

BUILDING AUDIT REPORT



OWEN SOUND POLICE SERVICE 922 2ND AVENUE WEST, OWEN SOUND, ONTARIO

Our Project No.: 240194

Prepared for: City of Owen Sound

808 2nd Avenue East
Owen Sound, Ontario
N4K 2H4

Attention: Bradey Carbert, BBA, Manager of Corporate Services, Corporate Services Department

Date: June 30, 2023

McINTOSH PERRY

Executive Summary

A Building Condition Assessment (BCA) was carried out at the Owen Sound Police Service building, 922 2nd Avenue West, Owen Sound, Ontario by McIntosh Perry Limited (MPL) for the City of Owen Sound. The office building was constructed in 1969/1970, with a major renovation in 2008 and north addition in 2010. The building is located on the west side of 2nd Avenue West, north of 9th Street West, Owen Sound, Ontario.

This BCA is based on a visual assessment of the property and a review of pertinent documentation provided by the City.

Our visual review of the property found the development to be in fair condition and adequately maintained though there are significant issues to be addressed in the immediate and short terms due to component ages and conditions. This includes windows, doors, and brick repairs/replacements are required. The updating of the main heating, ventilating, and air conditioning (HVAC) components (air handler and distribution), ventilation and building automation are paramount. Accessibility (barrier-free) is also in need of updating to comply with current standards.

Recent capital expenditures include the replacement of main roof sections in 2016, replacement of main condensers from 2013 to 2017, split DX and suppression systems for LAN Rooms in 2022. Current renovations are limited to the relocation of the Dispatch Office to the 2nd Floor.

Summary of Findings & Recommendations

A – Substructure

The original building and addition are constructed with poured concrete foundation walls on strip concrete footings. Poured concrete slab-on grade is installed throughout. The upper floors are constructed with steel I beams and WF columns supporting precast hollow core slabs. The structure is performing well with no indications of settlement or movement. Structural drawings were not provided for review. No significant structural repairs are anticipated over the next ten years.

B – Shell

The main building shell or envelope consists of clay brick with block back-up, aluminum framed windows, metal clad service doors and main entry doors, and prefinished metal overhead doors. All components are in need of significant repair or replacement over the next few years due to failure or they are well beyond useful service life. Brick repairs/replacement are required to mitigate further deterioration and to reduce exposure to liability due to injury from falling material. The aluminum framed windows and all associated sealants are in need of replacement due to seal failure and air infiltration. Roofs are protected by modified bitumen membrane with pea gravel surface (circa 2016). Although there are no roof leaks there is significant ponding that will shorten service life. The addition roof newer modified bitumen type system. This roof has been repaired but will require replacement over the short term. A few smaller roof sections will require replacement in the short term as well. Most exterior doors require replacement due to age and performance issues. The overhead doors require general maintenance and the door at Room N02 requires replacement.

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C – Interiors

The building finishes are limited to painted gypsum board walls, core floor slabs, masonry block walls, vinyl floor tile, laminate flooring, quarry and ceramic floor tile, carpet, lay-in acoustical and gypsum board ceilings. All finishes are in fair condition and wearing well. The 1st floor finishes will require updating, including the two staff washrooms.

The facility is not fully designed for barrier-free use. Current features include dedicated parking spaces, automated main entry doors, elevator, and main floor public washroom.

D – Services

Fire Protection and Life Safety Systems:

The building is protected by a single-stage fire alarm system with smoke and heat detectors. ABC type fire extinguishers are also installed. Carbon monoxide detection system is installed at the Sally Port complete with exhaust fan and intake air louver. The building is equipped with a Cummins 125-kW emergency generator located at the east side in a self-contained enclosure. The transfer switch is located at the Electrical Room. Allowances are made to provide additional switches when replacing the main switchgear in the short term.

Vertical Transportation:

The building is equipped with a single, hydraulic elevator by Federal. The elevator was installed in 2008 but is not performing well. It has been reported that the main shaft is not vertically aligned. The elevator also requires access control to deter the general public from accessing the 2nd floor. It is also recommended that the original dumbwaiter be removed.

Mechanical:

The building is heated by two gas-fired condensing type boilers and a hydronic heating system with new mains, valves, and reheat coils. The system is functional but will require replacement in the next ten years along with chemical treatment, valve replacements, and VFD additions. The Holding Cell addition is heated and cooled via a roof-top air handling unit. This unit is slated for replacement in approximately five years due to age and use of R-22 refrigerant. The main air handling unit is original to the building but modified from a dual duct system (hot and cold air streams) to a variable air volume (VAV) system. The system has no humidification capability and the dehumidification capability is questionable due to the configuration. Air is delivered at one temperature which affects user comfort level especially due to the configuration of office layouts. The cooling components are unconventional but functional. Replacement of the air handler is recommended, including air balancing, replacement of older cabinet style heaters, and overhaul of the building automation system. Ventilation is by various roof-top exhaust fans; these fans are functional but will require updating over the next five years. Domestic water consists of the municipal service to the meter and BFP at the south Mechanical Room. There are two electric hot water heaters located at the Mechanical Room that are in fair-to-good condition. Plumbing fixtures are a combination of newer and older type. Updating of the two staff washrooms on the 1st floor are required. The furnace systems lack zone control and fresh air introduction. Building automation review, retro-commissioning, balancing, ventilation improvements, are recommended.

