Submission to

Town of Golden

Facility Condition Assessment Report
Golden Municipal Swimming Pool

Version: Final

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Project No. 20079
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Executive Summary

FCAPX a division of Roth IAMS (FCAPX) was retained by the Town of Golden to conduct a Facility Condition Assessment (FCA) of the Golden Municipal Swimming Pool in Golden, British Columbia. The objective of the FCA was to identify, based on current observed conditions, deficiencies and potential lifecycle replacements in the next 20 years.

Facility Summary

The Golden Municipal Swimming Pool includes a one story building without a basement. It is situated on 9th Street South, with the entrance facing west. The total area of the facility is approximately 425 square meters and was constructed in 1978. The change room building features a handicap accessible change room, male and female change rooms, and a mechanical room. Change rooms include washrooms. South the building there is a large swimming pool, and smaller wading pool, both enclosed within chain link fencing. The facility is handicap accessible as of 2016.

System Summaries

Structural and Architectural Summary

The facility is a concrete block structure with both interior and exterior walls being comprised of concrete block resting on a poured slab-on-grade foundation. The exterior block walls are known to contain asbestos. Interior walls are painted. There is rolled and vinyl plank floor installed in the entrance lobby and reception. Floor finishes are primarily exposed concrete.

Overall, the architectural elements were found to be good condition. It was reported that there is no, or minimal insulating material in exterior block walls, resulting in heat loss. The pool decking was observed to be cracked and delaminating. Pool basins were observed to have some instances of cracking and deterioration. The interior concrete floor finishes were observed to be worn and pocked.

Plumbing and Mechanical Systems Summary

Change rooms include washrooms with commercial plumbing fixtures, including gang style showers. There is a propane gas-fire instantaneous domestic water heater installed in the mechanical room. The building is heated via two electric furnaces and three reheat coils. There are two propane gas fired boilers installed in the mechanical room to heat pool water and heating water for reheat coils. Pool pumps and treatment equipment are installed in the mechanical room and externally accessed chlorine room. Pool piping extends to surround the pool, contained within the slab-on-grade and a trenched raceway.

Overall, the mechanical elements were observed to be in fair condition with many components having met or exceeded their Expected Useful Life. There was a lack of general exhaust noted in the mechanical room.

Electrical Systems Summary

The building receives a 3-Phase, 4-Wire 120/208V electrical feed. Panelboards, disconnect switches, and a small wall mounted motor control centre are installed in the mechanical room. Interior lighting is a mix of T-8 fluorescent lamps and incandescent fixtures. There is an intrusion detection system that is hardwired to smoke detectors in key locations of the building interior.

Overall, the electrical components were observed to be in good condition with some components nearing the end of their Expected Useful Life.

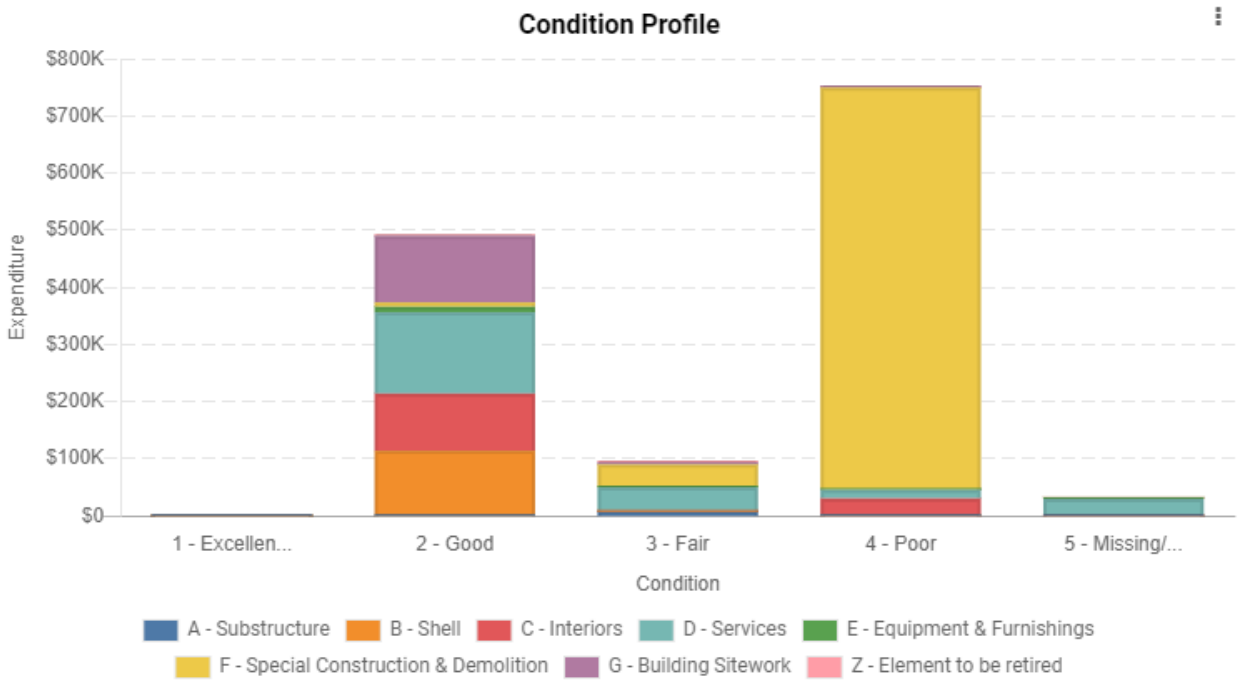
Site Feature Systems Executive Summary

Swimming pools are poured concrete basins surrounded in concrete decking with piping connecting to the mechanical room. There is concrete walkways installed on the west and north elevations.

Pool infrastructure and decking were observed to be in poor to fair condition.

Findings

A condition profile was created for the building to visually view the replacement value of the components based on their condition rating. The graph is provided below.



Collaborating to Provide Asset Data You Can Trust

The BCA identified repairs and replacements that are anticipated over the next 20 years. The table below summarizes the total capital expenditures (in current year dollars) for the repairs and replacements that are anticipated over the course of the 20-year evaluation period.

Uniformat Division	Immediate 2020	Short-Term 2021 - 2025	Long-Term 2026 - 2040	Optional	Totals
A - Substructure	$0	$7,000	$0	$0	$7,000
B - Shell	$0	$5,000	$223,200	$50,000	$278,200
C - Interiors	$0	$30,720	$129,950	$0	$160,670
D - Services	$30,000	$70,594	$236,728	$14,000	$351,322
E - Equipment & Furnishings	$0	$9,750	$0	$0	$9,750
F - Special Construction & Demolition	$0	$744,188	$55,000	$0	$799,188
G - Building Sitework	$0	$3,750	$121,433	$0	$125,183
Totals	**$30,000**	**$871,001**	**$766,311**	**$64,000**	**$1,731,312**

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F·CAP·X

1 INTRODUCTION

FCAPX a division of Roth IAMS (FCAPX) was contracted by the Town of Golden (The Town) to conduct a Facility Condition Assessment (FCA) of the Golden Municipal Swimming Pool in Golden, British Columbia (herein referred to as the "Facility, "Site" or "Property"). We understand the purpose of this report is to assist with the long-term capital planning for the facility. This report summarizes the findings of the FCA for the property.

1.1 FACILITY

Information on the evaluated facility is provided below:

Building Name	**Golden Municipal Swimming Pool**
Address	**1408 9th Street South, Golden, BC**
Estimated Building Floor Area (sq.m.)	**425**
Number of Storeys	**1**
Date of Construction	**1978**

1.2 SITE REVIEW

A site visit was performed on July 31, 2020 by the personnel presented below. The weather at the time of the site visits was sunny, with ambient air temperatures ranging between 25 and 33 °C.:

Site Assessors

- Brenton Wier

Owner and Tenant Representatives

- None

1.3 OWNER SUPPLIED MATERIAL

In this report, reference is made to the "reported" condition of particular systems and/or components. The reported condition pertains to information provided by the building's operations and maintenance personnel and/or tenants. In some cases, this information was gathered through either an onsite interview process or a formal off-site interview process.

The following information was provided as a resource for the condition assessment:

- Original Construction Drawings
- 2016 Approved Renovation Drawings
- Hazardous Material Assessments – 2011, 2015
- Council Memos and Quote Approvals
- Facility Condition Report – 2016
- Pool Condition Report – 2015

2 SCOPE OF WORK

The FCA carried out by FCAPX is generally based on the ASTM Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process (E2018-15) and consisted of the following:

- Background Information Request and Review;
- Interview(s) with Knowledgeable Site Staff;
- Walk-through Site Assessment Visit;
- Summary of Opinions of Probable Costs to remedy observed physical deficiencies;
- Summary of Opinions of Probable Costs to replace components which will exceed their expected useful life (EUL) over the evaluation period; and
- Preparation of an FCA Report, including salient findings and supporting photographs.

The ASTM defines a physical deficiency as a conspicuous defect or significant deferred maintenance of a site's material systems, components, or equipment as observed during the site assessor's walk-through site visit. Included within this definition are material systems, components, or equipment that are approaching, have reached, or have exceeded their typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes conditions that generally do not constitute a material physical deficiency of the site.

The review of the Site was based on a visual walk-through review of the visible and accessible components of the property, building and related structures. The roof surface, interior and exterior wall finishes, and floor and ceiling finishes of the on-site building and related structures were visually assessed to determine their condition and to identify physical deficiencies, where observed. The assessment did not include an intrusive investigation of wall assemblies, ceiling cavities, or any other enclosures/assemblies. No physical tests were conducted, and no samples of building materials were collected to substantiate observations made, or for any other reason.

The review of the mechanical systems, electrical systems, and fire & life safety systems at the property included discussions with the site representative and review of pertinent maintenance records that were made available. A visual walk-through assessment of the mechanical systems, electrical systems, and fire & life safety systems was conducted to determine the type of systems present, age, and aesthetic condition, with considerations of the reported performance. No physical tests were conducted on these systems.

A detailed evaluation of the property development's compliance with applicable national and/or provincial Building Codes and/or Fire Codes is not part of the scope of this assessment. It is assumed that the existing buildings and related structures were reviewed and approved by local authorities at the time of construction. However, applicable codes may be referenced by FCAPX, at their discretion, to identify deficiencies and appropriate recommendations.

Replacement and repair costs are based on unit rates published by Means Publishing and/or Marshall & Swift Valuation Service, combined with local experience gained by FCAPX. The quantities associated with each item have been estimated during a walk-through site assessment and do not represent exact measurements or quantities. At the time of replacement, specific "scope of work" statements and quotations should be determined, and the budgetary items revised to reflect actual expenditures. Not included are items that would be addressed as routine maintenance. However, the capital costs may include items, which are currently managed under the Operations and Maintenance budget for the site.

Opinions of probable costs for deficiencies that are individually less than the established threshold amount are generally not included in the FCA cost tables. The exception are deficiency costs relating to life, safety or accessibility, these may be included regardless of this cost threshold.

2.1 Deviations from the Guide

The major deviations from ASTM E2018-15 for this project that was not included are as follows:

- A review of municipal/public records for zoning;
- A comprehensive building and/or fire & life safety code/regulatory review for compliance. It is assumed that at the time of building construction/commission and/or subsequent renovation(s), a duty of care was undertaken to ensure the building and related structures were constructed in accordance with the current building and fire code, as well as reviewed and approved by the local authorities having jurisdiction;
- An assessment of the property's compliance with barrier-free accessibility requirements; and
- A review of municipal/regional records to determine if the property resides in a designated flood plain.

Furthermore, the FCA did not include a:

- Verification of the number of parking spaces;
- Verification of gross and net usable areas of the site building(s); and
- Review of as-built construction drawings for the building and site.

2.2 Limiting Conditions

This report has been prepared for the exclusive and sole use of the client. The report may not be relied upon by any other person or entity without the express written consent of FCAPX and the client. Any reliance on this report by a third party, any decisions that a third party makes based on this report, or any use of this report by a third party is the responsibility of such third parties. FCAPX accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made, or actions taken, based on this report.

The assessment of the building/site components was performed using methods and procedures that are consistent with standard commercial and customary practice as outlined in ASTM Standard E2018-15 for Property Condition Assessments. As per this ASTM Standard, the assessment of the building/site components was based on a visual walk-through site visit, which captured the overall condition of the site at that specific point in time only. No legal surveys, soil tests, environmental assessments, geotechnical assessments, code compliance assessments, seismic assessments, engineering calculations, or quantity surveying compilations have been made. No responsibility, therefore, is assumed concerning these matters.

FCAPX did not design or construct the building(s) or related structures and therefore will not be held responsible for the impact of any design or construction defects, whether or not described in this report. No guarantee or warranty expressed or implied, with respect to the property, building components, building systems, property systems, or any other physical aspect of the property is made. The recommendations, and our opinion of costs associated with these recommendations, as presented in this report, are based on walk-through non-invasive observations of the parts of the building(s) which were readily accessible during our visual review. Conditions may exist that are not as per the general condition of the system being observed and reported in this report.

Opinions of costs presented in this report are also based on information received during interviews with operations and maintenance staff. In certain instances, FCAPX has been required to assume that the information provided is accurate and cannot be held responsible for incorrect information received during the interview process. Should additional information become available with respect to the condition of the building and/or site elements, FCAPX requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

The opinions of costs presented herein are intended for global budgeting purposes only. The scope of work and the actual costs of the work recommended can only be determined after a detailed examination of the site element in question, understanding of the site restrictions, understanding of the effects on the ongoing operations of the site/building(s), definition of the construction schedule, and preparation of tender documents. We expressly waive any responsibilities for the effects of any action taken as a result of these

endeavors unless we are specifically advised of prior to, and participate in the action, at which time, our responsibility will be negotiated.

Our opinions and recommendations presented in our reports will be rendered in accordance with generally accepted professional standards and are not to be construed as a warranty or guarantee regarding existing or future physical conditions at the Site or regarding compliance of Site systems/components and procedures/operations with the various regulating codes, standards, regulations, ordinances, etc.

3 DEFINITIONS

The following is a list of terminology that is used frequently throughout the Building Condition Report, along with its corresponding definitions.

3.1 ASSET LIFE EXPECTANCY

The facility systems observed during the assessment were broken down by their major assets and assigned an expected useful life (EUL). This value was used to determine the remaining useful life (RUL) of the asset. The values for EUL are based on information provided in manufacturer's literature, industry standards, our observations of the assets, and our experience with similar materials and systems in similar locales. Based on the asset's overall reported and/or observed physical condition an "Equivalent Age" was determined that represents the point within the asset's lifecycle based on the EUL. This was then used to determine the RUL.

The EUL of assets is a theoretical number, which is an estimate, that is a function of quality of materials used, manufacturing and installation, as well as frequency and intensity of service, the degree of maintenance afforded to the asset, and local weather conditions.

The realization of an asset's EUL does not necessarily constitutes its replacement. A detailed condition assessment or investigation is recommended as a prudent approach to confirm the component RUL and the need for either a repair (maintenance) or a refurbishment. Risk, including safety or the cost of damage to the facility and its use, was considered in estimating the RUL and the schedule for major repairs or replacements.

3.2 CONDITION RATINGS AND SITE OBSERVATIONS

ASTM defines "physical deficiencies" as "the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material systems, assets, or equipment that is approaching, has reached, or has exceeded its typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, lack of proper maintenance, etc. This specifically excludes deficiencies that may be remediated with routine maintenance or miscellaneous minor repairs and

excludes conditions that generally do not constitute a material physical deficiency of the site.

The physical condition of major facility / site systems and assets is dependent on whether a physical deficiency is associated with that asset / system. The physical condition of assets / systems noted in this report have been rated as either “Critical”, “Poor”, “Fair”, “Good”, or “Very Good”. Definitions for these ratings are provided below.

1- EXCELLENT: No immediate concerns are evident. The components appear to meet all present requirements and to be adequately maintained. Replacement anticipated beyond 10 years.

2- GOOD: No immediate concerns are evident. The components appear to meet all present requirements and to be adequately maintained. Replacement anticipated in 6 to 10 years.

3- FAIR: The medium level condition rating. Generally, components meet present requirements and have been adequately maintained. Some minor deficiencies may be noted. A repair or lifecycle replacement is anticipated within the evaluation period between 3-5 years.

4- POOR: The component is not able to meet current requirements and has significant deficiencies. Generally, components may have failed, may be at or near the end of their service life, or may exhibit evidence of deterioration or insufficient maintenance. Recommendations may include urgent repair, replacement or upgrades within 1-2 years.

5- VERY POOR: Generally, components may have failed resulting in a high risk of injury, health and safety concerns, or critical system failure. Recommendations for urgent repair, replacement or upgrades are anticipated within the year (<12 months).

3.3 Evaluation Period

For the purpose of this report, the opinions of probable cost to repair major defects in materials or systems that may significantly affect the value of the property or continued operation of the facilities, and to replace base building equipment/systems that have reached, or may reach their expected useful life, will be a twenty (20) year evaluation period.

3.4 Opinions of Probable Costs

Opinions of probable costs for repair and/or replacement of components and/or additional investigation of the conditions identified in this report are based on the noted method of evaluation. These opinions are not construction costs and are for general budgeting purposes only since they are based on historical costing information and our experience with similar systems in other buildings. A detailed or exhaustive examination of quantities/costs of equipment, materials, or labour required for the remedial work has not

been performed. Unless otherwise stated, engineering costs for remedial work have not been included in this report.

Each element has Difficulty, Regional and Soft Cost factors. These are multipliers applied to base component unit costs to capture aspects that are anticipated to contribute to higher event costs.

Only planned actions with a total cost over $5,000 have been included in this report. Actions below this cost threshold are assumed to be handled under Operation and Maintenance budgets. Actions relating to life safety may be included in the report, regardless of cost.

