

Building Condition Audit - Lifecycle Forecast Plan 2018 - January 2019

ling Club, 199 Langstaff Drive, Carp, Ontario

Item #	Life Cycle Repair Item	Install Year	Current State	Replace Year	2018 Item Cost	Cycle (yrs)	Total Cost + PM Fee	Total Costs 25	2038 Year 22	2039 Year 23	2040 Year 24	2041 Year 25	2042 Year 26	2043 Year 27	
1	Real Property Reporting														
1.1.1.	Complete a Building Condition Audit - City	2016	NA	Every 10	\$10,000	10	\$12,800	\$35,600							
3	Building Structure														
3.1.1.	Investigate cracked concrete slab on grade at 78' 84'	Good	5-10	\$5,000	30	\$6,400	\$12,800								
4	Building Envelope														
4.2.3.	Replacement of Overhead Doors	1978	Good	5-10	\$15,000	25	\$19,200	\$19,200							
4.3.2.	Replace Prefinished Metal Siding - Add metal	1978	Good	5-10	\$200,000	40	\$256,000	\$256,000							
4.4	Replace caulking, sealing, flashing around	1999	Poor	1-2	\$2,000	10	\$2,560	\$7,680		\$2,560					
5	Building Roofing System														
5.1.1.	Replace metal roof - 16,550 SF	1978	Fair	1-5	\$400,000	30	\$512,000	\$500,000							
5.2	Repair metal roof ridge, overlaps, exhaust	2018	Good	5-10	\$9,000		\$11,520	\$31,520	\$10,000						
6	Building Interior Systems														
6.2.1.	Replace carpet tiles in lounge and lower	2014	Very	10-20	\$16,000	15	\$20,480	\$20,500							
6.7.1.	Replace washroom toilet partitions	2018	NEW	20	\$3,500	20	\$4,480	\$10,480			\$6,000				
6.7.1.	Replace all interior windows between lounge	1978	Good	5-10	\$30,000	35	\$38,400	\$38,400							
6.8.1.	Replace washroom fixtures during renovation.	1978	Good	5-10	\$6,000	30	\$7,680	\$17,700						\$10,000	
6.9	Replace washroom, counters, paint, mirrors.	2018	NEW	25	\$14,200	25	\$18,176	\$38,100						\$20,000	
6.1	New Kitchen cabinets, counters, ceiling, sinks.	2016	NEW	25	\$40,000	20	\$51,200	\$90,000				\$50,000			
6.11	New Bar cabinets, counters, ceiling, sinks.	2016	NEW	25	\$20,000	20	\$25,600	\$50,000				\$30,000			
6.12	Repair walls and paint the interior of the club.	2015	Good	5-10	\$3,500	10	\$4,480	\$18,000						\$7,000	
6.13	Replace Washroom Ceramic tile floors	2018	NEW	25	\$5,500	25	\$7,040	\$16,050	\$9,000						
6.14	Replace Kitchen Ceramic Tile Floor	2016	NEW	25	\$3,000	25	\$3,840	\$8,900							
6.15	Replace Bar Ceramic Floor	2016	NEW	25	\$2,500	25	\$3,200	\$7,200							
6.16	New Stoves and Ranges (2)	2017	NEW	20	\$3,200	20	\$4,096	\$7,700							
6.17	Kitchen & Bar New Dishwashers (3200+2100)	2016	Good	5-10	\$4,200	10	\$5,376	\$18,300							
6.18	New Bar Beer Cooler	2016	NEW	20	\$2,850	20	\$3,648	\$8,150							
7	Electrical Systems														
7.1.1.	Replace main incoming conductor and main	1978	Good	10	\$25,000	40	\$32,000	\$3,200							
7.1.1.	Replace main splitter, fused disconnects and	1978	Good	10	\$7,500	40	\$9,600	\$9,600							
7.2.1.	Replace 600V panel A and associated	1978	Fair	10	\$10,000	40	\$12,800	\$12,800							
7.2.1.	Replace 120/208V Panels B, C, D, & E and	1978	Fair	5-10	\$20,000	40	\$25,600	\$25,600							
7.3.1.	Replace 120/208V secondary conductors to	1978	Fair	0	\$0	40	\$0	\$0							