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Electrical:

The main building power is fed underground to the west pad mount transformer and onto the main Electrical Room to the 1600-Amp, 347/600-V, 3 phase, 4 wire switchgear located at the Electrical Room and motor control centre at the PH Mechanical Room. The exterior transformer, switchgear, MCC, original panelboards, secondary transformers, and disconnects require replacement as they have exceeded useful life. The electrical components at the addition are in good condition. Lighting is predominantly older T8 fluorescent type. It is recommended that the lighting be updated to LED type to improve energy efficiency and overall illumination levels.

G – Site

The site includes asphalt and concrete paved hard surfaced areas, fences, signage, flagpoles, lighting, and soft landscaping. The components are in fair condition and serviceable. Asphalt replacement is slated for the longer term. Site service drawings are not available for review.

H— Other

It is recommended that a Designated Substance Survey (DSS) report, energy audit, and as-built drawings be prepared. Thermography, retro-commissioning, and arc flash studies are also recommended.

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Immediate, Short and Long Term Capital Requirements

Over the next 30-years it is anticipated that the most building equipment and systems will require major repair or replacement to maintain the building in a state-of-good repair under the current operational model.

Descriptions and observations are intentionally brief or absent. This information, as well as quantity, costs, life expectancy, and replacement year, are to be updated as components are replaced, and subsequent building condition assessments are completed.

Based on our visual review of the property, we are of the opinion that total cumulative expenditures will be in the range of \$6,417,000 in the immediate (2023) and short term (2024 to 2028) for the building and site to maintain the property in a state-of-good repair (refer to Appendix A). The above opinion of probable costs excludes sales taxes and inflation but includes contingencies, engineering, and project management costs.

This executive summary is intended to provide an overview of pertinent facts and estimates contained in this BCA Report for the architectural/engineering disciplines, and it is provided as a convenience only. Readers are advised to refer to the full text of this BCA Report and accompanying spreadsheets for detailed information.

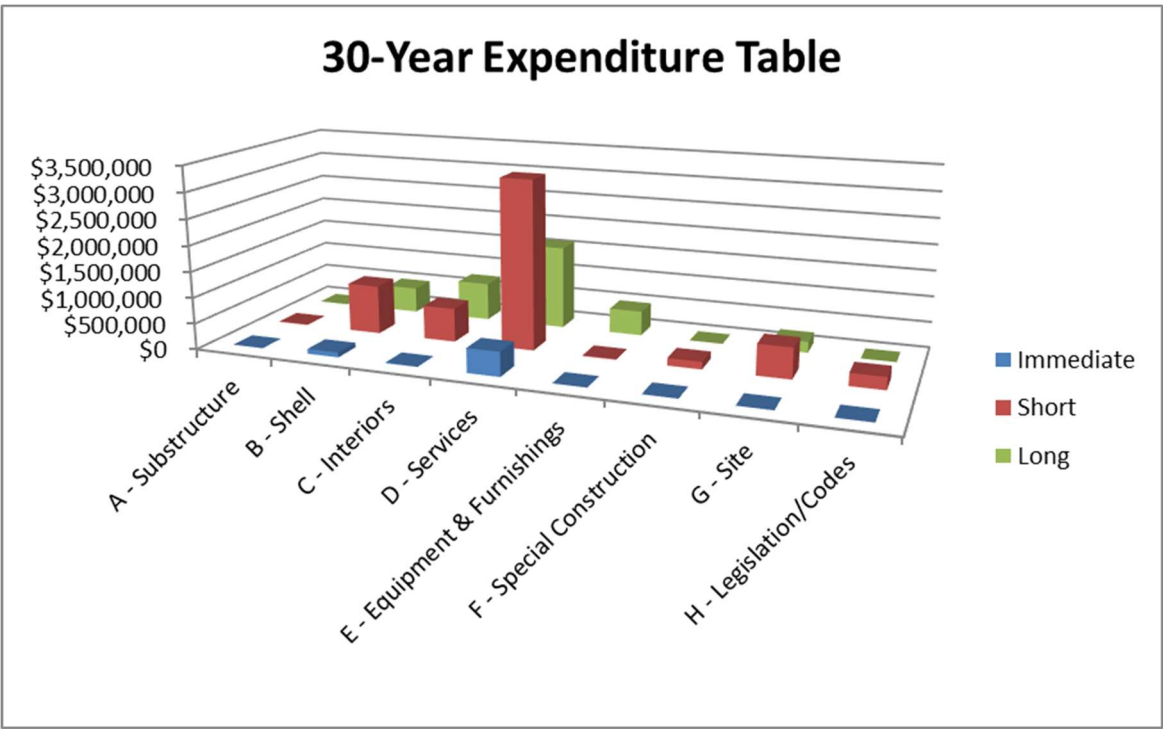


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1.0 INTRODUCTION

McIntosh Perry Limited (MPL) was retained by the City of Owen Sound (City) to carry out a Building Condition Assessment (BCA) of the facilities located at 922 2nd Avenue West, Owen Sound, Ontario.