3.5 Recommendation Type

Recommendation types in this report indicate the action that is to take place based on the review of the component. The recommendation type categories are shown below.

- **Study:** Includes recommendations for further investigation into the condition or options for determining the appropriate repair/replacement action.
- **Major Repair:** Any component or system in which future major repair is anticipated but not replacement of the entire component.
- **Lifecycle Replacement:** Any component or system in which future replacement is anticipated due to age, condition, risk, regulation, or obsolescence.
- **Miscellaneous:** Optional recommendations that do not impact lifecycle and are not considered a repair.

3.6 Uniformat

Standardized alpha-numeric codes that are used to classify components common to most facilities and provides consistency in the evaluation of building projects.

4 Energy Performance Summary

The scope of work for the BCA included a high level identification of potential energy performance opportunities as it pertains to the scope of the condition assessment. Operational opportunities are not included as the site review for the condition assessment did not go into this detail.

The following are a list of current energy efficiency features observed during the condition assessment walkthrough:

- Moderately energy efficient lighting (T-8 fluorescent light fixtures)
- Instantaneous Condensing Domestic Water Boiler
- High Efficiency Hot Water Boilers

The following are a list of potential opportunities observed during the condition assessment walkthrough:

- T-8 fluorescent lighting fixtures and incandescent fixtures should be replaced with LED at the time of lifecycle replacement.
- Digital thermostats should be utilized to program time of day HVAC cycles to minimize energy loss after hours.
- At the time of lifecycle replacement furnaces and the packaged air handling unit should be replaced with high efficiency equipment. Depending on energy rates, propane gas fired furnaces may be a more efficient option.
- General re-sealing of exterior doors and interior windows can result in potential energy savings.
- It was reported that exterior walls contain minimal insulation. It is recommended to undertake and investigative study to determine what, if any insulating material exists in exterior walls and provide options to install or apply insulating material as needed.
- The pools should remained covered at all times when not in use to reduce heat loss and evaporation.

5 Facility Condition Assessment

Herein we present the findings of our assessment, based on the Scope of Work outlined in this report. The Facility Condition Assessment & Opinion of Probable Cost is included in Appendix A. Appendix B contains the Capital Planning Table.

5.1 Facility Condition Index

The Facility Condition Index (FCI) gives an indication of a building or portfolio's overall condition. The value is based on a 0-100%+ scale and is derived by dividing the repair costs for a facility by a Current Replacement Value (CRV). The FCI is calculated using only the current condition values, not taking into account the future needs identified in the life cycle evaluation. Site and miscellaneous items are removed from this calculation as the focus is on the building itself.

The overall condition is based on Table 1 below. It should be noted that there is no industry standard for the overall building condition based on a 5-Year FCI. The condition categories are recommendations to be considered.

Table 1: FCI Condition Categories	
5-year Calculated FCI	**Condition Category**
0% to 10%	Good
11% to 20%	Fair
21% to 50%	Poor
>50%	Prohibitive to Repair

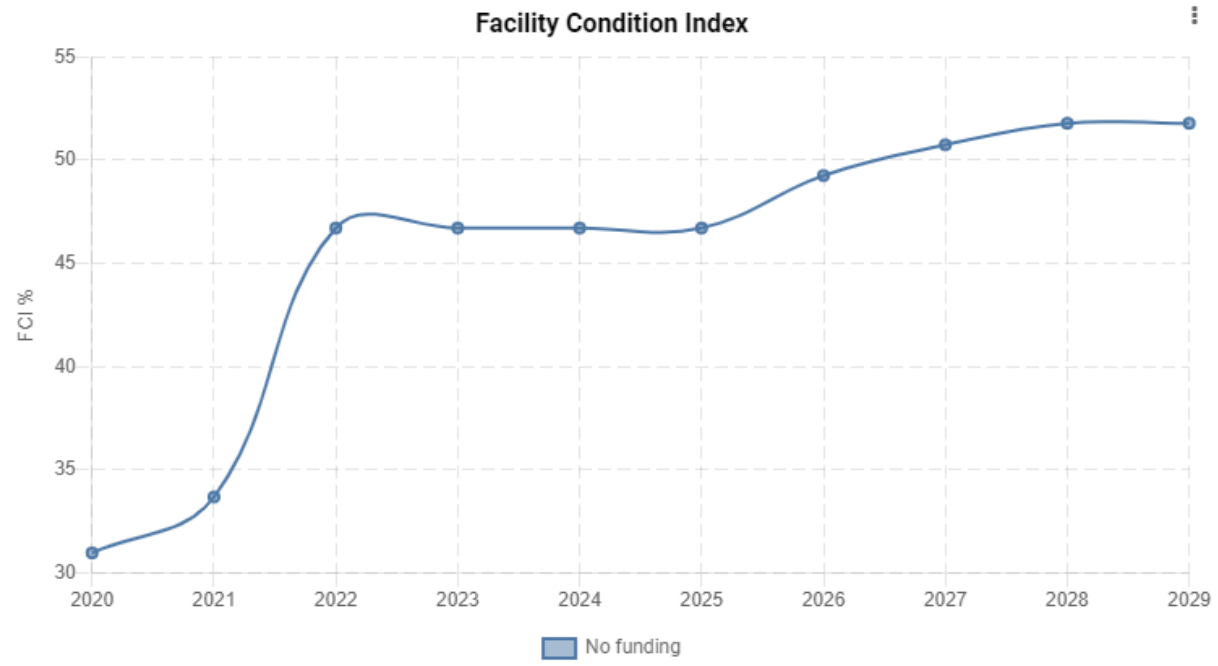
The 5-Year FCI is calculated as follows:

$$\text{5-Year FCI} = \frac{\text{Sum of 5-Year Renewal Need for the Building}}{\text{Current Replacement Value of the Building}} \times 100$$

$$\text{5-Year FCI} = \frac{\$825{,}051}{\$2{,}663{,}000} \times 100$$

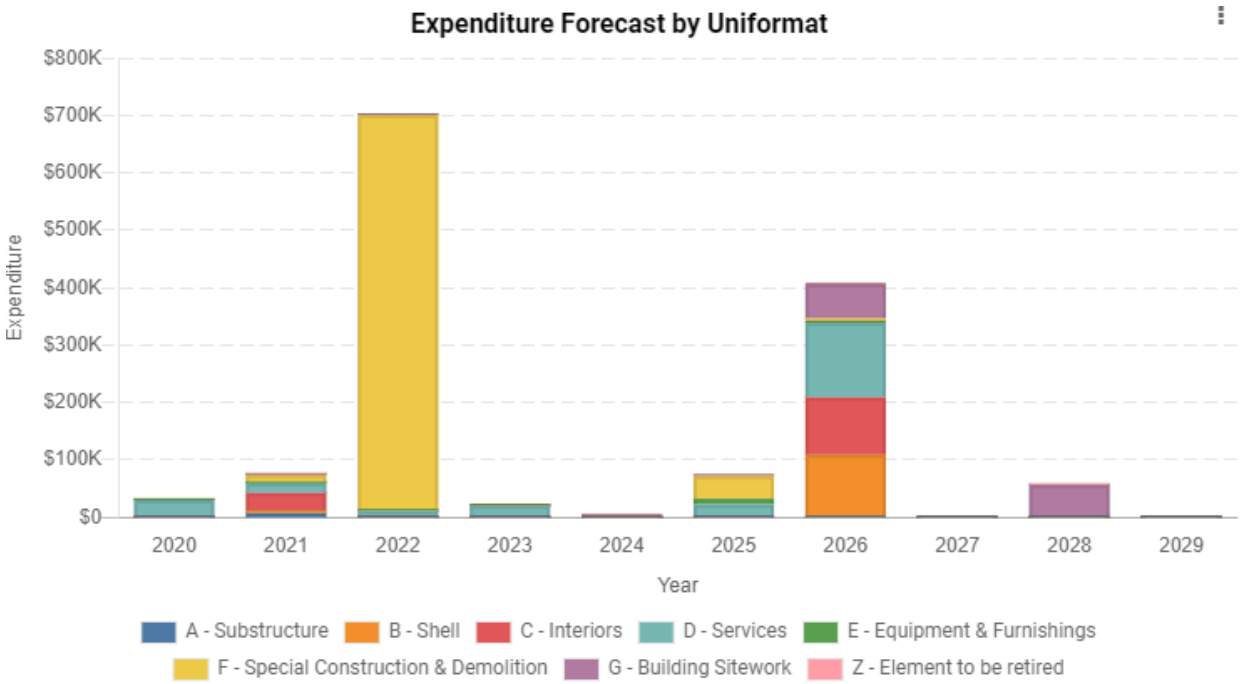
5-Year FCI = 30.98

The 5-Year Renewal Need is the sum of renewal costs recommended in the next 5 years to keep the building functional, and does not consider soft cost factor, criticality, available budget or capital planning decisions made. The total 5-Year Renewal Need cost, (2020-2024) excluding the renewal costs for the site features (roadways, parking lot, walkways, etc.) for the subject building is $825,051. The building Current Replacement Value (CRV) was provided by The Town. For the subject building the CRV (or Cost of Reproduction New (CRN)) was determined to be $2,663,000 based on the sum of the replacement cost for all components. The subject building 5-year Facility Condition Index (FCI), calculated based on the 5-Year Renewal Need is 30.98. Based on the table above, the FCI suggests that the building is in Poor condition overall. Below is a 10 year FCI table showing the unfunded scenario. It should be noted that the FCI is primarily driven by the pool itself which is considered in poor condition.



5.2 Distribution of Capital Needs by Building System

The graph below is an analysis of the capital needs by building systems over the evaluation period. For more information on the specific recommendations, please see the 20-Year Capital Plan Renewal and Repair Summary Table included in Appendix B.



6 CLOSURE

This report has been prepared for the use of the Town of Golden as part of the due diligence process regarding the noted property, and no representations are made by FCAPX to any party other than the Town of Golden.

APPENDIX A

Facility Condition Assessment

Project No. 20079

F·CAP·X

A Substructure
A10 Foundations

Element Description	
Name	A101001 - Standard Foundations
Installation Year	1978
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Renewal Year	2053
Quantity / Unit of Measure	145 / LM Footprint
Unit Cost	$984.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$178,350.00

Description
The single storey structure without a basement is constructed on concrete spread-footings which bear on native soil or engineered fill.

Condition Narrative
No major deficiencies were observed or reported during the assessment.

Element Description	
Name	A103001 - Slab on Grade
Installation Year	1978
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Renewal Year	2053
Quantity / Unit of Measure	425 / SM Footprint
Unit Cost	$71.33
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$37,894.06

Description

The building rests atop a poured concrete slab-on-grade. The slab-on-grade is 100 mm thickness and bears on 150 mm compacted gravel. The assembly includes a 6 mm assumed polyethylene vapour barrier.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

A20 Basement Construction

Element Description	
Name	A202001 - Basement Walls
Installation Year	1978
Condition	3 - Fair
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Renewal Year	2053
Quantity / Unit of Measure	25 / LM Footprint
Unit Cost	$1,246.40
Difficulty / Regional / Soft Cost Factors	1.50 / 1.25000 / 1.00000
Replacement Cost	$58,425.00

Description

There are poured concrete basement walls in the filter pit in the mechanical room and below the storage room.

Condition Narrative

At the time of assessment the basement walls were reportedly leaking around pipe penetrations in the filter pit. A repair cost has been provided. The Remaining Useful Life has been maintained with the assumptions that repairs will take place.

Photos

Golden Municipal Swimming Pool - A202001

Recommendations

Recommendations #1 - Repair Filter Pit	
Type	Major Repair
Year	2021
Cost	$3,500.00

Complete repairs as needed to prevent water infiltration to the filter pit.

Element Description	
Name	A202001 - Basement Walls
Installation Year	1978
Condition	3 - Fair
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Renewal Year	2053
Quantity / Unit of Measure	25 / LM Footprint
Unit Cost	$1,246.40
Difficulty / Regional / Soft Cost Factors	1.50 / 1.25000 / 1.00000
Replacement Cost	$58,425.00

Description

There are poured concrete basement walls in the filter pit in the mechanical room and below the storage room.

Condition Narrative

At the time of assessment the basement walls were reportedly leaking around pipe penetrations in the filter pit. A repair cost has been provided. The Remaining Useful Life has been maintained with the assumptions that repairs will take place.

Recommendations

Recommendations #1 - Repair filter pit	
Type	Major Repair
Year	2021
Cost	$3,500.00

Complete repairs as needed to prevent water infiltration to the filter pit.

B Shell
B10 Superstructure

Element Description	
Name	B103001 - Structure
Installation Year	1978
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Renewal Year	2053
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$280.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$148,750.00

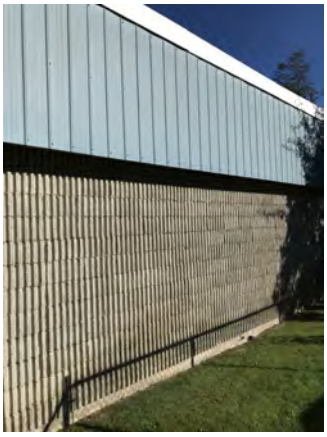
Description

The building is constructed using Century 106A concrete block with vermiculite insulation with a conventional open steel framed roof with steel decking. Exterior block walls were tested and found to contain asbestos as per a Hazardous Materials Report dated 2011.

Condition Narrative

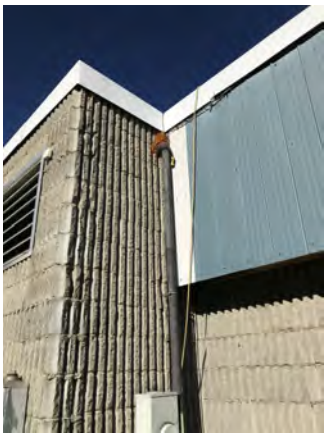
No major deficiencies were observed or reported during the assessment. It was reported onsite that block walls are not well insulated, resulting in heat loss in colder weather. A study has been created to provide insulating options for the facility.

Photos



Golden Municipal Swimming Pool - B103001

Golden Municipal Swimming Pool - B103001



Golden Municipal Swimming Pool - B103001

Recommendations

Recommendations #1 - Study - Building Insulation	
Type	Engineering Study
Year	2021
Cost	$5,000.00

Undertake an engineering study using a qualified engineer. The report should include hazardous materials testing of any insulating materials. The report should include options to provide insulating options and cost estimates.

Recommendations #2 - Placeholder Repair - Building Insulation	
Type	Miscellaneous
Year	2026
Cost	$50,000.00

This is an optional placeholder repair to insulate exterior block walls as required, pending results of the engineering study.

B20 Exterior Enclosure

Element Description	
Name	B201008 - Exterior Soffits - Cedar
Installation Year	1978
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	160 / SM
Unit Cost	$110.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$22,000.00

Description

Upper sections of the exterior walls are clad in cedar slat fascia. Fascia boards are mostly clad in metal siding. The installation also includes cedar slat soffits installed beneath overhangs.

Condition Narrative

No major deficiencies were observed or reported during the assessment; however due to the age of the wood it is recommended to routinely monitor exposed sections for signs of deterioration as a preventative maintenance activity. It is likely that this component will require replacement prior to any block wall/structural replacements or large scale repairs.

Photos

Golden Municipal Swimming Pool - B201026

Recommendations

Recommendations #1 - Exterior Soffits	
Type	Life Cycle Replacement
Year	2026
Cost	$22,000.00

Replace Exterior Soffits

Element Description	
Name	B201024 - Metal Siding
Installation Year	1978
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	126 / SM
Unit Cost	$160.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$25,200.00

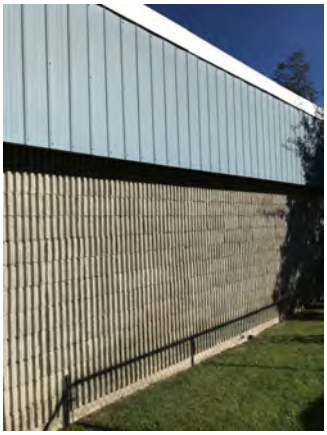
Description

There is a vertical painted metal siding installed on the upper portions of the exterior walls.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - B201024

Golden Municipal Swimming Pool - B201024

Recommendations

Recommendations #1 - Metal Siding	
Type	Life Cycle Replacement
Year	2026
Cost	$25,200.00

Replace Metal Siding

Element Description	
Name	B202001 - Windows
Installation Year	1978
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	9 / SM
Unit Cost	$950.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$10,687.50

Description

There are two (2) aluminum framed fixed sash windows installed on the north elevation. There are three (3) aluminium casement windows installed on the south elevation. Units contain insulating glazing units.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - B202001

Golden Municipal Swimming Pool - B202001

Recommendations

Recommendations #1 - Windows	
Type	Life Cycle Replacement
Year	2026
Cost	$10,687.50

Replace Windows

Element Description	
Name	B203008 - Automatic Door Openers
Installation Year	2016
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	11 Years
Renewal Year	2031
Quantity / Unit of Measure	2 / Each
Unit Cost	$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$10,000.00

Description

There are two (2) automatic door openers installed on exterior doors to grant access to the building and the pool deck. They are manufactured by Omega (ModeL OAL-100).