7.4.1.	Replace the transformers. For the 75 kVA	1978	Fair	5-10	\$10,000	30	\$12,800	\$10,000							
7.5.1.	Replace the splitter, fused disconnects and	2018	New	50	\$4,500	40	\$5,760	\$4,500							
7.6	Washroom electric heaters	2018	Very	25	\$1,500	25	\$1,920	\$4,000						\$2,500	
7.7	Washroom electric hand drivers	2018	Very	25	\$2,500	25	\$3,200	\$6,000						\$3,500	
7.8	Induction Lighting System on Ice Surface	2012	Very	10	\$50,000	10	\$64,000	\$50,000							
7.9	LED Lighting interior	2015	Very	10-20	\$15,000	20	\$19,200	\$44,000						\$23,000	
7.1	LED Parking Lot Lighting	2015	Very	10-20	\$3,500	20	\$4,480	\$14,000						\$8,000	
8	Mechanical Systems														
8.1.1.	Replace air conditioning condenser.	1988	Poor	1-2	\$10,000	15	\$12,800	\$25,600							
8.1.1.	Replace furnace in basement Mechanical at	2013	Very	10-20	\$6,000	18	\$7,680	\$6,000							
8.1.1.	Replace Furnace for Rink - end of life.		Very	10-20	\$10,000	18	\$12,800	\$10,000							
8.9	New Washroom hot water tank	2018	Very	10-20	\$1,000	15	\$1,280	\$3,000							
8.1	New kitchen / bar hot water tank in		Very	10-20	\$3,000	15	\$3,840	\$8,840							
8.11	New toilet, urinals, sink hands free flush and		Very	10-20	\$5,000	20	\$6,400	\$12,400	\$6,700						
8.12	Replace Dehumidifiers (2)		Very	10-20	\$81,000	20	\$103,680	\$171,000							
8.40	Replace HRV for Ice Plant Room	2012	Very	10-20	\$5,500	20	\$7,040	\$8,500							
9	Refrigeration Systems														
9.1.1.	Replace Refrigerant compressor. Not Stage 2	1995	Fair	1-5	\$75,000	25	\$96,000	\$75,000							
9.2.1.	Replace pump, motor, valves, and ancillary	2014	Good	5-10	\$24,000	20	\$30,720	\$30,720							
9.4.1.	Replace Evaporative Condenser	2008	Very	20	\$50,000	25	\$64,000	\$64,000							
9.10.1	Replace Control System when compressor is		Good	5-10	\$30,000	20	\$38,400	\$56,000							
9.12.1	Replace Pressure Vessel Evaporator Chiller -	1995	Fair	1-5	\$40,000	24	\$51,200	\$102,400				\$51,200			
9.13	Rebuild the Compressor Motor (Mvcom)	2017	Fair	1-5	\$8,000	4-5	\$10,240	\$55,500			\$10,500				
10	Life Safety Systems														
10.3.1	Replace exterior LED lights on the building		Very	20	\$8,500	20	\$10,880	\$10,880	\$10,880						
10.4	New Fire Safety Plans at each exit mounted	2018	Very	20	\$500		\$640	\$640							
10.5	New Amonia sensors, warning lights, and		Very	20			\$0	\$0							
11	Site Work														
11.2.1	Replacement of LED lights and wooden poles.		Very	25	\$9,000	30	\$11,520	\$11,520							
11.4.1	Replace Chain Link fence and gates	1978	Good	5-10	\$24,000	30	\$30,720	\$30,720							
11.5	Reconstruct Gravel Parking Lot with Centre	1978	TBD	1-5	\$40,000	20	\$51,200	\$111,200		\$60,000					
HUNTLEY CURLING CLUB PROJECTED							\$1,375,450	\$1,760,576	\$2,189,900	\$36,580	\$62,560	\$16,500	\$51,200	\$80,000	\$74,000
HUNTLEY CURLING CLUB ANNUAL CAPITAL ALLOCATION								\$2,030,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	
HUNTLEY CURLING CLUB ANNUAL CAPITAL CASHFLOW									\$97,210	\$94,650	\$138,150	\$146,950	\$126,950	\$112,950	