Probable costs for repairs or replacements over the immediate (Year 0), short term (Years 1 to 5) and longer term (Years 6 to 20) are provided.

The Report is not to be used as a specification for undertaking work. All immediate and short-term work emanating from this BCA is to be backed by intrusive destructive testing and measurements to obtain the means and methods to allow for such specifications. Work/costs forecasted out beyond the first few years (short term) are only to be viewed as speculative reserve placeholder items formed by life cycling of components. As this BCA is a static snapshot of the current conditions, and due to the detailed component listing provided, updates will be required continually as components age, systems are altered, management opinions change or new-found information surfaces. These undertakings are beyond the scope of the BCA.

The study included an on-site assessment of the facility which was conducted on April 23, 2023. The assessment focused on sitework, structure, building exterior, building interior and the electrical, mechanical and fire safety systems.

Details regarding each of the assessed elements, with our observations, are contained in the accompanying spreadsheet (Appendix A).

1.1 PROPERTY DESCRIPTION



Constructed in 1969/1970, the two-storey building, designed by Gordon S. Adamson and Associates, Toronto, served as the headquarters for CIAG Insurance. Purchased in the late 1990's, the building was renovated in 1999, with design by Carruthers Shaw and Partners Limited as the new Central Emergency Response Bureau for the City of Owen Sound. Further renovations in 2008 to 2009 to the 2nd floor for the Police Services, with design was by G.M. Diemert Architect Inc., Owen Sound. An addition to the north was constructed in 2010 for a Sally Port and holding cells. The main floor

layout of the building includes the newer Sally Port, interview rooms, storage and holding cells, dispatch area (to be relocated to 2nd floor), offices, parade room, meeting rooms, vehicle storage/examination room, lunch room, washrooms, and main service rooms. The 2nd floor has various offices, administrative areas, meeting rooms, locker rooms, service rooms, weight room (future), and emergency training room (future). The Penthouse Mechanical Room includes the main air handling unit for the building. The main entrance is accessed from at the east elevation, with staff entrance at the west elevation. On site parking for visitors and staff are

located to the north side of the building. The facility has a gross floor area of approximately 31,336 square feet (sf) with a footprint area of approximately 18,824 sf.

The exterior walls of the building are constructed with clay brick with masonry block back-up. Roofing systems are comprised of modified bitumen membranes (conventional and top-coated), and prefinished metal flashings. Windows are original double glazed, aluminum framed, fixed type. Exterior service doors are insulated metal in metal frames and aluminum framed. Main entry doors are single glazed aluminum framed.

Mechanical systems include the domestic cold-water system, distribution piping and heaters, main air handler unit with split DX cooling and gas-fired boilers, point source exhaust fans, and supplementary baseboard heaters. Sanitary and storm drainage systems are municipally connected.

Electrical systems are conventionally supplied underground from the street utility pole to the pad mount transformer and onto the Electrical Room.

Interior finishes consist of sheet vinyl linoleum, vinyl tile, sheet carpet, quarry and ceramic floor tile, gypsum board ceilings and walls, lay-in acoustical ceiling panels, and exposed steel/concrete structural components.

The building is located on the west side of 2nd Avenue West, north of 9th Street West, on a 1.446 acre (63,000 sf) site. The site has an asphalt surfaced parking area at the north and east elevations, concrete walkways, wood and steel picket fencing, flagpoles, and exterior lighting. The site soft landscaping features include sodded and treed areas to the north, west, and east.

The following Table 1 details the pertinent characteristics of the site and building, as identified during our site visit or otherwise provided by the City. All building and site areas are considered estimates.