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - B203008

Golden Municipal Swimming Pool - B203008

Recommendations

Recommendations #1 - Automatic Door Openers	
Type	Life Cycle Replacement
Year	2031
Cost	$10,000.00

Replace Automatic Door Openers

Element Description	
Name	B203023 - Single Door - Hollow Metal
Installation Year	1978
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	5 / Each
Unit Cost	$3,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$20,000.00

Description

There are five (5) single metal exterior doors set in metal frames. Door assemblies include commercial grade hardware.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - B203023

Golden Municipal Swimming Pool - B203023

Recommendations

Recommendations #1 - Single Door - Hollow Metal	
Type	Life Cycle Replacement
Year	2026
Cost	$20,000.00

Replace Single Door - Hollow Metal

Element Description	
Name	B203025 - Single Door - Glazed
Installation Year	1978
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	2 / Each
Unit Cost	$5,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$12,500.00

Description

There are two aluminium framed glazed exterior doors set in aluminium frames installed on the south elevation to grant access to the pool deck. Assemblies include commercial grade hardware.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - B203025

Golden Municipal Swimming Pool - B203025

Recommendations

Recommendations #1 - Single Door - Glazed	
Type	Life Cycle Replacement
Year	2026
Cost	$12,500.00

Replace Single Door - Glazed

Element Description	
Name	B203026 - Double Door - Hollow Metal
Installation Year	1978
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1 / Each
Unit Cost	$6,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$7,500.00

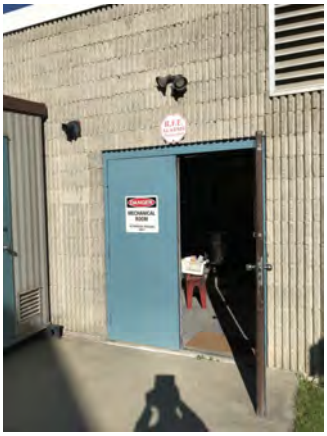
Description

There is a set of double metal exterior doors installed to grant access to the mechanical room from the building grounds. The door is set in a metal frame and includes commercial grade hardware.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - B203026

Recommendations

Recommendations #1 - Double Door - Hollow Metal	
Type	Life Cycle Replacement
Year	2026
Cost	$7,500.00

Replace Double Door - Hollow Metal

Element Description	
Name	B203028 - Double Door - Glazed
Installation Year	1978
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1 / Each
Unit Cost	$9,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$11,250.00

Description

There is a set of double metal glazed entrance doors installed on the west building elevation. The door is set in an aluminium frame and includes commercial grade hardware.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - B203028

Golden Municipal Swimming Pool - B203028

Recommendations

Recommendations #1 - Double Door - Glazed	
Type	Life Cycle Replacement
Year	2026
Cost	$11,250.00

Replace Double Door - Glazed

B30 Roofing

Element Description	
Name	B301023 - Conventional - Single Ply Membrane
Installation Year	2017
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	17 Years
Renewal Year	2037
Quantity / Unit of Measure	450 / SM
Unit Cost	$185.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$104,062.50

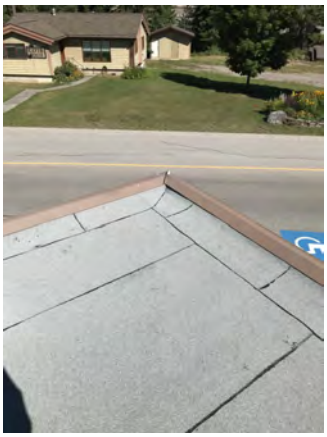
Description

The roofing system appears to be a conventional single-ply membrane assembly. The roof membrane is understood to have been replaced circa 2017.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - B301022

Golden Municipal Swimming Pool - B301022

Recommendations

Recommendations #1 - Conventional - Single Ply Membrane	
Type	Life Cycle Replacement
Year	2037
Cost	$104,062.50

Replace Conventional - Single Ply Membrane

Element Description	
Name	B301099 - Other Roof Coverings - Awning
Installation Year	2016
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	26 Years
Renewal Year	2046
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	$5,000.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.25000 / 1.00000
Replacement Cost	$18,750.00

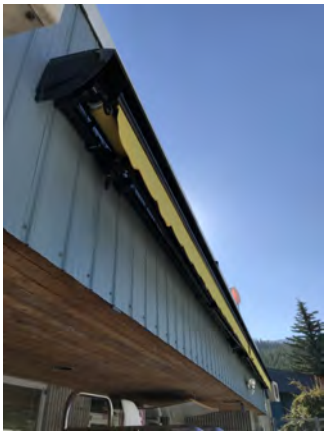
Description

There is a rolled awning affixed to the exterior south elevation.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



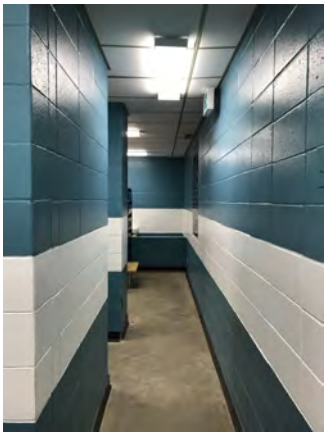
Golden Municipal Swimming Pool - B301099

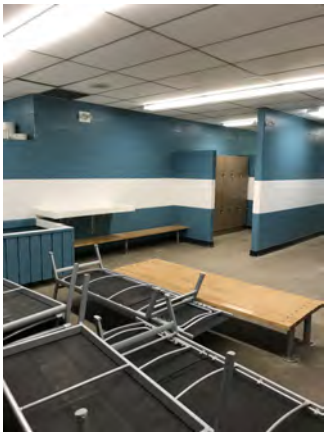
C Interiors
C10 Interior Construction

Element Description	
Name	C101001 - Fixed Partitions
Installation Year	1978
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	35 Years
Renewal Year	2055
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$50,468.75

Description
Interior fixed partitions are comprised of painted concrete block walls. Some portions of interior block wall were replaced or upgraded during the 2015/2016 building upgrade.

Condition Narrative
No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - C101001


Golden Municipal Swimming Pool - C101001

Element Description	
Name	C102007 - Automatic Door Openers
Installation Year	2016
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	11 Years
Renewal Year	2031
Quantity / Unit of Measure	2 / Each
Unit Cost	$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$10,000.00

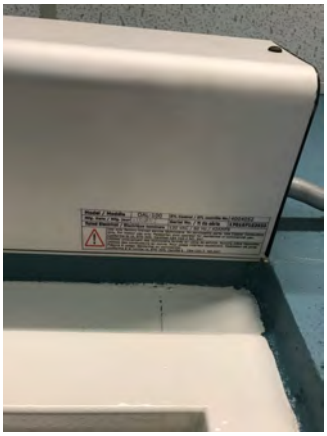
Description

There are automatic door operators installed on two (2) interior doors to provide access to the accessible washroom.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - C102007

Golden Municipal Swimming Pool - C102007

Recommendations

Recommendations #1 - Automatic Door Openers	
Type	Life Cycle Replacement
Year	2031
Cost	$10,000.00

Replace Automatic Door Openers

Element Description	
Name	C102021 - Single Door - Hollow Metal - 1978
Installation Year	1978
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	5 / Each
Unit Cost	$2,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$15,625.00

Description

There are approximately five (5) interior doors installed. Doors are primarily metal doors set in metal frames with some wood doors set in metal frames.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - C102021

Golden Municipal Swimming Pool - C102021

Recommendations

Recommendations #1 - Single Door - Hollow Metal	
Type	Life Cycle Replacement
Year	2026
Cost	$15,625.00

Replace Single Door - Hollow Metal

Element Description	
Name	C102021 - Single Door - Hollow Metal - 2016
Installation Year	2016
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	36 Years
Renewal Year	2056
Quantity / Unit of Measure	2 / Each
Unit Cost	$2,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$6,250.00

Description

There are two (2) interior metal doors set in a metal frames installed for access to the accessibility washroom. Doors are equipped with frosted glass panes.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Element Description	
Name	C103006 - Lockers - Half Height
Installation Year	2018
Condition	1 - Excellent
Expected Useful Life	30 Years
Remaining Useful Life	28 Years
Renewal Year	2048
Quantity / Unit of Measure	32 / Each
Unit Cost	$250.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$10,000.00

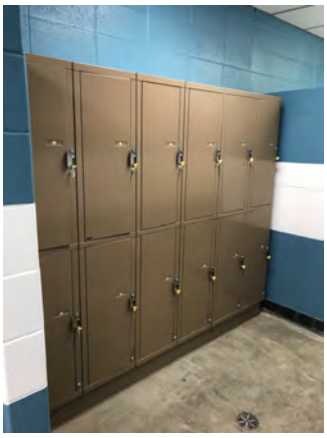
Description

There are three sections of pre-finished metal, stacked, half height lockers. There is a section containing eight (8) lockers beneath the overhand in the pool deck. Each locker room contains a section of 12 twelve (12) stacked lockers. Lockers are understood to have been installed circa 2018.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - C103006

Golden Municipal Swimming Pool - C103006

Element Description	
Name	C103010 - Vanities - 1978
Installation Year	1978
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	2 / LM
Unit Cost	$600.00
Difficulty / Regional / Soft Cost Factors	1.70 / 1.25000 / 1.00000
Replacement Cost	$2,550.00

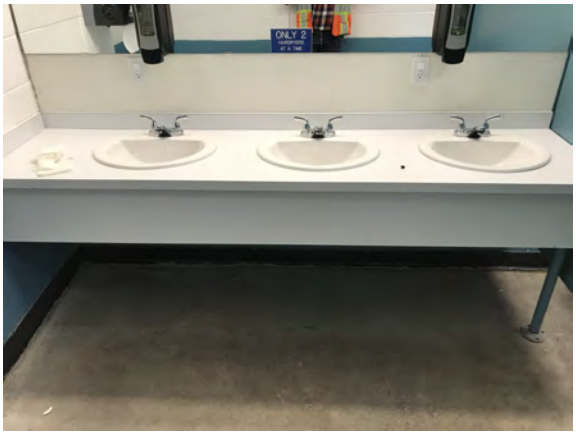
Description

There are pressed wood vanities with vinyl coating installed in the female change rooms.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - C103010

Recommendations

Recommendations #1 - Vanities	
Type	Life Cycle Replacement
Year	2026
Cost	$2,550.00

Replace Vanities

Element Description	
Name	C103010 - Vanities - 2016
Installation Year	2016
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	21 Years
Renewal Year	2041
Quantity / Unit of Measure	2 / LM
Unit Cost	$600.00
Difficulty / Regional / Soft Cost Factors	1.70 / 1.25000 / 1.00000
Replacement Cost	$2,550.00

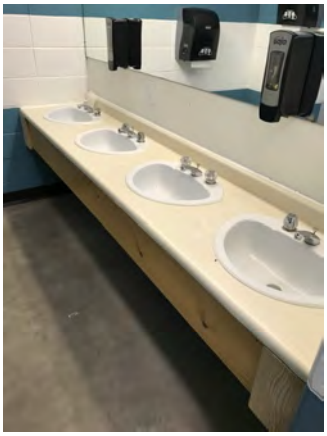
Description

The male change room features a wood vanity with counter-top assembly.

Condition Narrative

No major deficiencies were observed or reported during the assessment; however it is recommended that exposed wood be painted to protect the material and extend the useful life of the vanity.

Photos



Golden Municipal Swimming Pool - C103010

Element Description	
Name	C103011 - Cabinets - General - Display Case
Installation Year	2016
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Renewal Year	2051
Quantity / Unit of Measure	2 / LM
Unit Cost	$1,200.00
Difficulty / Regional / Soft Cost Factors	2.50 / 1.25000 / 1.00000
Replacement Cost	$7,500.00

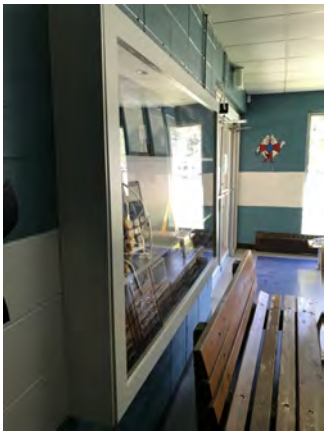
Description

There is a wood framed built-in display case installed in the lobby. It features sliding glass panes.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - C103008

Element Description	
Name	C103011 - Cabinets - General - Reception Desk
Installation Year	2016
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Renewal Year	2051
Quantity / Unit of Measure	2 / LM
Unit Cost	$1,200.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.25000 / 1.00000
Replacement Cost	$9,000.00

Description

There is a pressed wood reception desk with vinyl coating. The desk features drawers and cabinets with a glass viewing pane.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - C103008

Element Description	
Name	C103011 - Cabinets - General - Fixed Shelving
Installation Year	1978
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	2 / LM
Unit Cost	$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$3,000.00

Description

There is painted, fixed wood shelving installed in the staff room.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - C103008

Recommendations

Recommendations #1 - Cabinets - General	
Type	Life Cycle Replacement
Year	2026
Cost	$3,000.00

Replace Cabinets - General

Element Description	
Name	C103026 - Washroom Partitions - Prefinished Metal
Installation Year	1978
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	15 / Each
Unit Cost	$1,200.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$22,500.00

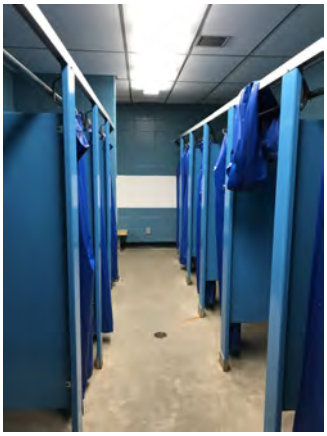
Description

There are pre-finished painted metal washroom and change stall partitions installed in change rooms.

Condition Narrative

No major deficiencies were observed or reported during the assessment; however there was some minor surface rusting observed on some of the mounting brackets and hinges.

Photos



Golden Municipal Swimming Pool - C103026

Golden Municipal Swimming Pool - C103026

Golden Municipal Swimming Pool - C103026

Recommendations

Recommendations #1 - Washroom Partitions - Prefinished Metal	
Type	Life Cycle Replacement
Year	2026
Cost	$22,500.00

Replace Washroom Partitions - Prefinished Metal

C20 Stairs

Element Description	
Name	C201001 - Interior Stair Construction
Installation Year	1978
Condition	2 - Good
Expected Useful Life	75 Years
Remaining Useful Life	33 Years
Renewal Year	2053
Quantity / Unit of Measure	5 / Per Riser
Unit Cost	$800.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.25000 / 1.00000
Replacement Cost	$10,000.00

Description

There is a set of prefabricated painted metal steps installed in the mechanical room to grant access to pool equipment.

Condition Narrative

No major deficiencies were observed or reported during the assessment. The stairs were observed to be very steep. It is recommended to review national building code requirements to ensure this set of stairs complies with regulations.

Photos

Golden Municipal Swimming Pool - C201001

C30 Interior Finishes

Element Description	
Name	C301005 - Paint Wall Covering
Installation Year	2016
Condition	2 - Good
Expected Useful Life	10 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$21,250.00

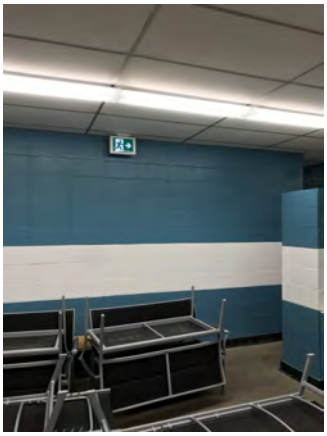
Description

The interior walls are painted concrete. Paint is assumed to be renewed as required with the last renewal date estimated circa 2016. A hazardous materials assessment dated 2015 details the presence of lead in some interior paint finishes in the mechanical room, and on door frames.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - C301005

Golden Municipal Swimming Pool - C301005

Recommendations

Recommendations #1 - Paint Wall Covering	
Type	Life Cycle Replacement
Year	2026
Cost	$21,250.00

Replace Paint Wall Covering

Element Description	
Name	C301023 - Ceramic Wall Tile
Installation Year	1978
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	15 / SM
Unit Cost	$160.00
Difficulty / Regional / Soft Cost Factors	2.10 / 1.25000 / 1.00000
Replacement Cost	$6,300.00

Description

There is ceramic wall tile installed in shower areas in both the male and female change rooms.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - C301023

Golden Municipal Swimming Pool - C301023

Recommendations

Recommendations #1 - Ceramic Wall Tile	
Type	Life Cycle Replacement
Year	2026
Cost	$6,300.00

Replace Ceramic Wall Tile

Element Description	
Name	C302007 - Painted / Sealed Concrete Floor
Installation Year	1978
Condition	4 - Poor
Expected Useful Life	15 Years
Remaining Useful Life	1 Year
Renewal Year	2021
Quantity / Unit of Measure	384 / SM
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.60 / 1.25000 / 1.00000
Replacement Cost	$30,720.00

Description

The majority of the building features sealed concrete floors with the exception of the lobby and reception area. Some portions of the concrete floor have been textured to provide grip. The mechanical room features a painted concrete floor. A hazardous materials assessment dated 2015 details the presence of lead in the floor paint used in the mechanical room.

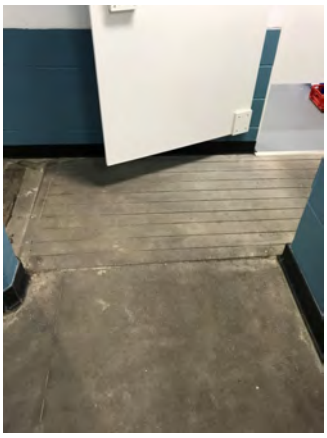
Condition Narrative

The floor finish has exceeded its Expected Useful Life (EUL) and is exhibiting heavy wear and tear that is consistent with age. What appeared to be minor surface cracking was present in some areas. The finish overall, is pitted and rough. The floor finish has fully deteriorated in some areas. It is understood that there are frequent complaints from pool users. It is recommended to polish and reseal the concrete floor in common areas where there is bare concrete and to repaint the mechanical room floor. Any repairs such as sealing cracks should be completed at the time of lifecycle replacement.

