expenditures for the next 5 years \$943,800

Additional systems/components/items that would require repair/replacement in the next 5 to 10 years;

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- Localized replacement of concrete blocks and refinishing (painting) of the masonry block wall	\$30,800
- Replacement of overhead doors	\$13,800*
- Contingency for localized replacement of buried or concealed water supply lines and drainage pipes	\$24,100
- Interior lighting retrofit, excluding ice rink.....	\$11,000
- Replacement of radiant heating above ice rink benches	\$7,500*
- Refrigerant System replacement	\$
- Dasher Board system replacement – framing and boards, including players benches.....	\$
- Replacement of seating and podium in lobby area.....	\$

Total Estimated Expenditures in the next 5 to 10 years	\$
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* Indicates budget numbers based on past expenditures and past experience with similar projects.

Total estimated expenditures for the next 10 years	\$
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