Table 1

Summary of Facility Features

Name: Police Services Building			
Address: 922 2 nd Avenue West, Owen Sound, Ontario			
Site Information			
Site Area & PIN	63,000 sf	1.446 acres	
Access Drives (Curb Cuts)	2	2 nd Avenue West	
Total Parking Stalls	50 plus 4 barrier-free	Traffic Surface	Asphalt
Walks	N, W, E Elevations	Traffic Surface	Concrete
Building Information			
Gross Floor Area	31,336 sf	2912 sm	
Footprint Area	18,824 sf	1750 sm	
Roof Type	Various types		
Cladding Type	Clay Brick	Windows	Aluminum Framed, Double Glazed
HVAC System	Hydronic heating with suspended heaters and coils, air handler with heating and cooling coils, packaged air handler, split DX cooling, exhaust fans, municipal sanitary and domestic water systems		
Electrical	1600-Amp, 347/600-Volt, 3-Phase, 4-Wire		
Structural Framing	Steel framed with precast hollow core floor and roof slabs, and masonry block infill supported on poured concrete foundations		
Fire Protection	Fire Alarm System, Sprinklered, ABC Fire Extinguishers, Generator		

1.2 METHODOLOGY

The Project consists of five (5) steps:

1.2.1 Part 1 – Documentation Review

MPL to review the following information (to be provided by the City):

1. All Architectural, Mechanical, Electrical and Site Drawings and Specifications;
2. Information on existing scheduled, pending, in-progress and completed projects information;
3. Relevant building/roof/structural assessment reports;
4. All existing warranties, guarantees and service contracts;
5. Records of capital items added since original construction;
6. Maintenance and inspection records and schedules including Work Order Records for Preventative Maintenance and Demand Maintenance;
7. Compliance Orders;
8. Tenant Agreements;
9. Any further information or known property problems.

The following documents were provided for our review:

1. Drawings and Reports:
 - a. Facilities Review Report, DEI Consulting Engineers, Waterloo, September 2021;
 - b. Electrical Facilities Review Report, DEI Consulting Engineers, Waterloo, November 2022;
 - c. Roof Report, Garland Canada Inc., 2023;
 - d. Asbestos Air Monitoring Study Report, Roop Chanderdat and Associates Inc., January 17, 2009;
 - e. Bulk Asbestos Sampling Report, undated, unauthored;
 - f. Asbestos Air Monitoring Study Report, Roop Chanderdat and Associates Inc., February 4, 2009;
 - g. Air Quality Report, W. Pantelmann Incorporated, April 14, 2014;
 - h. Air Quality Assessment, W. Pantelmann Incorporated, September 3, 2019;
 - i. Air Quality Report, W. Pantelmann Incorporated, February 11, 2020;
 - j. Questionnaire.

1.2.2 Part 2 - Interview with Key Individuals

An interview was conducted with representatives from the City, Bradey Carbert and Derek Christier, at the time of the site visit. Discussions included recent roof replacements, siding installations, and issues with the HVAC. The Questionnaire (Appendix C) was also reviewed.

1.2.3 Part 3 - Site Visit

All site visits were coordinated with the City. The visit included a guided tour of the facility, service rooms, utility rooms, offices, shops and the grounds. All accessible areas within the building(s) were visually reviewed

during our walk-through assessment. Assessment of attics, crawl spaces, basements and service tunnels were conducted where safe to do so for the assessors and where they are not deemed confined space.

Photographs were taken by digital camera.

The site assessment was visual, non-intrusive and non-destructive type. General review of code and standard reviews was completed. Problematic areas requiring further assessment and testing were noted. Priority items were identified.

Assessment particulars:

The site assessment was visual, non-intrusive and non-destructive type. General review of code and standard reviews was completed. Problematic areas requiring further assessment and testing were noted. Priority items were identified.

Site – We will review all site items within the vicinity of the buildings being assessed. This includes underground services, parking lots and driveways, exterior lighting, curbs, gazebos, walks, patios, stairs, decks, retaining walls, soft landscaping, recreational equipment, signage, accessories, etc. Unless specifically listed, out-buildings, surveys, geotechnical, boreholes and soil testing are excluded from review at this time.

Interiors – Items include interior finishes (floor, wall and ceiling), doors, hardware, stairs, handrails, guards, common areas and user rooms, service rooms (electrical, mechanical, IT). Non-fixed furniture is excluded.

Environmental Issues – Hazardous Substance Surveys are not included in this project. At the minimum, we will review existing reports and provide commentary on general completeness and whether additional testing is required/recommended. If no existing reports are available our commentary will be limited to suspected hazardous substances, PCBs, storage tanks, mould, and indoor air quality from a visual assessment only. Phase 1, 2 and 3 Environmental Reports are excluded. MPL will also indicate locations of hazardous conditions and potential hazardous equipment.

Barrier-Free – MPL will review building access, entrances, washrooms, and interior circulation and amenities for accessibility in accordance with the Ontario Building Code (OBC). High level discussions, along with anticipated probable costs to remove barriers, will be presented in the reports. Any discussions requiring intrusive or specialty testing under the OBC will be considered outside of the scope of the RFP.

Code – Compliance – Assessment is for general code compliance only and includes obvious infractions such as roof guarding, guards, tie-backs, etc.

Structure – Items include foundations, superstructure, balconies, canopies, parking structures, stairs, guards, and handrails. Significant degradation and problematic detailing, including heights and stability of guards, are reviewed. Structural design analysis (calculations) is excluded at this time.