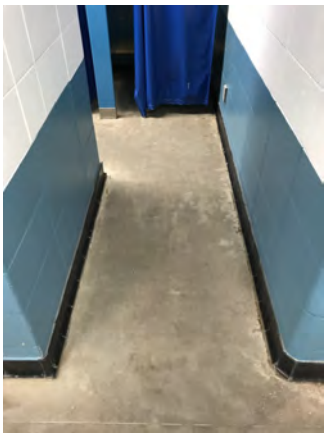
Photos

Golden Municipal Swimming Pool - C302007

Golden Municipal Swimming Pool - C302007



Golden Municipal Swimming Pool - C302007



Golden Municipal Swimming Pool - C302007

Recommendations

Recommendations #1 - Painted / Sealed Concrete Floor	
Type	Life Cycle Replacement
Year	2021
Cost	$30,720.00

Replace Painted / Sealed Concrete Floor

Element Description	
Name	C302022 - Vinyl Tile / Plank Floor
Installation Year	2016
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	11 Years
Renewal Year	2031
Quantity / Unit of Measure	8 / SM
Unit Cost	$100.00
Difficulty / Regional / Soft Cost Factors	5.00 / 1.25000 / 1.00000
Replacement Cost	$5,000.00

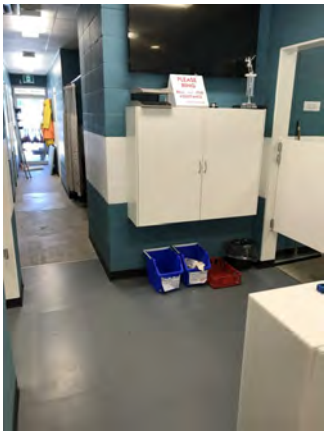
Description

There is a rubberized vinyl tile floor installed in the reception area.

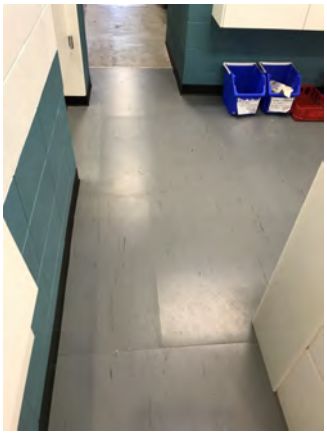
Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - C302022



Golden Municipal Swimming Pool - C302022

Recommendations

Recommendations #1 - Vinyl Tile / Plank Floor	
Type	Life Cycle Replacement
Year	2031
Cost	$5,000.00

Replace Vinyl Tile / Plank Floor

Element Description	
Name	C302023 - Vinyl Sheet Floor
Installation Year	2016
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	11 Years
Renewal Year	2031
Quantity / Unit of Measure	33 / SM
Unit Cost	$120.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.25000 / 1.00000
Replacement Cost	$14,850.00

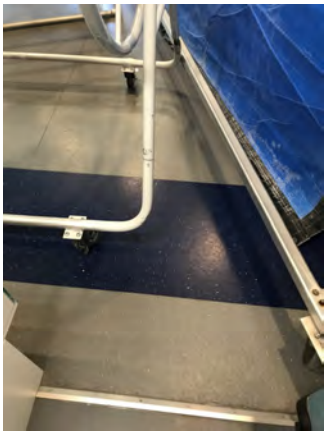
Description

The lobby flooring is commercial grade rolled rubberized vinyl.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - C302023

Golden Municipal Swimming Pool - C302023

Recommendations

Recommendations #1 - Vinyl Sheet Floor	
Type	Life Cycle Replacement
Year	2031
Cost	$14,850.00

Replace Vinyl Sheet Floor

Element Description	
Name	C303004 - Acoustic Tile Ceiling - 1978
Installation Year	1978
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	330 / SM
Unit Cost	$70.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$28,875.00

Description

There is a suspended T-bar ceiling with acoustic ceiling tiles installed throughout the building, minus the mechanical room and entrance lobby.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - C303004

Recommendations

Recommendations #1 - Acoustic Tile Ceiling	
Type	Life Cycle Replacement
Year	2026
Cost	$28,875.00

Replace Acoustic Tile Ceiling

Element Description	
Name	C303004 - Acoustic Tile Ceiling - 2016
Installation Year	2016
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	26 Years
Renewal Year	2046
Quantity / Unit of Measure	33 / SM
Unit Cost	$70.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.25000 / 1.00000
Replacement Cost	$8,662.50

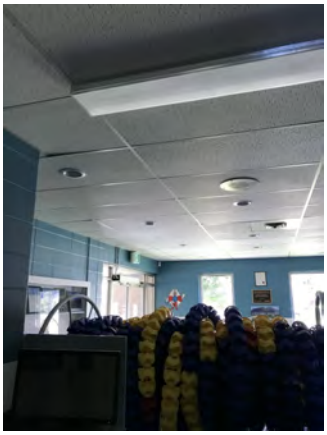
Description

There is an suspended T-bar ceiling with acoustic ceiling tiles installed in the lobby.

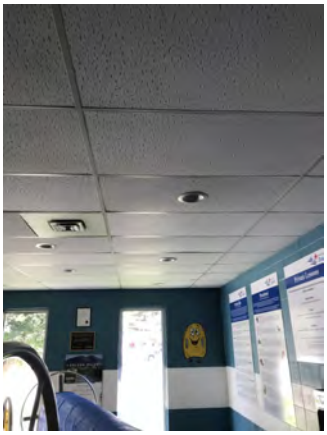
Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - C303004



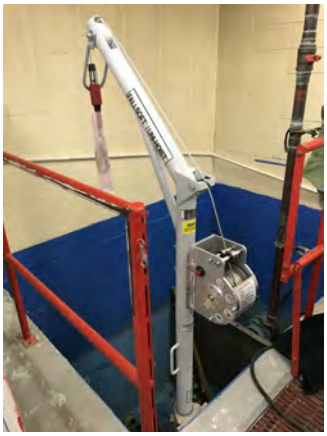
Golden Municipal Swimming Pool - C303004

D Services
D10 Conveying

Element Description	
Name	D109009 - Fixed Hoists
Installation Year	2019
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	29 Years
Renewal Year	2049
Quantity / Unit of Measure	1 / Each
Unit Cost	$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$12,500.00

Description
There is a fixed hoist installed in the mechanical room to service the filter pit. It is manufactured by G.D. Mckay Co. and has a maximum allowable weight of 160 KG.

Condition Narrative
No major deficiencies were observed or reported during the assessment.

Photos


Golden Municipal Swimming Pool - D109009

Golden Municipal Swimming Pool - D109009

D20 Plumbing

Element Description	
Name	D201001 - Water Closets - 1978
Installation Year	1978
Condition	4 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	2 Years
Renewal Year	2022
Quantity / Unit of Measure	6 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$7,500.00

Description

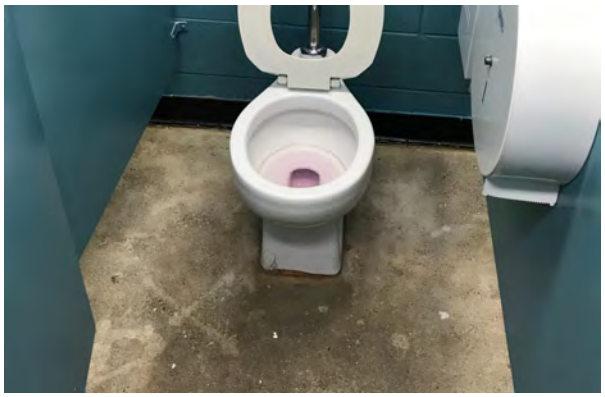
There are six (6) floor mounted water closets with manually operated flush valves installed in the male and female change room.

Condition Narrative

Water closets have exceeded their Estimated Useful Life (EUL) and are exhibiting wear and tear that is consistent with age. There were instances of chipping at the base of some units. It is recommended to install touchless flush valves at the time of lifecycle replacement. These units should be considered for lifecycle replacement.

Photos

Golden Municipal Swimming Pool - D201001



Golden Municipal Swimming Pool - D201001

Recommendations

Recommendations #1 - Water Closets	
Type	Life Cycle Replacement
Year	2022
Cost	$7,500.00

Replace Water Closets

Element Description	
Name	D201001 - Water Closets - 2016
Installation Year	2016
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Renewal Year	2051
Quantity / Unit of Measure	6 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$7,500.00

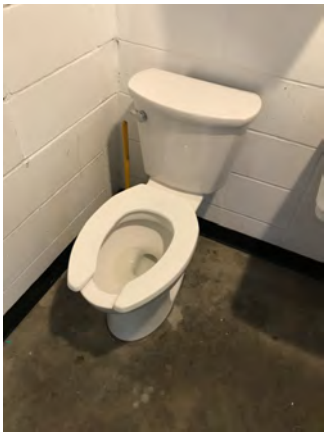
Description

There are two (2) floor mounted water closets with flush tanks installed. One is located in the accessibility washroom and one is located in the staff washroom.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - D201001

Element Description	
Name	D201002 - Urinals
Installation Year	1978
Condition	4 - Poor
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Renewal Year	2021
Quantity / Unit of Measure	3 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$3,750.00

Description

There are three (3) urinals installed, all sharing a common flush tank. Urinals are wall and floor inset mounted.

Condition Narrative

Water closets have exceeded their Estimated Useful Life (EUL) and are exhibiting wear and tear that is consistent with age. One unit is cracked and broken. It is recommended to consider replacing these components with urinal assemblies that include dedicated, touchless flush valves to use less water and run less frequently. The urinals should be considered for lifecycle replacement.

Photos

Golden Municipal Swimming Pool - D201002

Golden Municipal Swimming Pool - D201002

Recommendations

Recommendations #1 - Urinals	
Type	Life Cycle Replacement
Year	2021
Cost	$3,750.00

Replace Urinals

Element Description	
Name	D201003 - Lavatories
Installation Year	2016
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	1 Year
Renewal Year	2021
Quantity / Unit of Measure	10 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$12,500.00

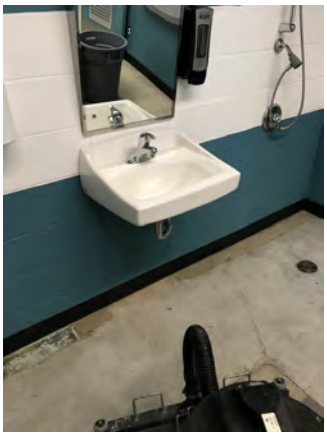
Description

There are eight (8) counter inset mounted enameled steel lavatories with manually operated tap-sets installed in the male and female change rooms. There are two (2) wall mounted vitreous china lavatories with manually operate tap-sets installed for the accessibility and staff washroom. Lavatories have an estimated common install date of 2016.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - D201003

Golden Municipal Swimming Pool - D201003

Recommendations

Recommendations #1 - Lavatories	
Type	Life Cycle Replacement
Year	2021
Cost	$12,500.00

Replace Lavatories

Element Description	
Name	D201004 - Sinks
Installation Year	1978
Condition	3 - Fair
Expected Useful Life	35 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	1 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$1,250.00

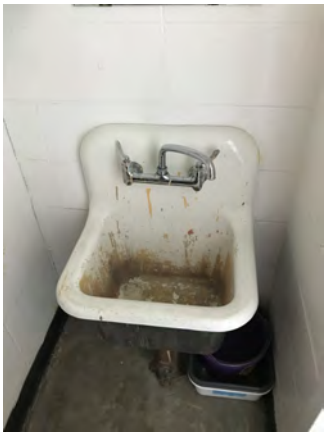
Description

There is an enameled steel utility basin with stainless steel tap-set installed in the staff shower room.

Condition Narrative

The sink has exceeded its Expected Useful Life (EUL) and is exhibiting wear and tear that is consistent with age. There is excessive staining in the basin. It is recommended to consider this component for lifecycle replacement within the next five years. It was noted that there was no sink installed in the mechanical room. Due to the nature of the chemicals used for the swimming and wading pool it is recommended to install a hand washing station in the mechanical room. A repair item has been created to install a sink in the mechanical room.

Photos



Golden Municipal Swimming Pool - D201016

Recommendations

Recommendations #1 - Install Sink in Mechanical Room	
Type	Miscellaneous
Year	2021
Cost	$2,000.00

Install a hand-washing sink in the mechanical room.

Recommendations #2 - Sinks	
Type	Life Cycle Replacement
Year	2025
Cost	$1,250.00

Replace Sink

Element Description	
Name	D201006 - Drinking Water Fountains - Non-refrigerated - 1978
Installation Year	1978
Condition	4 - Poor
Expected Useful Life	30 Years
Remaining Useful Life	2 Years
Renewal Year	2022
Quantity / Unit of Measure	2 / Each
Unit Cost	$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$3,750.00

Description

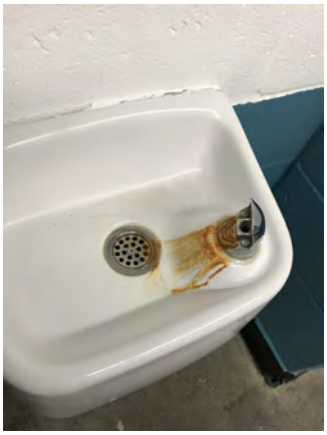
There are two (2) porcelain water fountains installed in the male and female change rooms.

Condition Narrative

The water fountains have exceeded their Expected Useful Life (EUL) and are exhibiting wear and tear that is consistent with age. There is staining on the finishes and corrosion/pitting on the fittings and water-spouts. This component should be considered for lifecycle replacement within the next two years.

Photos

Golden Municipal Swimming Pool - D201006



Golden Municipal Swimming Pool - D201006

Recommendations

Recommendations #1 - Drinking Water Fountains - Non-refrigerated	
Type	Life Cycle Replacement
Year	2022
Cost	$3,750.00

Replace Drinking Water Fountains - Non-refrigerated

Element Description	
Name	D201006 - Drinking Water Fountains - Non-refrigerated - 2000
Installation Year	2000
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	10 Years
Renewal Year	2030
Quantity / Unit of Measure	1 / Each
Unit Cost	$1,500.00
Difficulty / Regional / Soft Cost Factors	1.35 / 1.25000 / 1.00000
Replacement Cost	$2,531.25

Description

There is one (1) stainless steel water fountain installed on the exterior south elevation within the pool area. It is manufactured by Elkay. Estimated install date circa 2000.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D201006

Recommendations

Recommendations #1 - Drinking Water Fountains - Non-refrigerated	
Type	Life Cycle Replacement
Year	2030
Cost	$2,531.25

Replace Drinking Water Fountains - Non-refrigerated

Element Description	
Name	D201011 - Showers (Valve Set) - 1978
Installation Year	1978
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	7 / Each
Unit Cost	$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$13,125.00

Description

There are gang showers installed in the male and female change rooms, each with three (3) through-wall valve sets and showerheads. There is one (1) through-wall valve-set installed in the staff shower. Showerheads have been replaced through regular maintenance, however the piping and valves appear to be original.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D201011

Golden Municipal Swimming Pool - D201011

Recommendations

Recommendations #1 - Showers (Valve Set)	
Type	Life Cycle Replacement
Year	2026
Cost	$13,125.00

Replace Showers (Valve Set)

Element Description	
Name	D201011 - Showers (Valve Set) - 2016
Installation Year	2016
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	21 Years
Renewal Year	2041
Quantity / Unit of Measure	1 / Each
Unit Cost	$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$1,875.00

Description

There is a shower valve-set with removable showerhead installed in the accessibility washroom.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D201011

Element Description	
Name	D201015 - Drinking Water Fountains - Refrigerated - 2016
Installation Year	2017
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	1 / Each
Unit Cost	$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$5,000.00

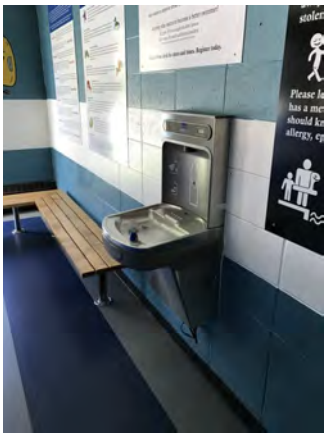
Description

There is a refrigerated water fountain with bottle fill station installed in the entrance lobby. It is manufactured by Elkay.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - D201015

Recommendations

Recommendations #1 - Drinking Water Fountains - Refrigerated	
Type	Life Cycle Replacement
Year	2032
Cost	$5,000.00

Replace Drinking Water Fountains - Refrigerated

Element Description	
Name	D201031 - Eyewash Stations
Installation Year	2010
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	15 Years
Renewal Year	2035
Quantity / Unit of Measure	1 / Each
Unit Cost	$1,000.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.25000 / 1.00000
Replacement Cost	$1,875.00

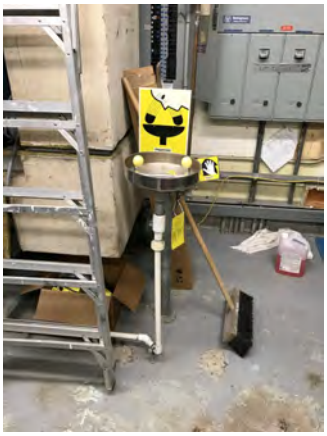
Description

There is a plumbed emergency eyewash station installed in the mechanical room. Estimated install date circa 2010.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - D201031

Golden Municipal Swimming Pool - D201031

Recommendations

Recommendations #1 - Eyewash Stations	
Type	Life Cycle Replacement
Year	2035
Cost	$1,875.00

Replace Eyewash Stations

Element Description	
Name	D202001 - Domestic Water Pipes and Fittings
Installation Year	1978
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$21,250.00

Description

An 100 mm underground municipal water service enters the mechanical room. Domestic water is distributed throughout the building via copper piping with brass or stainless steel fittings. Domestic water piping and fittings are primarily concealed within wall, floor, or ceiling finishes. It is understood that portions of the domestic water piping were replaced or upgraded during the 2016 building renovation to provide an accessibility washroom.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Given the nature of the component, full-scale replacement is not expected to be required. However, a cost allowance for partial replacement has been carried forward in this report as a precautionary measure.

Photos

Golden Municipal Swimming Pool - D202001

Recommendations

Recommendations #1 - Domestic Water Pipes and Fittings	
Type	Life Cycle Replacement
Year	2026
Cost	$10,625.00

Replace Domestic Water Pipes and Fittings

Element Description	
Name	D202007 - Domestic Water Circulating Pumps
Installation Year	2016
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	16 Years
Renewal Year	2036
Quantity / Unit of Measure	1 / Each
Unit Cost	$1,500.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$1,875.00

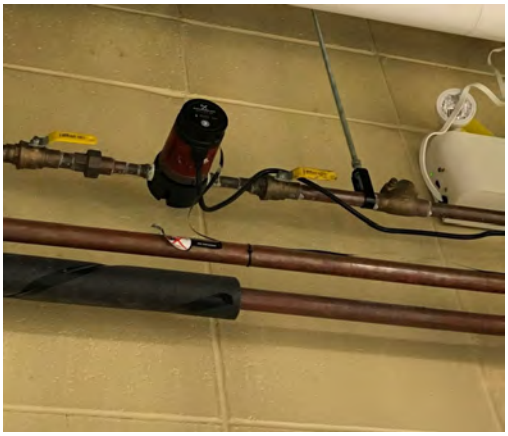
Description

There is a small domestic hot water circulating pump installed in the mechanical room. It is manufactured by Grundfos. Estimated install date circa 2016.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - D202007

Recommendations

Recommendations #1 - Domestic Water Circulating Pumps	
Type	Life Cycle Replacement
Year	2036
Cost	$1,875.00

Replace Domestic Water Circulating Pumps

Element Description	
Name	D202009 - Backflow Preventor
Installation Year	1995
Condition	3 - Fair
Expected Useful Life	30 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	125 / mm
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$6,250.00

Description

There is one (1) 50 mm backflow prevention device installed for the main domestic water feed, one (1) 50 mm backflow prevention device installed for the irrigation system, and one (1) 25 mm backflow prevention device installed for the boiler water make-up line. Estimated install date circa 1995.

Condition Narrative

The backflow prevention devices are nearing their Expected Useful Life (EUL) and are exhibiting signs of wear and tear that is consistent with age. There was some minor rust and pitting observed. It is recommended to consider these units for replacement within the next five years.

Photos

Golden Municipal Swimming Pool - D202009

Golden Municipal Swimming Pool - D202009

Recommendations

Recommendations #1 - Backflow Preventor	
Type	Life Cycle Replacement
Year	2025
Cost	$6,250.00

Replace Backflow Preventor

Element Description	
Name	D202037 - Domestic Water Heater (Instanteous)
Installation Year	2011
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1 / Each
Unit Cost	$4,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$5,000.00

Description

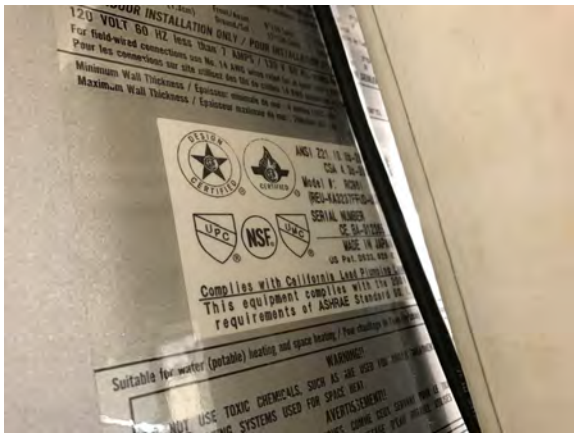
There is a propane gas fired instantaneous condensing domestic water heater installed in the mechanical room. It is manufactured by Rinnai (Model: RC98i, Serial: CE.BA-012385) and has a heating input rating of 199 MBH. Estimated install date of 2011.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D202037



Golden Municipal Swimming Pool - D202037

Recommendations

Recommendations #1 - Domestic Water Heater (Instanteous)	
Type	Life Cycle Replacement
Year	2026
Cost	$5,000.00

Replace Domestic Water Heater (Instanteous)

Element Description	
Name	D203001 - Sanitary Waste and Vent Piping
Installation Year	1978
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$45.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$23,906.25

Description

Sanitary lines are a mix of ABS and assumed cast iron piping and connect fixture and floor drains to common lines to a common exit to site sanitary lines. Sanitary waste and vent piping is primarily concealed within wall, floor, or ceiling finishes. The a 150 mm main sanitary line exits the building west side. It is understood that portions of the sanitary piping were replaced or upgraded during the 2016 building renovation to provide an accessibility washroom.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Given the nature of the component, full-scale replacement is not expected to be required. However, a cost allowance for partial replacement has been carried forward in this report as a precautionary measure.

Photos

Golden Municipal Swimming Pool - D203001

Golden Municipal Swimming Pool - D203001

Recommendations

Recommendations #1 - Sanitary Waste and Vent Piping	
Type	Life Cycle Replacement
Year	2026
Cost	$11,953.13

Replace Sanitary Waste and Vent Piping

Element Description	
Name	D204001 - Rain Water Drainage Piping and Fittings
Installation Year	1978
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$30.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$15,937.50

Description

Roof drains connect to assumed cast iron internal rainwater leaders. According to the drawings provided for this facility, the rainwater piping connects to a common rainwater leader to direct rainwater to a concrete splash pad installed on the north elevation; however there was no splash pad observed onsite. It is suspected that rainwater piping may connect to the outgoing sanitary drain line.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Given the nature of the component, full-scale replacement is not expected to be required. However, a cost allowance for partial replacement has been carried forward in this report as a precautionary measure.

Photos

Golden Municipal Swimming Pool - D204001

Recommendations

Recommendations #1 - Rain Water Drainage Piping and Fittings	
Type	Life Cycle Replacement
Year	2026
Cost	$7,968.75

Replace Rain Water Drainage Piping and Fittings

D30 HVAC

Element Description	
Name	D301002 - Gas Supply Systems (Natural Gas, Propane)
Installation Year	1978
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	425 / SM
Unit Cost	$20.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$10,625.00

Description

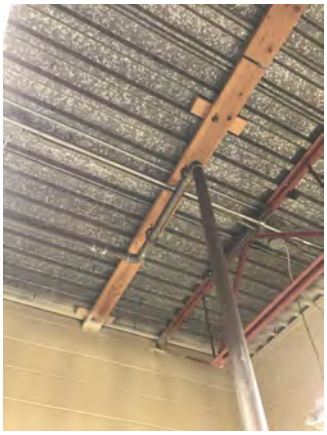
There is an underground propane gas supply fed to the mechanical room from the exterior utility owned and maintained propane gas tank. Propane gas piping is steel and is located only within the building mechanical room.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Paint on the steel lines should be touched up as needed as a maintenance activity. Given the nature of the component, full-scale replacement is not expected to be required. However, a cost allowance for partial replacement has been carried forward in this report as a precautionary measure.

Photos

Golden Municipal Swimming Pool - D301002



Golden Municipal Swimming Pool - D301002

Golden Municipal Swimming Pool - D301002

Recommendations

Recommendations #1 - Gas Supply Systems (Natural Gas, Propane)	
Type	Life Cycle Replacement
Year	2026
Cost	$10,625.00

Replace Gas Supply Systems (Natural Gas, Propane)

Element Description	
Name	D302002 - Hot Water Boilers less than 1000 MBH
Installation Year	2011
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	21 Years
Renewal Year	2041
Quantity / Unit of Measure	1998 / MBH
Unit Cost	$75.00
Difficulty / Regional / Soft Cost Factors	0.80 / 1.25000 / 1.00000
Replacement Cost	$149,850.00

Description

There are two (2) propane gas fired condensing hot water boilers installed to provide heat for the pools and the reheat coils. They are manufactured by Raypak (Model: WHP-1005) and each have heating input ratings of 999 MBH.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D302002

Golden Municipal Swimming Pool - D302002

Golden Municipal Swimming Pool - D302002

Element Description	
Name	D304001 - Air Distribution Systems
Installation Year	1978
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	10 Years
Renewal Year	2030
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$120.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$63,750.00

Description

Supply and return air is distributed via low-velocity galvanized steel ductwork terminating in metal or vinyl ceiling and wall diffusers. Ductwork is primarily concealed within wall, floor, or ceiling finishes. It is understood that a portion of the ductwork was upgraded during the 2016 renovation project to accommodate the addition of the accessibility washroom and first aid room.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Given the nature of the component, full-scale replacement is not expected to be required. However, a cost allowance for partial replacement has been carried forward in this report as a precautionary measure.

Photos

Golden Municipal Swimming Pool - D304001

Golden Municipal Swimming Pool - D304001

Recommendations

Recommendations #1 - Air Distribution Systems	
Type	Life Cycle Replacement
Year	2030
Cost	$31,875.00

Replace Air Distribution Systems

Element Description	
Name	D304003 - Heating Water Distribution Systems
Installation Year	1978
Condition	2 - Good
Expected Useful Life	45 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$90.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$47,812.50

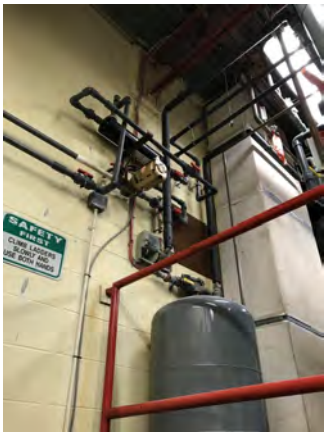
Description

As per mechanical drawings provided for the facility, there is hot water piping installed to connect hot water boilers to reheat coils installed for the change rooms. A new section of hot water heating piping was installed in 2016 to connect to an additional reheat coil installed to serve the new change room and first aid room.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Given the nature of the component, full-scale replacement is not expected to be required. However, a cost allowance for partial replacement has been carried forward in this report as a precautionary measure.

Photos



Golden Municipal Swimming Pool - D304003

Recommendations

Recommendations #1 - Heating Water Distribution Systems	
Type	Life Cycle Replacement
Year	2026
Cost	$23,906.25

Replace Heating Water Distribution Systems

Element Description	
Name	D304021 - HVAC Pumps (Up to 10 HP)
Installation Year	2015
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	15 Years
Renewal Year	2035
Quantity / Unit of Measure	2 / Each
Unit Cost	$4,000.00
Difficulty / Regional / Soft Cost Factors	0.80 / 1.25000 / 1.00000
Replacement Cost	$8,000.00

Description

There are two HVAC circulating pumps installed in the mechanical room. They are manufactured by Bell and Gosset. Units are estimated to be under +/- 1 HP each.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D304021

Golden Municipal Swimming Pool - D304021

Recommendations

Recommendations #1 - HVAC Pumps (Up to 10 HP)	
Type	Life Cycle Replacement
Year	2035
Cost	$8,000.00

Replace HVAC Pumps (Up to 10 HP)

Element Description	
Name	D304031 - Exhaust Fan - Roof/Wall Mounted Small
Installation Year	1978
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	3 Years
Renewal Year	2023
Quantity / Unit of Measure	2 / Each
Unit Cost	$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$7,500.00

Description

There are two (2) roof mounted exhaust fans installed to service the change rooms.

Condition Narrative

The exhaust fans have exceeded their Expected Useful Life (EUL) and are exhibiting wear and tear that is consistent with age. These components should be considered for lifecycle replacement. It was noted that there was a general lack of exhaust within the mechanical room. This space contains chemical components associated with the swimming pool systems such as diatomaceous earth (DE). It is recommended that adequate exhaust requirements be reviewed by a licensed HVAC technician or engineer. A repair cost to install a dedicated exhaust fan and associated ventilation ductwork for the mechanical room has been provided.

Photos

Golden Municipal Swimming Pool - D304031

Recommendations

Recommendations #1 - Mechanical Room Exhaust System	
Type	Miscellaneous
Year	2021
Cost	$12,000.00

Consult with a licensed HVAC technician or engineer to determine adequate exhaust requirements for the mechanical room and install a means of exhaust and any associated ventilation ductwork.

Recommendations #2 - Exhaust Fan - Roof/Wall Mounted Small	
Type	Life Cycle Replacement
Year	2023
Cost	$7,500.00

Replace Exhaust Fan - Roof/Wall Mounted Small

Element Description	
Name	D304032 - Exhaust Fan - Interior - 2017
Installation Year	2017
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	22 Years
Renewal Year	2042
Quantity / Unit of Measure	1 / Each
Unit Cost	$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$2,500.00

Description

There is an in-line exhaust fan installed in the chlorine room. It is manufactured by Panasonic (Model: FV-20NLF1). Installed circa 2017.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D304032

Element Description	
Name	D304032 - Exhaust Fan - Interior - 2000
Installation Year	2000
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	1 / Each
Unit Cost	$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$2,500.00

Description

There is an through wall exhaust fan installed in the external storage shed. It is manufactured by Canarm. Estimated install date circa 2000.

Condition Narrative

The fan is nearing its Expected Useful Life (EUL) and is exhibiting wear and tear that is consistent with age. It is expected to require lifecycle replacement within the next five years.

Photos

Golden Municipal Swimming Pool - D304032

Recommendations

Recommendations #1 - Exhaust Fan - Interior	
Type	Life Cycle Replacement
Year	2025
Cost	$2,500.00

Replace Exhaust Fan - Interior

Element Description	
Name	D304043 - Air Handling Units - Packaged (Heating and Cooling)
Installation Year	1978
Condition	5 - Missing/Failed
Expected Useful Life	30 Years
Remaining Useful Life	0 Years
Renewal Year	2020
Quantity / Unit of Measure	1 / Each
Unit Cost	$60,000.00
Difficulty / Regional / Soft Cost Factors	0.35 / 1.25000 / 1.00000
Replacement Cost	$26,250.00

Description

There is a packaged air handling unit installed in the mechanical room. The assembly includes a supply fan and hot water heating coils. It is manufactured by Engineered Air and has an airflow rating of 2750 CFM.

Condition Narrative

This component was decommissioned at the time of assessment and water to heating coils was disconnected. It is understood that the system is no longer in use, but it is unknown if it was a result of equipment failure or changes to the HVAC layout. The need for this unit should be reviewed. If it is not required it should be removed. This unit is currently not operable. A lifecycle cost to replace this unit has been provided.

Photos

Golden Municipal Swimming Pool - D304043

Golden Municipal Swimming Pool - D304043

Recommendations

Recommendations #1 - Air Handling Units - Packaged (Heating and Cooling)	
Type	Life Cycle Replacement
Year	2020
Cost	$26,250.00

Replace Air Handling Units - Packaged (Heating and Cooling)

Element Description	
Name	D305002 - Unit Heaters (Hydronic)
Installation Year	1978
Condition	5 - Missing/Failed
Expected Useful Life	30 Years
Remaining Useful Life	0 Years
Renewal Year	2020
Quantity / Unit of Measure	1 / Each
Unit Cost	$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$3,750.00

Description

There is a hydronic unit heater installed in the mechanical room.

Condition Narrative

The unit heater has exceeded its Expected Useful Life (EUL) was observed to be rusted and exhibiting signs of wear and tear consistent with age. The unit was not in service at the time of assessment. This equipment is recommended for lifecycle replacement. Note: The picture file for this asset was corrupted and is not available.

Recommendations

Recommendations #1 - Unit Heaters (Hydronic)	
Type	Life Cycle Replacement
Year	2020
Cost	$3,750.00

Replace Unit Heaters (Hydronic)

Element Description	
Name	D305010 - Electric Baseboard Heaters
Installation Year	1978
Condition	2 - Good
Expected Useful Life	18 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	2 / Each
Unit Cost	$300.00
Difficulty / Regional / Soft Cost Factors	4.00 / 1.25000 / 1.00000
Replacement Cost	$3,000.00

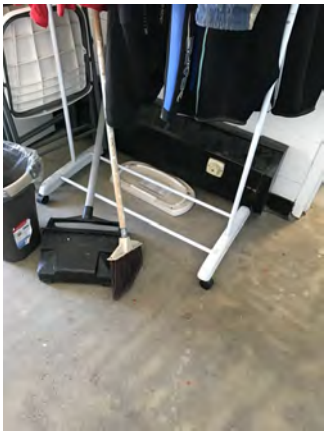
Description

There are electric baseboard heaters installed in the entrance lobby and staff room.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - D305010

Golden Municipal Swimming Pool - D305010

Recommendations

Recommendations #1 - Electric Baseboard Heaters	
Type	Life Cycle Replacement
Year	2026
Cost	$3,000.00

Replace Electric Baseboard Heaters

Element Description	
Name	D305011 - Electric Furnace
Installation Year	1978
Condition	3 - Fair
Expected Useful Life	18 Years
Remaining Useful Life	3 Years
Renewal Year	2023
Quantity / Unit of Measure	2 / Each
Unit Cost	$2,500.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.25000 / 1.00000
Replacement Cost	$12,500.00

Description

There are two (2) electric furnaces installed in the mechanical room. They are manufactured by Nortron. Technical specifications were not available.