Building Envelope – Items include flashings, sealants, exterior finishes and wall systems, exterior windows, doors and wall penetrations, roofs, flashings, eavestroughs, downspouts. Thermography and roof test cuts are

not included at this time. MPL will notify the City if thermography or test cuts are required. This work would be considered additional to the contract.

Mechanical – Items include all accessible heating, ventilation, and air conditioning equipment (recording the manufacturer, model and serial number, size and capacity, equipment number, and condition). Plumbing systems including domestic water supply, distribution, heaters, boilers, fixtures and drainage will be reviewed. Process and specialized equipment at all buildings are excluded (IT, communications, security, wastewater pumping, etc.).

Fire/Life Safety Systems - Items include suppression systems (sprinkler, standpipe), voice communication, fire extinguishers, fire alarm and annunciators, notification and signal devices. We will also review Fire Safety Plans and make comment on building classification, required fire resistance ratings (FRR), and occupancy type.

Electrical – Items include all accessible electrical equipment such as switchgear and switchboard units, motor control centres, distribution panels, light fixtures (interior and exterior), wiring, switches, receptacles, communication and security systems and accessories. Equipment will not be dismantled or intrusively accessed, and thermography will not be conducted. Building Automation Systems (BAS) and lighting systems are included.

General - MPL will review current practices of O & M by reviewing adopted policies, service contracts, etc. that may be in use at Haliburton and then provide high-level recommendations. Space planning requirements for each facility will be discussed at a high level only. The ability for facilities to perform during state of emergency events will be discussed.

Energy - The Level 1 Walk-Through Analysis provides a cursory review energy usage by reviewing both energy utility bills (preferably over the last 3 years) and a brief survey of the buildings. This review is not comprehensive but will identify all energy use systems, evaluate energy consumption data to determine quantities and patterns as well as comparisons to industry standards and/or benchmarks. Preliminary estimate of savings potential with list of low-cost savings opportunities through improvements in operational and maintenance practices.

1.2.4 Part 4 - Estimating and Costing

The replacement costs of the various components forming the development detailed in this report are based on the unit rates detailed in the 2023 edition of "Yardsticks for Costing" published by Southam Business Information and Communications Group Inc., and "Building Construction Cost Data – 2023" by RS Means, combined with recent experience gained by MPL in the repair and renovation of residential, commercial, and industrial buildings. The costs are considered Class "D" preliminary, in Canadian Dollars, including a 10% contingency fee for unforeseen costs/internal & external fees and a 10% contingency for consulting fees.

The replacement cost of each component is based on the following assumptions:

- standard building materials will be used, purchased at the contractor's list price;
- current construction techniques will be used in replacement or repair of building components;

- quality of construction will be in accordance with the current edition of the relevant local Building Code;
- replacing like with like components unless:
 - A less expensive item is available that can perform to the same standard;
 - A cost-benefit analysis (including energy savings) that shows replacement to a higher standard would be cost-effective;
 - A higher standard is required because of changes to the OBC or other applicable standards and legislation;
 - An item of the original standard is unavailable.

The estimated replacement and maintenance costs contained in this report are based in part on information and quantities obtained by a visual review of the property and in part from a review of the available reports and drawings relating to this development.

1.2.5 Part 5 - Recording and Reporting

Provide all detailed data in an Excel spreadsheet and accompanied by a report.

1.2.6 Life Expectancy Assumptions

The assumptions regarding the life expectancy of each of the various components forming the common elements of this development, as detailed in this report, are based on the technical literature of manufacturers, on our experience with the materials and equipment forming the common element components of the development, and on relevant technical publications such as ASHRAE. The estimations of the remaining life expectancies of the common element components are based on an assessment of their present condition and effective age made during our visual review of the property.

1.3 TERMS OF REFERENCE

The terms of reference governing this BCA are detailed in our Quote No. 240194, April 13, 2023 in response to a request to provide the services in early April 2023.

The intent of this Project is to provide the City with a BCA that identifies 30-year budget, which on a yearly basis lists all major repairs or replacements of systems based on current conditions, age, maintenance practices, life expectancy, etc.

The threshold reporting level was defined as \$5,000 for major capital items.

1.3.1 Definitions

Action Summary: The recommendation for repair, replacement or refurbishment.

Action Type: Actions include None, Repair, Lifecycle Replacement and Refurbishment.

Actual Age or Last Major Action: This is current age (in years) of the component either known or estimated by MPL.

Address: Physical address of the building as provided by the City.

ASHRAE: Refers to the American Society of Heating and Refrigeration and Air Conditioning Engineers.

Ancillary Costs: Design Contingency of 10% of Net Costs and General Contingency of 10% for unforeseen conditions are carried. Fees are included in the Current Repair Costs shown in the spreadsheets. These can be adjusted or removed at the discretion of the City.

Building: Refers to a structure consisting of a wall, roof and floor, or any one or more of them.