Condition Narrative

The furnaces have exceeded their Expected Useful Life (EUL) and are exhibiting wear and tear that is consistent with the age of the components. Repair and replacement parts may be difficult to obtain due to obsolescence. It is recommended to consider the furnaces for lifecycle replacement within the next three years.

Photos

Golden Municipal Swimming Pool - D305011

Recommendations

Recommendations #1 - Electric Furnace	
Type	Life Cycle Replacement
Year	2023
Cost	$12,500.00

Replace Electric Furnace

Element Description	
Name	D305015 - Reheat Coils - 1978
Installation Year	1978
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	2 / Each
Unit Cost	$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$5,000.00

Description

There are two (2) reheat coils installed to serve the male and female change rooms. Units are installed within suspended T-bar ceiling plenum and were not accessible.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Recommendations

Recommendations #1 - Reheat Coils	
Type	Life Cycle Replacement
Year	2026
Cost	$5,000.00

Replace Reheat Coils

Element Description	
Name	D305015 - Reheat Coils - 2016
Installation Year	2016
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	26 Years
Renewal Year	2046
Quantity / Unit of Measure	1 / Each
Unit Cost	$2,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$2,500.00

Description

There is a reheat coil installed int he central corridor to serve the first aid room and accessibility washroom. The unit is installed within the suspended T-bar ceiling plenum and was not accessible.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Element Description	
Name	D306011 - Gas Detection System - Propane (C3H8)
Installation Year	2011
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	80 / SM
Unit Cost	$12.00
Difficulty / Regional / Soft Cost Factors	3.25 / 1.25000 / 1.00000
Replacement Cost	$3,900.00

Description

There is a propane gas detection system installed in the mechanical room.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D306011

Recommendations

Recommendations #1 - Gas Detection System	
Type	Life Cycle Replacement
Year	2026
Cost	$3,900.00

Replace Gas Detection System

Element Description	
Name	D306011 - Gas Detection System - Chlorine (CL2)
Installation Year	2017
Condition	2 - Good
Expected Useful Life	15 Years
Remaining Useful Life	12 Years
Renewal Year	2032
Quantity / Unit of Measure	150 / SM
Unit Cost	$12.00
Difficulty / Regional / Soft Cost Factors	10.00 / 1.25000 / 1.00000
Replacement Cost	$22,500.00

Description

There is a chlorine gas detection system installed in the externally accessed chlorine room. The assembly includes a control panel installed in the staff office. It is understood to be monitored by a third party vendor. Installed circa 2018.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D306011

Golden Municipal Swimming Pool - D306011

Recommendations

Recommendations #1 - Gas Detection System	
Type	Life Cycle Replacement
Year	2032
Cost	$22,500.00

Replace Gas Detection System

D40 Fire Protection

Element Description	
Name	D403002 - Fire Extinguishers
Installation Year	2016
Condition	2 - Good
Expected Useful Life	10 Years
Remaining Useful Life	1 Year
Renewal Year	2021
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$1.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$531.25

Description

There are ABC type fire extinguishers installed in key locations. Estimated average renewal date circa 2016.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D403002

Golden Municipal Swimming Pool - D403002

Recommendations

Recommendations #1 - Fire Extinguishers	
Type	Life Cycle Replacement
Year	2021
Cost	$531.25

Replace Fire Extinguishers

D50 Electrical

Element Description	
Name	D501005 - Panelboards up to 400A
Installation Year	1980
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	3 / Each
Unit Cost	$5,000.00
Difficulty / Regional / Soft Cost Factors	0.80 / 1.25000 / 1.00000
Replacement Cost	$15,000.00

Description

There are three (3) sub-distribution paneboards installed in the mechanical room. They are manufactured by Westinghouse and are each rated for 100A at 120/208V. Each panelboard features a main disconnect breaker.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D501005

Golden Municipal Swimming Pool - D501005

Golden Municipal Swimming Pool - D501005

Recommendations

Recommendations #1 - Panelboards up to 400A	
Type	Life Cycle Replacement
Year	2026
Cost	$15,000.00

Replace Panelboards up to 400A

Element Description	
Name	D501007 - Motor Control Centers
Installation Year	1978
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	1 / Section
Unit Cost	$15,000.00
Difficulty / Regional / Soft Cost Factors	0.67 / 1.25000 / 1.00000
Replacement Cost	$12,562.50

Description

There is a wall-mounted motor control centre installed in the mechanical room. It is manufactured by Westinghouse. Portions of the motor control centre are no longer in use.

Condition Narrative

The motor control centre has exceeded its Expected Useful Life (EUL) and is exhibiting wear and tear that is consistent with age. It is recommended to consider this equipment for lifecycle replacement within the next five years.

Photos

Golden Municipal Swimming Pool - D501007

Recommendations

Recommendations #1 - Motor Control Centers	
Type	Life Cycle Replacement
Year	2025
Cost	$12,562.50

Replace Motor Control Centers

Element Description	
Name	D502001 - Branch Wiring and Devices
Installation Year	1980
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	10 Years
Renewal Year	2030
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$95.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$50,468.75

Description

A 3-Phase, 4-Wire 208V electrical service enters the mechanical room to a 200A main disconnect switch. The utility meter is installed on the east elevation on the exterior wall. Branch wiring consists of commercial grade copper wiring enclosed within rigd metal conduit or BX cabling. Wiring is primarily concealed within wall, ceiling, and floor finishes.

Condition Narrative

No major deficiencies were observed or reported during the assessment. Given the nature of the component, full-scale replacement is not expected to be required. However, a cost allowance for partial replacement has been carried forward in this report as a precautionary measure.

Photos

Golden Municipal Swimming Pool - D502001

Recommendations

Recommendations #1 - Branch Wiring and Devices	
Type	Life Cycle Replacement
Year	2030
Cost	$25,234.38

Replace Branch Wiring and Devices

Element Description	
Name	D502002 - Interior Lighting
Installation Year	2016
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Renewal Year	2051
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$85.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$45,156.25

Description

Interior lighting is primarily provided via T-8 fluorescent light fixtures with some supplemental incandescent pot lights in the lobby.

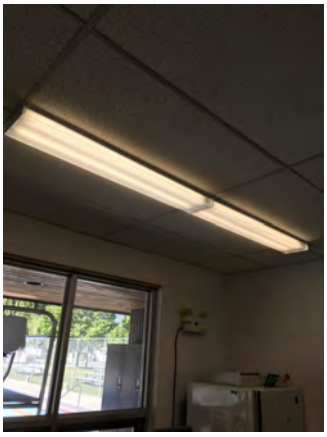
Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D502002

Golden Municipal Swimming Pool - D502002



Golden Municipal Swimming Pool - D502002

Element Description	
Name	D502041 - Exterior Lighting
Installation Year	1980
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	10 / Each
Unit Cost	$500.00
Difficulty / Regional / Soft Cost Factors	1.25 / 1.25000 / 1.00000
Replacement Cost	$7,812.50

Description

Exterior lighting is a mix of wall and inset ceiling mounted incandescent and halogen lights. Some exterior lights feature motion sensors.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D502041

Golden Municipal Swimming Pool - D502041

Golden Municipal Swimming Pool - D502041

Recommendations

Recommendations #1 - Exterior Lighting	
Type	Life Cycle Replacement
Year	2026
Cost	$7,812.50

Replace Exterior Lighting

Element Description	
Name	D502051 - Exit Lighting
Installation Year	2016
Condition	2 - Good
Expected Useful Life	35 Years
Remaining Useful Life	31 Years
Renewal Year	2051
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$3.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$1,593.75

Description

There are LED exit lights installed in key locations to direct the flow of emergency egress.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - D502051

Element Description	
Name	D503001 - Fire Alarm Systems
Installation Year	2006
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$50.00
Difficulty / Regional / Soft Cost Factors	0.35 / 1.25000 / 1.00000
Replacement Cost	$9,296.88

Description

There are smoke/heat detectors installed in key locations within the change room building. Smoke detectors are understood to be hardwired and are connected to the security system.

Condition Narrative

No major deficiencies were observed or reported during the assessment; however some units were observed to be older. It is recommended to test the smoke alarms regularly and replace as required as a preventative maintenance activity.

Photos

Golden Municipal Swimming Pool - D503001

Recommendations

Recommendations #1 - Fire Alarm Systems	
Type	Life Cycle Replacement
Year	2026
Cost	$9,296.88

Replace Fire Alarm Systems

Element Description	
Name	D503002 - Telecommunication Systems
Installation Year	1980
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$5.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$2,656.25

Description

There is a telephone system installed. A telephone line enters to the mechanical room in a locked cabinet to feed to phone jacks in the office and reception area.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Recommendations

Recommendations #1 - Telecommunication Systems	
Type	Life Cycle Replacement
Year	2026
Cost	$2,656.25

Replace Telecommunication Systems

Element Description	
Name	D503008 - Security Systems - Intrusion Alarm Systems
Installation Year	2010
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	10 Years
Renewal Year	2030
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$10.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$5,312.50

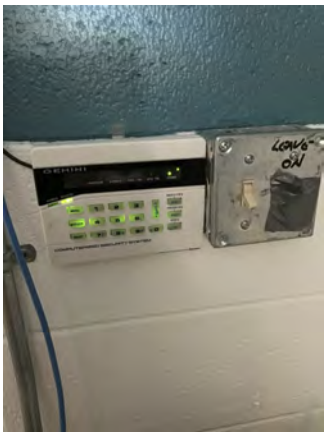
Description

There is an intrusion detection system installed. It is manufactured by Genisys. The assembly includes keypads, door contacts, and motion sensors. The system is monitored by a third party vendor. Estimated install date circa 2010.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - D503008

Recommendations

Recommendations #1 - Security Systems - Intrusion Alarm Systems	
Type	Life Cycle Replacement
Year	2030
Cost	$5,312.50

Replace Security Systems - Intrusion Alarm Systems

Element Description	
Name	D509003 - Emergency Lighting Systems
Installation Year	2010
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	10 Years
Renewal Year	2030
Quantity / Unit of Measure	425 / SM Building
Unit Cost	$5.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$2,656.25

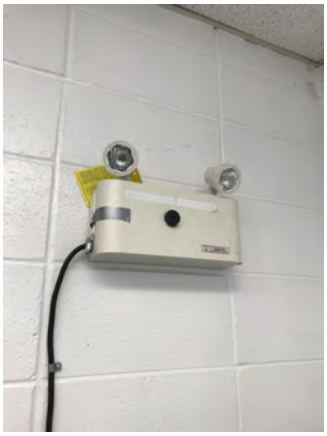
Description

There are LED and halogen emergency lighting battery packs installed in key locations to illuminate the flow of emergency egress. Estimated average install date circa 2010.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - D509003

Recommendations

Recommendations #1 - Emergency Lighting Systems	
Type	Life Cycle Replacement
Year	2030
Cost	$2,656.25

Replace Emergency Lighting Systems

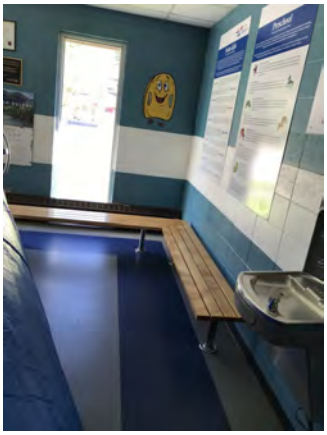
E Equipment & Furnishings
E20 Furnishings

Element Description	
Name	E201005 - Benches
Installation Year	1980
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	26 / LM
Unit Cost	$300.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$9,750.00

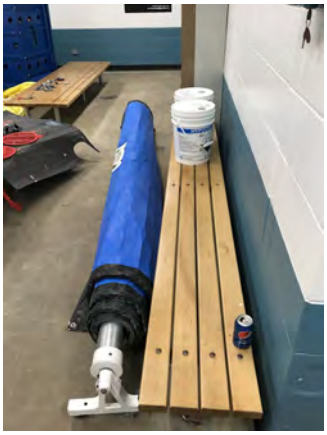
Description
Male and female locker rooms, and the front lobby feature fixed steel framed wood benches.

Condition Narrative
No major deficiencies were observed or reported during the assessment.

Photos



Golden Municipal Swimming Pool - E201005



Golden Municipal Swimming Pool - E201005

Recommendations

Recommendations #1 - Benches	
Type	Life Cycle Replacement
Year	2025
Cost	$9,750.00

Replace Benches

F Special Construction & Demolition
F10 Special Construction

Element Description	
Name	F101099 - Other Special Construction - External Storage
Installation Year	2000
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	55 Years
Renewal Year	2075
Quantity / Unit of Measure	1 / Lump Sum
Unit Cost	$5,000.00
Difficulty / Regional / Soft Cost Factors	6.00 / 1.25000 / 1.00000
Replacement Cost	$37,500.00

Description
There is a wood-framed, externally accessed storage shed affixed to the east elevation. Estimated install date circa 2000.

Condition Narrative
No major deficiencies were observed or reported during the assessment.

Photos


Golden Municipal Swimming Pool - B103001

Element Description	
Name	F104001 - Pool Structure - Wading Pool
Installation Year	1978
Condition	3 - Fair
Expected Useful Life	75 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	18 / SM
Unit Cost	$280.00
Difficulty / Regional / Soft Cost Factors	4.00 / 1.25000 / 1.00000
Replacement Cost	$25,200.00

Description

The wading pool measures 6 metres by 3 metres. It has an average depth of 0.75 metres. The wading pool basin is reinforced, 150 mm cast in place concrete. Original construction drawings detail the wading pool as a continuous monolithic concrete construction with no construction or expansion joints.

Condition Narrative

The wading pool basin is exhibiting wear and tear that is consistent with the age of the material. While there appears to be no through-wall cracking or leaks, there are some minor cracks. There is extensive pocking of concrete in the basin. There is general delamination in concrete edges around the drain. It is recommended to replace the wading pool basin at the time of pool deck replacement to minimize mobilization costs. This basin is included in the recommended engineering study to determine the full scope of work for lifecycle replacements of pool systems.

Photos

Golden Municipal Swimming Pool - F104001

Golden Municipal Swimming Pool - F104001

Recommendations

Recommendations #1 - Pool Structure	
Type	Life Cycle Replacement
Year	2025
Cost	$25,200.00

Replace Pool Structure

Element Description	
Name	F104001 - Pool Structure - Pool Decking/Trenching
Installation Year	1978
Condition	4 - Poor
Expected Useful Life	75 Years
Remaining Useful Life	2 Years
Renewal Year	2022
Quantity / Unit of Measure	540 / SM
Unit Cost	$280.00
Difficulty / Regional / Soft Cost Factors	1.20 / 1.25000 / 1.00000
Replacement Cost	$226,800.00

Description

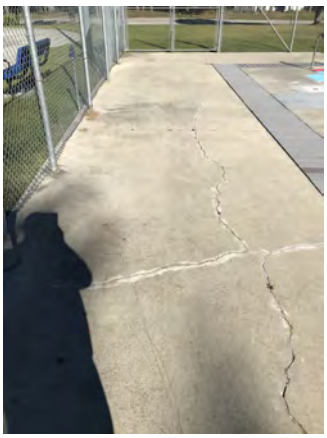
Pool decking surround both the wading pool and the swimming pool is a concrete slab-on-grade. The decking features a trenched raceway surrounding the pool. The trench is contains reinforced 150 mm concrete walls and slab-on-grade. Control and expansion joints are installed on the pool decking. The pool deck is integrated with pool basins. In 2004 composite slats were installed to cover the trench. There are two hatchways cut into the concrete decking which have been covered by plywood.

Condition Narrative

The pool decking is exhibiting wear and tear that is consistent with the age of the material. There were several cracks and instances of concrete delamination observed around concrete edges, drains, and expansion/control joints. There is reportedly cracking present in the pipe trench. Composite slats covering the pipe trench were observed to be expanding and deteriorating, making removal and replacement difficult. It is recommended to consider the pool decking/trenching for lifecycle replacement in the near future. At the time of lifecycle replacement of the pool decking it is recommended to replace both pool basins to minimize project mobilization costs.

Photos

Golden Municipal Swimming Pool - F104001



Golden Municipal Swimming Pool - F104001

Golden Municipal Swimming Pool - F104001

Golden Municipal Swimming Pool - F104001

Recommendations

Recommendations #1 - Pool Structure	
Type	Life Cycle Replacement
Year	2022
Cost	$226,800.00

Replace Pool Structure

Element Description	
Name	F104001 - Pool Structure - Swimming Pool
Installation Year	1978
Condition	4 - Poor
Expected Useful Life	75 Years
Remaining Useful Life	2 Years
Renewal Year	2022
Quantity / Unit of Measure	320 / SM
Unit Cost	$280.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.25000 / 1.00000
Replacement Cost	$168,000.00

Description

The main swimming pool measures 25 metres by 12.8 metres. The shallow end is 1.1 metres deep, while the deepest section, located in the centre of the deep end, is 3.6 metres deep. The pool basin is reinforced cast in place concrete with a 12.5 mm expansion joint installed between the shallow and deep ends. Concrete in the shallow end is understood to be 400 mm thick, with 500 mm thickness in the deep end. There is a continuous PVC water stop installed at expansion joints. The pool basin had painting renewed in 2020.

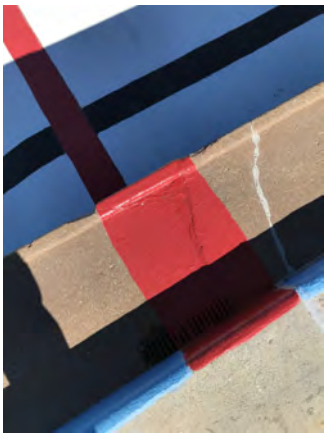
Condition Narrative

The swimming pool basin is exhibiting wear and tear that is consistent with the age of the material. While there appears to be no through-wall cracking or leaks, there are some cracks and suspected delamination of concrete. Concrete around some skimmers was observed to be cracked and delaminated. There were some cracks observed that had been filled with sealant. There is extensive pocking of concrete in the pool below the water fill line. Coping along the pool edge exhibited cracks and delamination. There is general delamination in concrete edges around drains, coping, skimmers, and expansion joints. It is recommended to replace the swimming pool basin at the time of pool deck replacement to minimize mobilization costs. In the meantime, it is recommended to allocate funds for ongoing repairs. A repair requirement has been created for 2021. Due to the age of the pool systems and infrastructure it is recommended to undertake an engineering study. A study has been created to review existing pool systems and provide a full scope of work for recommendations, replacements, repairs, and upgrades to the existing swimming pool systems and infrastructure. The study should account for possible energy savings and savings in operating costs.

Photos

Golden Municipal Swimming Pool - F104001

Golden Municipal Swimming Pool - F104001



Golden Municipal Swimming Pool - F104001

Golden Municipal Swimming Pool - F104001

Recommendations

Recommendations #1 - Repair Pool Basin	
Type	Repair
Year	2021
Cost	$7,000.00

Complete as needed repairs to the pool basin, including but not limited to; sealing cracks, repairing delaminated concrete, repainting.

Recommendations #2 - Pool Structure Review	
Type	Engineering Study
Year	2021
Cost	$7,500.00

Using a qualified engineer, complete a a review of pool infrastructure and mechanical components and draft a scope of work for repairs, upgrades, and replacements. The scope of the work should take energy savings and operational costs into account. The study should include the all pool mechanical systems, infrastructure, controls, water treatment, and piping.

Recommendations #3 - Pool Structure	
Type	Life Cycle Replacement
Year	2022
Cost	$168,000.00

Replace Pool Structure

Element Description	
Name	F104002 - Pool Water Circulation Piping - 1978
Installation Year	1978
Condition	4 - Poor
Expected Useful Life	40 Years
Remaining Useful Life	2 Years
Renewal Year	2022
Quantity / Unit of Measure	450 / SM
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.25000 / 1.00000
Replacement Cost	$45,000.00

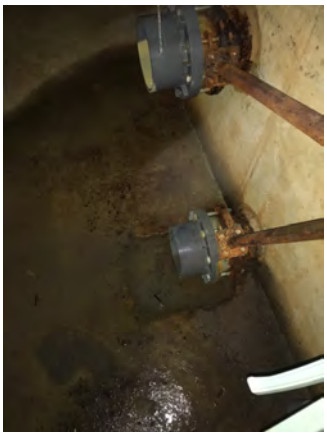
Description

Portions of original pool piping are primarily cast iron and are installed below grade.

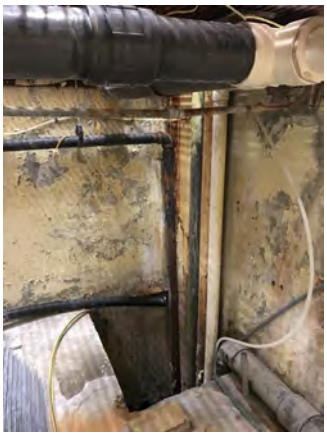
Condition Narrative

The pool piping has exceeded its Expected Useful Life (EUL) and is exhibiting wear and tear that is consistent with the age of the material. Portions of visible piping were observed to be rusted and corroded. The piping to the filter pit is reportedly leaking. It is recommended to replace any remaining original pool piping at the time of pool deck replacement.

Photos



Golden Municipal Swimming Pool - F104002



Golden Municipal Swimming Pool - F104002

Recommendations

Recommendations #1 - Pool Water Circulation Piping	
Type	Life Cycle Replacement
Year	2022
Cost	$45,000.00

Replace Pool Water Circulation Piping

Element Description	
Name	F104002 - Pool Water Circulation Piping - 2014
Installation Year	2014
Condition	2 - Good
Expected Useful Life	40 Years
Remaining Useful Life	34 Years
Renewal Year	2054
Quantity / Unit of Measure	500 / SM
Unit Cost	$40.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.25000 / 1.00000
Replacement Cost	$37,500.00

Description

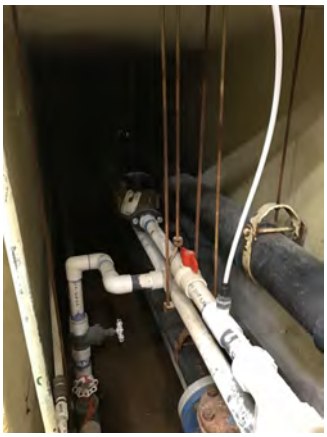
Raceway piping is PVC and primarily contained within the raceway, below grade, and in the mechanical room. Portions of the wading pool piping in the mechanical room have been replaced, including the main fill line.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - F104002



Golden Municipal Swimming Pool - F104002

Element Description	
Name	F104003 - Pool Water Circulation Pumps - 2000
Installation Year	2000
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	1 / Each
Unit Cost	$3,000.00
Difficulty / Regional / Soft Cost Factors	1.25 / 1.25000 / 1.00000
Replacement Cost	$4,687.50

Description

There is a 7.5 HP pool circulating pump installed in the mechanical room. Estimated install date circa 2000. There is one decommissioned pump installed in the mechanical room.

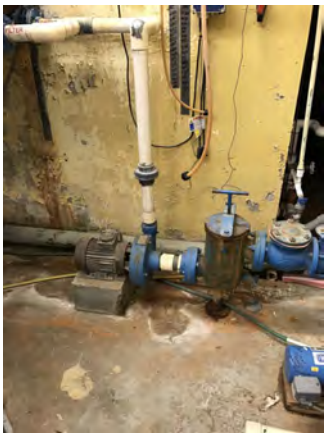
Condition Narrative

This pump is believed to be nearing its Expected Useful Life (EUL) and is exhibiting wear and tear that is consistent with age. It is likely that this component will require lifecycle replacement. The decommissioned pump should be removed to prevent confusion, and pipe ends capped. No cost allowance has been included for this action.

Photos

Golden Municipal Swimming Pool - F104003

Golden Municipal Swimming Pool - F104003



Golden Municipal Swimming Pool - F104003

Recommendations

Recommendations #1 - Pool Water Circulation Pumps	
Type	Life Cycle Replacement
Year	2025
Cost	$4,687.50

Replace Pool Water Circulation Pumps

Element Description	
Name	F104003 - Pool Water Circulation Pumps - 2014
Installation Year	2014
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	19 Years
Renewal Year	2039
Quantity / Unit of Measure	4 / Each
Unit Cost	$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$15,000.00

Description

There are four (4) pool circulating pumps installed in the mechanical room. One is rated for 3/4 HP, one is rated for 1/3 HP, and the other is rated for 1.5 HP and includes a strainer. There is one (1) pool circulating pump installed in the chlorine room. It is rated for 1/2 HP. The average install date for the circulating pumps is estimated circa 2014.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - F104003

Golden Municipal Swimming Pool - F104003

Recommendations

Recommendations #1 - Pool Water Circulation Pumps	
Type	Life Cycle Replacement
Year	2039
Cost	$15,000.00

Replace Pool Water Circulation Pumps

Element Description	
Name	F104006 - Pool Sand Filters - Sand Filter
Installation Year	1978
Condition	3 - Fair
Expected Useful Life	18 Years
Remaining Useful Life	5 Years
Renewal Year	2025
Quantity / Unit of Measure	1 / Each
Unit Cost	$8,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$10,000.00

Description

There is a small sand filter installed in the mechanical room serving the wading pool.

Condition Narrative

The sand filter is believed to have exceeded its Expected Useful Life (EUL) and is exhibiting wear and tear that is consistent with age. There was dome rust observed on the outer shell of the sand filter. Replacement is recommended.

Photos

Golden Municipal Swimming Pool - F104006

Golden Municipal Swimming Pool - F104006

Recommendations

Recommendations #1 - Pool Sand Filters	
Type	Life Cycle Replacement
Year	2025
Cost	$10,000.00

Replace Pool Sand Filters

Element Description	
Name	F104006 - Pool Sand Filters - Diatomaceous Earth (DE) Filters
Installation Year	1978
Condition	4 - Poor
Expected Useful Life	18 Years
Remaining Useful Life	2 Years
Renewal Year	2022
Quantity / Unit of Measure	1 / Each
Unit Cost	$8,000.00
Difficulty / Regional / Soft Cost Factors	25.00 / 1.25000 / 1.00000
Replacement Cost	$250,000.00

Description

There is a diatomaceous earth (DE) filter leaves system installed to filter the main pool. At the time of the assessment the pool was not in use and filter leaves were removed for cleaning. The system includes a DE feeder system. Filter leaves are set within a filter pit in the mechanical room.

Condition Narrative

The DE filtration system has exceeded its Expected Useful Life and is exhibiting wear and tear that is consistent with the age of the material. It is recommended to consider this system for lifecycle replacement within the near future. It is recommended to replace this system with a conventional sand filter system, which is typically easier to maintain and flush, while not exposing workers to DE powder. The cost adjustment factor has been increased by a large amount to account for a full retrofit to a sand filter system.

Photos

Golden Municipal Swimming Pool - F104006

Golden Municipal Swimming Pool - F104006

Golden Municipal Swimming Pool - F104006

Recommendations

Recommendations #1 - Pool Sand Filters	
Type	Life Cycle Replacement
Year	2022
Cost	$250,000.00

Replace Pool Sand Filters

Element Description	
Name	F104007 - Pool Chemical Storage Tanks
Installation Year	2017
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	27 Years
Renewal Year	2047
Quantity / Unit of Measure	3 / Each
Unit Cost	$4,000.00
Difficulty / Regional / Soft Cost Factors	0.50 / 1.25000 / 1.00000
Replacement Cost	$7,500.00

Description

There is a plastic drum used for soda ash installed in the mechanical room. There is typically storage tanks associated with the wading pool chlorine treatment system installed in the externally accessed chlorine room, however these were not present at the time of assessment due to the pool closure. For the purposes of capital planning, two (2) tanks have been added to this entry to account for the tanks. Estimated install date circa 2017.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - F104007

Element Description	
Name	F104008 - Pool Chemical Injection Systems
Installation Year	2017
Condition	2 - Good
Expected Useful Life	18 Years
Remaining Useful Life	15 Years
Renewal Year	2035
Quantity / Unit of Measure	2 / Each
Unit Cost	$3,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$7,500.00

Description

There is a chlorine injection system installed in the externally accessed chlorine room. There is a soda ash injection system with two pumps and a mixer installed in the mechanical room. The chlorine injection system was decommissioned with components removed due to pool closure. Average install date estimated circa 2017.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - F104008

Golden Municipal Swimming Pool - F104008

Recommendations

Recommendations #1 - Pool Chemical Injection Systems	
Type	Life Cycle Replacement
Year	2035
Cost	$7,500.00

Replace Pool Chemical Injection Systems

Element Description	
Name	F104012 - Pool Play Structures - Diving Board
Installation Year	1978
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	1 / Each
Unit Cost	$4,000.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.25000 / 1.00000
Replacement Cost	$7,500.00

Description

There is a diving board installed at the deep portion of the pool on the southwest corner. The assembly is constructed of stainless steel. At the time of the assessment the diving board portion of the assembly was not installed due to pool closure.

Condition Narrative

No major deficiencies were observed or reported during the assessment; however rusted portions of the diving board assembly should be sanded and painted as a maintenance activity. Rusting should be monitored as a preventative maintenance activity.

Photos

Golden Municipal Swimming Pool - F104012

Recommendations

Recommendations #1 - Pool Play Structures	
Type	Life Cycle Replacement
Year	2026
Cost	$7,500.00

Replace Pool Play Structures

Element Description	
Name	F104014 - Pool Controls
Installation Year	2014
Condition	2 - Good
Expected Useful Life	20 Years
Remaining Useful Life	14 Years
Renewal Year	2034
Quantity / Unit of Measure	2 / Each
Unit Cost	$10,000.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$25,000.00

Description

There is a BECSys3 water chemistry controller and a Siemens Strantrol System 3i installed in the mechanical room.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - F104014

Recommendations

Recommendations #1 - Pool Controls	
Type	Life Cycle Replacement
Year	2034
Cost	$25,000.00

Replace Pool Controls

G Building Sitework
G20 Site Improvements

Element Description	
Name	G203022 - Concrete Paved Surfaces - 2014
Installation Year	2014
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	24 Years
Renewal Year	2044
Quantity / Unit of Measure	50 / SM
Unit Cost	$165.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.25000 / 1.00000
Replacement Cost	$15,468.75

Description

There is a concrete pedestrian walkway connecting the main entrance to the parking lot of the Golden Curling Club and municipal walkways. The walkway utilizes cast-in-place concrete pavers. Installed in 2014.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - G203022

Golden Municipal Swimming Pool - G203022

Golden Municipal Swimming Pool - G203022

Golden Municipal Swimming Pool - G203022

Element Description	
Name	G203022 - Concrete Paved Surfaces - 1980
Installation Year	1978
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	20 / SM
Unit Cost	$165.00
Difficulty / Regional / Soft Cost Factors	2.50 / 1.25000 / 1.00000
Replacement Cost	$10,312.50

Description

There is a poured concrete pad installed on the east elevation outside the chlorine and mechanical rooms. Please note that the concrete decking surrounding the pools on the south elevation is included in F104001 Pool Structure, and not within this entry.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - G203022

Golden Municipal Swimming Pool - G203022

Recommendations

Recommendations #1 - Concrete Paved Surfaces	
Type	Life Cycle Replacement
Year	2026
Cost	$10,312.50

Replace Concrete Paved Surfaces

Element Description	
Name	G204021 - Fencing and Gates - Chain Link Fence
Installation Year	1978
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	85 / LM
Unit Cost	$360.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$38,250.00

Description

The pools to the south of the building are surrounded by chain link fencing.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - G204021

Golden Municipal Swimming Pool - G204021

Recommendations

Recommendations #1 - Fencing and Gates - Chain Link Fence	
Type	Life Cycle Replacement
Year	2026
Cost	$38,250.00

Replace Fencing and Gates - Chain Link Fence

Element Description	
Name	G204060 - Bicycle Rack
Installation Year	2014
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	19 Years
Renewal Year	2039
Quantity / Unit of Measure	4 / LM
Unit Cost	$500.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.25000 / 1.00000
Replacement Cost	$5,000.00

Description

There are two (2) painted metal bicycle racks installed outside the main entrance.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - G204060

Recommendations

Recommendations #1 - Bicycle Rack	
Type	Life Cycle Replacement
Year	2039
Cost	$5,000.00

Replace Bicycle Rack

Element Description	
Name	G204074 - Picnic Tables - Metal
Installation Year	1978
Condition	3 - Fair
Expected Useful Life	25 Years
Remaining Useful Life	4 Years
Renewal Year	2024
Quantity / Unit of Measure	1 / Each
Unit Cost	$1,500.00
Difficulty / Regional / Soft Cost Factors	2.00 / 1.25000 / 1.00000
Replacement Cost	$3,750.00

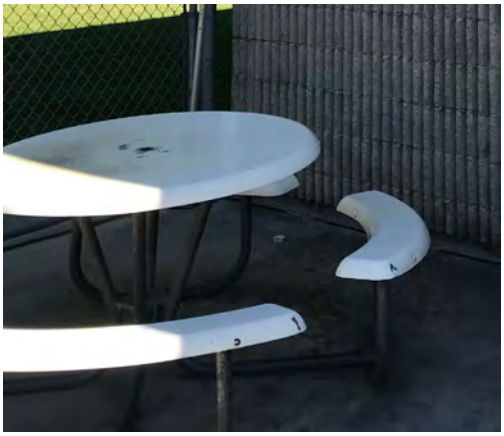
Description

There is a painted metal framed picnic table installed in the pool deck area.

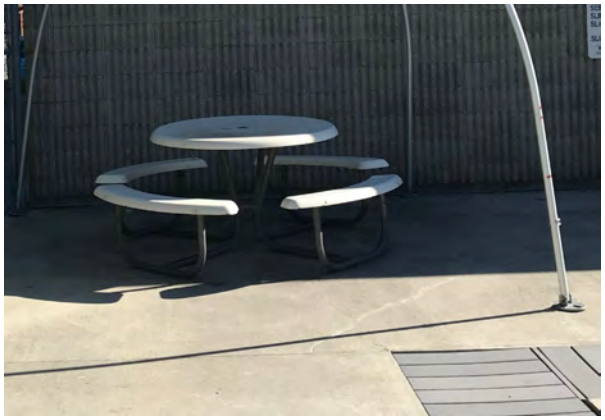
Condition Narrative

The picnic table has exceeded its Expected Useful Life (EUL) and is exhibiting wear and tear that is consistent with age. Replacement is recommended.