Building Area: Refers to the greatest horizontal area of a building within the outside surface of the exterior walls or, where a firewall is constructed, within the outside surface of exterior walls and the centre line of the firewalls.

Building Name: This is the name that identifies the property for which the assessment has been completed. Names are provided by the City.

Building Component, Category or Category Code: This is the inventory of the building components, systems and equipment that have been included in the BCA. The ASTM UniFormat II Classification (the classification of building elements and related site work) has been used. These elements usually perform a given function, regardless of the design specification, construction method or material used.

City: Refers to the City of Owen Sound.

Condition Rating or Overall Condition: The following ratings and percentages are provided by MPL.

Definition of Rating

Very Good – 80% to 100% new. Fit for the future with action timeline of 10+ years;

Good – 60% to 79% new. Adequate for now with only minor deterioration or defects evident; asset is well maintained. Action timeline of 5+ years with no immediate action required;

Fair – 40% to 59% new. Requires attention with some deterioration or defects evident but function is not significantly affected. Minor maintenance required;

Poor – 20% to 39% new. At risk with some deterioration in at least some portion of the structure. Function is adequate but asset needs significant maintenance and may need renewal or upgrade;

Very Poor – 0% to 19% new. Unfit for sustained service. No longer functional with general failure. Asset is in urgent need of major maintenance or refurbishment.

Construction Replacement Value (CRV): Value of the facility based on current market pricing, codes and regulations. Inclusive of all costs including construction, design, project management, administration, site

development and site features. It is not representative of real property value or insurance replacement value. Calculated from RS Means Square Foot Costs 2023 data or otherwise provided by the City.

Criticality Rating: All repair/retrofit/replacement Projects are to be categorized under one of the six listed ratings: Currently Critical, Potentially Critical, Necessary, Life Cycle, Recommended, Grandfathered Condition.

Current Repair Cost: Cost in current 2023 dollars to undertake the scope of work for each listed component. This is an estimate or opinion of probable cost, considered a Class D type and includes project management and design fees but excludes interest, taxes and inflation. Includes replacement costs.

Definition: Describing what is covered under the Category.

Description or Commentary: The component, material, composition, type, manufacturer, make, model, identification tag, etc.

Design: Refers to plans, sketches, drawings, graphic representation or specification intended to govern the construction, enlargement or alteration of a building or part of a building.

Development: Refers to the site and all its facilities there upon.

Dwelling Unit: Refers to a room or suite of rooms used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

ECM: Refers to Energy Conservation Measure.

Effective or Observed Age: For various reasons a component may be wearing faster or slower than would normally be expected for its age. The Observed Age is an adjudged age of the component based on its current condition and remaining life expectancy.

Estimated Replacement Year(s): The event year of when the major repair or replacement is anticipated to occur. Years 2023 to 2053.

FCI: Means Facility Condition Index and is equal to the Total Building Repair/Upgrade/Renewal needs in dollars (\$) divided by the Current Replacement Value of Building Components in dollars (\$). FCI is obtained by aggregating the total cost of any needed or outstanding repairs, renewal or upgrade requirements at a building compared to the current replacement value of the building components. It is the ratio of the repair needs to the replacement value expressed in percentage terms. Land value is not considered when evaluating FCI.

- 0 to 5% FCI: Asset is in Good Condition
- 5 to 10% FCI: Asset is in Fair Condition
- 10 to 30% FCI: Asset is in Poor Condition
- 31% FCI or more: Asset is in Critical Condition

Fire Separation: Refers to a construction assembly that acts as a barrier against the spread of fire and that may or may not have a fire-resistance rating or a fire-protection rating.

General Review: In relation to the construction, enlargement or alteration of a building means an examination of the building to determine whether the construction, enlargement or alteration is in general conformity with the design governing the construction, enlargement or alteration, and reporting thereon.

Grade: Means the lowest of the average levels of finished ground adjoining each exterior wall of a building but does not include localized depressions such as for vehicle or pedestrian entrances.

Gross Area: Means the total area of all floors above grade measured between the outside surfaces of exterior walls or, where no access or building service penetrates a firewall, between the outside surfaces of exterior walls and centre line of firewalls but in residential occupancy where access or a building service penetrates a firewall, the measurement may be taken to the centre line of the firewall.

High-rise Building or High Building: Buildings that are seven (7) stories or more in height.

IESO: Means the Independent Electrical System Operator.

LACAC: Means the Local Architectural Conservation Advisory Committee.

Observations/Recommendations or Commentary: The descriptive assessment of the component or equipment including all observed and tested concerns. The assessment will obtain the physical conditions of the architectural, structural, mechanical, electrical, fire and life safety related building components as referenced in the Scope of Work. Describe the deficiencies and conditions and indicate exact location of the issues.

OBC: Means Ontario Building Code.

OFC: Means Ontario Fire Code.

OSHA: Means Occupational Health and Safety Act.

Percent (%) of Quantity Scheduled: This is the percentage of the total quantity for any repair or replacement work covered by the Capital Expenditures for a particular component.

Personal Services Occupancy: Means occupancy for the rendering or receiving of professional or personal services.

Photo Reference: Photos referenced in the discussion of the components.

Project: Means the Scope of Work outlined in the RFP and the Consulting Agreement including all amendments.

Project Quantity: The quantity of work carried for replacement, major repair or renovation. Calculated by multiplying Total Quantity by % of Quantity Scheduled.

Quantity or Total Quantity: This is the total quantity or amount either measured from available Drawings, provided by the City or otherwise estimated by MPL.

Recommendations: The explanation for the highlighted deficiencies or projected concerns. The scope of work required is to be outlined illustrating the breakdown for the cost estimates where reasonable to do so.

Recommended Year or Year: The year that corresponds to the Remaining Life (number of years) that corrective action is required for the component.

Remaining Life: This is the time remaining (in Years) before the corrective work is estimated to be required. It is simply the difference between the Service Life and Effective or Observed Age.

Residential Occupancy: Means an occupancy in which sleeping accommodation is provided to residents who are not harboured for the purpose of receiving special care or treatment and are not involuntarily detained.

RFS: Means Reserve Fund Study or Studies.

Scope of Work: This is a brief description of the nature of corrective work involved with each of the building components. This can involve work of a repair/refurbishment nature through to complete replacement. Detailed descriptions, observations and recommendations will follow in subsequent columns.

Service Life or Repeat Interval: An estimate of how many years from the time it is new to the time the component requires corrective work that is noted in the Scope of Work. Estimated life expectancies are based on ASHRAE data references.

System Condition Index (SCI): A comparative ranking of the condition of the systems within an asset class. Calculated by aggregate of the asset backlog within each system in \$ divided by the aggregate replacement cost of all assets within that system (\$). The six primary physical systems are Structure, Building Envelope, Interior Finishes, Building Services, Equipment and Siteworks.

Terms: Immediate term is considered Year 1 (2023). Short term is considered Years 2 to 6 (2024 to 2028). Long term is considered Years 7 to 31 (2029 to 2053).

UniFormat Code or Category Code: Component identifier codes as per ASTM Standards unless otherwise provided by the City.

Units or Units of Measure: This is the unit measurement utilized in the calculation of the Current Cost. Allowance for a specific component and includes LM = lineal meter, SF = square feet, EA = number/each, LS = the component as a whole.

Unit Rate: The unit rate cost assigned to each component for replacement, repair or renovation presented in current 2023 dollars.

1.3.2 Deliverables

Reports to be provided in electronic format and include a front end written report with spreadsheet. Each property is to have a BCA Report. The BCA Report is intended only for the City and will contain information that is privileged, confidential and exempt from disclosure under applicable law. Report distribution is prohibited.

1.3.2.1 BCA Requirement

The BCA is intended to update current inventory of building components, determine the cost of deficiencies, to develop a prioritized state-of-good repair capital repair/replacement plan

The Component Inventory Template, used herein, was developed by MPL.

2.0 FACILITY CONDITION INDEX (FCI)

The facility condition index (FCI) was calculated for the is building. The FCI was calculated using Year 1 and 2 forecasted costs in relation to the estimated replacement cost of the facility.

$$\text{FCI} = \frac{\text{Total of Building Repair/Upgrade/Renewal Needs (\$)}}{\text{Current Replacement Value of Building Components (\$)}}$$

$$\text{FCI} = \frac{\$4,148,196}{\$8,464,867} = 49.0\%$$

The FCI indicates that the facility is in “critical” condition (refer to Definitions).

3.0 ACCESSIBILITY

3.1 Summary of Design



The two-storey building layout has offices on both floors with the Sally Port and holding cells to the northwest. Parking is located at the north and west sides of the building with main entrance on the east side.

The building was constructed in 1969/1970 and has had no significant improvements to remove barriers. The current provisions include dedicated parking, automated main entry doors, main floor public washroom, and elevator.

Renovations of the staff washrooms, kitchen, doors, signage, provision of vision strips on main entry door glazing, and main floor reception counter would be required to provide full accessibility for this building. MPL has allocated funds to allow for some barriers to be removed during future retrofits.

4.0 ENVIRONMENTAL AND HEALTH & SAFETY

4.1.1 Hazardous Materials

2008 and 2009 Air Sampling Reports by Roop Chanderdat and Associates Inc. pertained to testing for Type 3 removals of fireproofing in seven areas. The removals were necessary as part of the renovation in the main floor area of the building. Other materials that were abated included drywall joint compound, vinyl floor tile, ceiling tile, bulkheads, and insulated pipe fittings.

Designated Substance Survey (DSS) reports were not available for review. Designated materials present at this building include asbestos, silica, lead, and mercury. It is recommended that a DSS report be prepared for this building or otherwise updated.