Photos



Golden Municipal Swimming Pool - G204074



Golden Municipal Swimming Pool - G204074

Recommendations

Recommendations #1 - Picnic Tables - Metal	
Type	Life Cycle Replacement
Year	2024
Cost	$3,750.00

Replace Picnic Tables - Metal

G30 Site Mechanical Utilities

Element Description	
Name	G301021 - Water Supply
Installation Year	1978
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Renewal Year	2028
Quantity / Unit of Measure	80 / LM
Unit Cost	$153.00
Difficulty / Regional / Soft Cost Factors	1.65 / 1.25000 / 1.00000
Replacement Cost	$25,245.00

Description

There is a buried 100 mm water supply that enters the building on the east elevation from 9th Street South.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Recommendations

Recommendations #1 - Water Supply	
Type	Life Cycle Replacement
Year	2028
Cost	$25,245.00

Replace Water Supply

Element Description	
Name	G302001 - Sanitary Sewer
Installation Year	1978
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Renewal Year	2028
Quantity / Unit of Measure	20 / LM
Unit Cost	$200.00
Difficulty / Regional / Soft Cost Factors	3.00 / 1.25000 / 1.00000
Replacement Cost	$15,000.00

Description

A buried 150 mm sanitary line exits the west side of the building to connect to municipal mains located on 9th Street South.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Recommendations

Recommendations #1 - Sanitary Sewer	
Type	Life Cycle Replacement
Year	2028
Cost	$15,000.00

Replace Sanitary Sewer

G40 Site Electrical Utilities

Element Description	
Name	G401011 - Electrical Service
Installation Year	1978
Condition	2 - Good
Expected Useful Life	50 Years
Remaining Useful Life	8 Years
Renewal Year	2028
Quantity / Unit of Measure	20 / LM
Unit Cost	$655.00
Difficulty / Regional / Soft Cost Factors	1.00 / 1.25000 / 1.00000
Replacement Cost	$16,375.00

Description

The building receives a buried 208V electrical feed from a utility owned pad mounted transformer. The power meter and service entrance is located on the east elevation.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - G401011

Recommendations

Recommendations #1 - Electrical Service	
Type	Life Cycle Replacement
Year	2028
Cost	$16,375.00

Replace Electrical Service

Element Description	
Name	G402014 - Light Poles - 40' high
Installation Year	1978
Condition	2 - Good
Expected Useful Life	30 Years
Remaining Useful Life	6 Years
Renewal Year	2026
Quantity / Unit of Measure	2 / Each
Unit Cost	$3,000.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.25000 / 1.00000
Replacement Cost	$11,250.00

Description

There are two exterior pole lights installed on the south side of the pools. The poles appear to be original to building construction.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Photos

Golden Municipal Swimming Pool - G402011

Recommendations

Recommendations #1 - Light Poles - 40' high	
Type	Life Cycle Replacement
Year	2026
Cost	$11,250.00

Replace Light Poles - 40' high

Element Description	
Name	G402016 - Pole Light Fixtures
Installation Year	2020
Condition	2 - Good
Expected Useful Life	25 Years
Remaining Useful Life	25 Years
Renewal Year	2045
Quantity / Unit of Measure	2 / Each
Unit Cost	$1,500.00
Difficulty / Regional / Soft Cost Factors	1.50 / 1.25000 / 1.00000
Replacement Cost	$5,625.00

Description

The lamps on the exterior pole lights appear to be newer LED lamps. Estimated install date circa 2017.

Condition Narrative

No major deficiencies were observed or reported during the assessment.

Collaborating to Provide Asset Data You Can Trust

APPENDIX B

20-Year Capital Plan Renewal and Repair Summary

Project No. 20079

F·CAP·X

Element ID	System Type	Uniformat Code	Element Name	Recommendation Type	Recommendation Description	Condition Rating	Element Observed Recommendation Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032-2041	Total
227	A Substructure	A202001	Basement Walls	Major Repair	Complete repairs as needed to prevent water infiltration to the filter pit.	3 - Fair	2021	$ -	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500
238	A Substructure	A202001	Basement Walls	Major Repair	Complete repairs as needed to prevent water infiltration to the filter pit.	3 - Fair	2021	$ -	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500
231	B Shell	B103001	Structure	Engineering Study	Undertake an engineering study using a qualified engineer. The report should include hazardous materials testing of any insulating materials. The report should include options to provide insulating options and cost estimates.	2 - Good	2021	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
231	B Shell	B103001	Structure	Miscellaneous	This is an optional placeholder repair to insulate exterior block walls as required, pending results of the engineering study.	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000
149	B Shell	B201008	Exterior Soffits	Life Cycle Replacement	Replace Exterior Soffits	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,000
128	B Shell	B201024	Metal Siding	Life Cycle Replacement	Replace Metal Siding	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,200	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,200
110	B Shell	B202001	Windows	Life Cycle Replacement	Replace Windows	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,688	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,688
131	B Shell	B203008	Automatic Door Openers	Life Cycle Replacement	Replace Automatic Door Openers	2 - Good	2031	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000	$ -	$ 10,000
111	B Shell	B203023	Single Door - Hollow Metal	Life Cycle Replacement	Replace Single Door - Hollow Metal	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,000
130	B Shell	B203025	Single Door - Glazed	Life Cycle Replacement	Replace Single Door - Glazed	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,500
112	B Shell	B203026	Double Door - Hollow Metal	Life Cycle Replacement	Replace Double Door - Hollow Metal	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
133	B Shell	B203028	Double Door - Glazed	Life Cycle Replacement	Replace Double Door - Glazed	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,250	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,250
134	B Shell	B301023	Conventional - Single Ply Membrane	Life Cycle Replacement	Replace Conventional - Single Ply Membrane	2 - Good	2037	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 104,063	$ 104,063
132	C Interiors	C102007	Automatic Door Openers	Life Cycle Replacement	Replace Automatic Door Openers	2 - Good	2031	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000	$ -	$ 10,000
114	C Interiors	C102021	Single Door - Hollow Metal	Life Cycle Replacement	Replace Single Door - Hollow Metal	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,625	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,625
142	C Interiors	C103010	Vanities	Life Cycle Replacement	Replace Vanities	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,550	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,550
144	C Interiors	C103011	Cabinets - General	Life Cycle Replacement	Replace Cabinets - General	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000
215	C Interiors	C103026	Washroom Partitions - Prefinished Metal	Life Cycle Replacement	Replace Washroom Partitions - Prefinished Metal	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,500
211	C Interiors	C301005	Paint Wall Covering	Life Cycle Replacement	Replace Paint Wall Covering	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,250	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,250
148	C Interiors	C301023	Ceramic Wall Tile	Life Cycle Replacement	Replace Ceramic Wall Tile	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,300	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,300
150	C Interiors	C302007	Painted / Sealed Concrete Floor	Life Cycle Replacement	Replace Painted / Sealed Concrete Floor	4 - Poor	2021	$ -	$ 30,720	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,720
137	C Interiors	C302022	Vinyl Tile / Plank Floor	Life Cycle Replacement	Replace Vinyl Tile / Plank Floor	2 - Good	2031	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ 5,000
115	C Interiors	C302023	Vinyl Sheet Floor	Life Cycle Replacement	Replace Vinyl Sheet Floor	2 - Good	2031	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,850	$ -	$ 14,850
139	C Interiors	C303004	Acoustic Tile Ceiling	Life Cycle Replacement	Replace Acoustic Tile Ceiling	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,875	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,875
116	D Services	D201001	Water Closets	Life Cycle Replacement	Replace Water Closets	4 - Poor	2022	$ -	$ -	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
146	D Services	D201002	Urinals	Life Cycle Replacement	Replace Urinals	4 - Poor	2021	$ -	$ 3,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,750
117	D Services	D201003	Lavatories	Life Cycle Replacement	Replace Lavatories	2 - Good	2021	$ -	$ 12,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,500
232	D Services	D201004	Sinks	Miscellaneous	Install a hand-washing sink in the mechanical room.	3 - Fair	2021	$ -	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000
232	D Services	D201004	Sinks	Life Cycle Replacement	Replace Sinks	3 - Fair	2025	$ -	$ -	$ -	$ -	$ -	$ 1,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,250
153	D Services	D201006	Drinking Water Fountains - Non-refrigerated	Life Cycle Replacement	Replace Drinking Water Fountains - Non-refrigerated	4 - Poor	2022	$ -	$ -	$ 3,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,750
154	D Services	D201006	Drinking Water Fountains - Non-refrigerated	Life Cycle Replacement	Replace Drinking Water Fountains - Non-refrigerated	2 - Good	2030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,531	$ -	$ -	$ 2,531
151	D Services	D201011	Showers (Valve Set)	Life Cycle Replacement	Replace Showers (Valve Set)	3 - Fair	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,125	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,125
155	D Services	D201015	Drinking Water Fountains - Refrigerated	Life Cycle Replacement	Replace Drinking Water Fountains - Refrigerated	2 - Good	2032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
152	D Services	D201031	Eyewash Stations	Life Cycle Replacement	Replace Eyewash Stations	2 - Good	2035	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,875	$ 1,875
118	D Services	D202001	Domestic Water Pipes and Fittings	Life Cycle Replacement	Replace Domestic Water Pipes and Fittings	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,625	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,625
157	D Services	D202007	Domestic Water Circulating Pumps	Life Cycle Replacement	Replace Domestic Water Circulating Pumps	2 - Good	2036	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,875	$ 1,875
119	D Services	D202009	Backflow Preventor	Life Cycle Replacement	Replace Backflow Preventor	3 - Fair	2025	$ -	$ -	$ -	$ -	$ -	$ 6,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,250
120	D Services	D202037	Domestic Water Heater (Instanteous)	Life Cycle Replacement	Replace Domestic Water Heater (Instanteous)	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
121	D Services	D203001	Sanitary Waste and Vent Piping	Life Cycle Replacement	Replace Sanitary Waste and Vent Piping	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,953	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,953
122	D Services	D204001	Rain Water Drainage Piping and Fittings	Life Cycle Replacement	Replace Rain Water Drainage Piping and Fittings	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,969	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,969
158	D Services	D301002	Gas Supply Systems (Natural Gas, Propane)	Life Cycle Replacement	Replace Gas Supply Systems (Natural Gas, Propane)	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,625	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,625
160	D Services	D304001	Air Distribution Systems	Life Cycle Replacement	Replace Air Distribution Systems	2 - Good	2030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,875	$ -	$ -	$ 31,875
162	D Services	D304003	Heating Water Distribution Systems	Life Cycle Replacement	Replace Heating Water Distribution Systems	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,906	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,906
164	D Services	D304021	HVAC Pumps (Up to 10 HP)	Life Cycle Replacement	Replace HVAC Pumps (Up to 10 HP)	2 - Good	2035	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,000	$ 8,000
163	D Services	D304031	Exhaust Fan - Roof/Wall Mounted Small	Miscellaneous	Consult with a licensed HVAC technician or engineer to determine adequate exhaust requirements for the mechanical room and install a means of exhaust and any associated ventilation ductwork.	3 - Fair	2021	$ -	$ 12,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000
163	D Services	D304031	Exhaust Fan - Roof/Wall Mounted Small	Life Cycle Replacement	Replace Exhaust Fan - Roof/Wall Mounted Small	3 - Fair	2023	$ -	$ -	$ -	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
177	D Services	D304032	Exhaust Fan - Interior	Life Cycle Replacement	Replace Exhaust Fan - Interior	3 - Fair	2025	$ -	$ -	$ -	$ -	$ -	$ 2,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500

Element ID	System Type	Uniformat Code	Element Name	Recommendation Type	Recommendation Description	Condition Rating	Element Observed Recommendation Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032-2041	Total
165	D Services	D304043	Air Handling Units - Packaged (Heating and Cooling)	Life Cycle Replacement	Replace Air Handling Units - Packaged (Heating and Cooling)	5 - Missing/Failed	2020	$ 26,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,250
172	D Services	D305002	Unit Heaters (Hydronic)	Life Cycle Replacement	Replace Unit Heaters (Hydronic)	5 - Missing/Failed	2020	$ 3,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,750
171	D Services	D305010	Electric Baseboard Heaters	Life Cycle Replacement	Replace Electric Baseboard Heaters	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000
166	D Services	D305011	Electric Furnace	Life Cycle Replacement	Replace Electric Furnace	3 - Fair	2023	$ -	$ -	$ -	$ 12,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,500
167	D Services	D305015	Reheat Coils	Life Cycle Replacement	Replace Reheat Coils	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000
174	D Services	D306011	Gas Detection System	Life Cycle Replacement	Replace Gas Detection System	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,900	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,900
175	D Services	D306011	Gas Detection System	Life Cycle Replacement	Replace Gas Detection System	2 - Good	2032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,500	$ 22,500
123	D Services	D403002	Fire Extinguishers	Life Cycle Replacement	Replace Fire Extinguishers	2 - Good	2021	$ -	$ 531	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 531
124	D Services	D501005	Panelboards up to 400A	Life Cycle Replacement	Replace Panelboards up to 400A	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000
179	D Services	D501007	Motor Control Centers	Life Cycle Replacement	Replace Motor Control Centers	2 - Good	2025	$ -	$ -	$ -	$ -	$ -	$ 12,563	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,563
125	D Services	D502001	Branch Wiring and Devices	Life Cycle Replacement	Replace Branch Wiring and Devices	2 - Good	2030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,234	$ -	$ -	$ 25,234
180	D Services	D502041	Exterior Lighting	Life Cycle Replacement	Replace Exterior Lighting	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,813	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,813
212	D Services	D503001	Fire Alarm Systems	Life Cycle Replacement	Replace Fire Alarm Systems	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,297	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,297
183	D Services	D503002	Telecommunication Systems	Life Cycle Replacement	Replace Telecommunication Systems	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,656	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,656
184	D Services	D503008	Security Systems - Intrusion Alarm Systems	Life Cycle Replacement	Replace Security Systems - Intrusion Alarm Systems	2 - Good	2030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,313	$ -	$ -	$ 5,313
182	D Services	D509003	Emergency Lighting Systems	Life Cycle Replacement	Replace Emergency Lighting Systems	2 - Good	2030	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,656	$ -	$ -	$ 2,656
197	E Equipment and Furnishings	E201005	Benches	Life Cycle Replacement	Replace Benches	2 - Good	2025	$ -	$ -	$ -	$ -	$ -	$ 9,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,750
234	F Special Construction	F104001	Pool Structure	Repair	Complete as needed repairs to the pool basin, including but not limited to; sealing cracks, repairing delaminated concrete, repainting.	4 - Poor	2021	$ -	$ 7,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,000
234	F Special Construction	F104001	Pool Structure	Engineering Study	Using a qualified engineer, complete a a review of pool infrastructure and mechanical components and draft a scope of work for repairs, upgrades, and replacements. The scope of the work should take energy savings and operational costs into account. The study should include the all pool mechanical systems, infrastructure, controls, water treatment, and piping.	4 - Poor	2021	$ -	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
203	F Special Construction	F104001	Pool Structure	Life Cycle Replacement	Replace Pool Structure	4 - Poor	2022	$ -	$ -	$ 226,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 226,800
234	F Special Construction	F104001	Pool Structure	Life Cycle Replacement	Replace Pool Structure	4 - Poor	2022	$ -	$ -	$ 168,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 168,000
202	F Special Construction	F104001	Pool Structure	Life Cycle Replacement	Replace Pool Structure	3 - Fair	2025	$ -	$ -	$ -	$ -	$ -	$ 25,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,200
204	F Special Construction	F104002	Pool Water Circulation Piping	Life Cycle Replacement	Replace Pool Water Circulation Piping	4 - Poor	2022	$ -	$ -	$ 45,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,000
206	F Special Construction	F104003	Pool Water Circulation Pumps	Life Cycle Replacement	Replace Pool Water Circulation Pumps	3 - Fair	2025	$ -	$ -	$ -	$ -	$ -	$ 4,688	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,688
207	F Special Construction	F104003	Pool Water Circulation Pumps	Life Cycle Replacement	Replace Pool Water Circulation Pumps	2 - Good	2039	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000	$ 15,000
190	F Special Construction	F104006	Pool Sand Filters	Life Cycle Replacement	Replace Pool Sand Filters	4 - Poor	2022	$ -	$ -	$ 250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 250,000
189	F Special Construction	F104006	Pool Sand Filters	Life Cycle Replacement	Replace Pool Sand Filters	3 - Fair	2025	$ -	$ -	$ -	$ -	$ -	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000
186	F Special Construction	F104008	Pool Chemical Injection Systems	Life Cycle Replacement	Replace Pool Chemical Injection Systems	2 - Good	2035	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500	$ 7,500
195	F Special Construction	F104012	Pool Play Structures	Life Cycle Replacement	Replace Pool Play Structures	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
188	F Special Construction	F104014	Pool Controls	Life Cycle Replacement	Replace Pool Controls	2 - Good	2034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000	$ 25,000
193	G Building Sitework	G203022	Concrete Paved Surfaces	Life Cycle Replacement	Replace Concrete Paved Surfaces	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,313	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,313
194	G Building Sitework	G204021	Fencing and Gates - Chain Link Fence	Life Cycle Replacement	Replace Fencing and Gates - Chain Link Fence	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,250	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,250
214	G Building Sitework	G204060	Bicycle Rack	Life Cycle Replacement	Replace Bicycle Rack	2 - Good	2039	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000	$ 5,000
213	G Building Sitework	G204074	Picnic Tables - Metal	Life Cycle Replacement	Replace Picnic Tables - Metal	3 - Fair	2024	$ -	$ -	$ -	$ -	$ 3,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,750
208	G Building Sitework	G301021	Water Supply	Life Cycle Replacement	Replace Water Supply	2 - Good	2028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,245	$ -	$ -	$ -	$ -	$ 25,245
209	G Building Sitework	G302001	Sanitary Sewer	Life Cycle Replacement	Replace Sanitary Sewer	2 - Good	2028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000	$ -	$ -	$ -	$ -	$ 15,000
210	G Building Sitework	G401011	Electrical Service	Life Cycle Replacement	Replace Electrical Service	2 - Good	2028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,375	$ -	$ -	$ -	$ -	$ 16,375
216	G Building Sitework	G402014	Light Poles - 40' high	Life Cycle Replacement	Replace Light Poles - 40' high	2 - Good	2026	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,250	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,250
			Totals					$ 30,000	$ 88,001	$ 701,050	$ 20,000	$ 3,750	$ 72,200	$ 456,419	$ -	$ 56,620	$ -	$ 67,609	$ 39,850	$ 195,813	$ 1,731,312