4.1.1 Indoor Air Quality

The building is equipped with a centralized air handling unit that provides tempered air to both floors. Ventilation is also provided through roof-top downblast type exhaust fans. Although the building ventilation systems are functional, they would likely not meet the minimum requirements per ASHRAE standards based on visual review. Review of the fresh air introduction to the main air handler and Holding Cell air handler are required. There is no free cooling capability of the main air handling unit. Ventilation rates and temperature readings were not measured.

Complaints of indoor air quality were reported in 2019/2020 by staff to management. An Air Quality Assessment Report by W. Pantelmann Incorporated in 2019 indicated that CO₂ levels are below the Ontario

Ministry of Labour recommended level of 1000 ppm, and there are air balancing issues. Further follow-up in 2020 indicated no significant improvement to air flow in the Dispatch Office area.

It is recommended that the HVAC system be updated in the short term and a full balancing and retro-commissioning program be initiated to ensure proper ventilation rates are being provided to the occupied and unoccupied areas of the building. Full building automation is also recommended.

4.1.2 Code Compliance

This section discusses relative compliance to current applicable codes, standards, legislation and by-laws. Where non-compliance is observed at the facilities, MPL is to notify the City immediately. The building is constructed with non-combustible materials (steel, concrete, masonry, etc.) with Business And Personal Services (Group D). The building is equipped with a fire alarm system and ABC type fire extinguishers.

The following items require repair for code compliance: The stair guards are slightly less than the required 42" above finished floor (AFF), the stair nosings are not in contrasting colour, and the roof access ladder guard is less than 42" AFF. Firestopping and fire separation breaches occur in the various service rooms.

5.0 OPERATION AND MAINTENANCE

5.1 Data Review

No operation and maintenance (O&M) policies or service contracts were reviewed.

5.2 Commentary

The building receives basic minimal servicing with the exception of monthly inspections of health and safety equipment (fire extinguishers, eyewash stations, etc.).

5.3 Recommended Minimum Procedures

City is recommended to develop and O & M policy in the short term.

6.0 LIMITATIONS

The opinions of probable cost provided in this report are estimations only and are subject to confirmation and adjustment when tenders from suitably qualified contractors are obtained.

Any opinions of probable cost and any maintenance, repair or replacement schedules contained in this report are based on the assumption that the recommendations contained in this report will be carried out, that the property will be maintained on a regular and routine basis by skilled and qualified tradesmen and that a program of periodic professional review will be carried out throughout the life of the property. Failure to undertake any of these tasks in an expeditious manner may result in unanticipated failure of any of the systems and components that form the property and its improvements and lead to issues of public safety.

The information presented in this report is based on direct visual observation made by personnel with McIntosh Perry Limited and in some instances as noted within the report on information provided by others. Recommendations contained within our report reflect our informed opinion based on the information gathered during our investigation. The findings cannot be extended to components of the building or portions of the site that were not reviewed or that were concealed or unavailable for direct observation at the time of our visit. There is a possibility for additional deficiencies being present in the building which have not been identified during our visit, given the limited nature of this review.

Our mandate was to complete a visual walk-through survey of items, components and systems that were conspicuous, patent and which could be observed visually during the walk-through survey without intrusion, removal of material, exploratory probing or the use of special equipment. Therefore, concealed or inaccessible physical deficiencies were specifically excluded from our mandate. Our interviews of building personnel attempted to uncover known concerns in the building, but we cannot attest to the integrity or knowledge of the interviewees, nor can this process, or the accepted scope of work in its entirety, be considered technically exhaustive or be considered to eliminate all risks related to owning or having a financial interest in this property.

No legal survey, soil test, detailed structural engineering investigation, or quantity survey compilation have been made. Our scope of services for this assignment did not include a design review or engineering analysis of any of the building's systems or components. No responsibility, therefore, is assumed concerning these matters, or for any failure to carry out those technical or engineering procedures required to discover any inherent or hidden condition of this property since such investigation work was not included in the terms of reference governing this study.

The conclusions and recommendations detailed in this report are based upon the information available at the time of preparation of the report. No investigative method eliminates the possibility of obtaining imprecise or incomplete information. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of our conclusions and recommendations. The recommendations are not intended to be utilized as a detailed specification for any remedial work that may be required. McIntosh Perry Limited accepts no responsibility for interpretation of our recommendations, or actions taken based on them without our consultation and supervision.

The mechanical and electrical equipment and the fire safety systems were visually assessed where accessible. The systems were not dismantled to verify the condition of the internal components.

We did not carry out a review to check compliance with all Building or Fire Code requirements which may have been applied at the time of construction, or which may be retroactively applied to this building. Our review assumes that the design professionals and building permit process have created a design (and subsequent construction) that is code compliant.

Information provided by McIntosh Perry Limited is intended for the exclusive use of the City. McIntosh Perry Limited will not provide results or information to any party other than the City, unless the City, in writing, requests that information be provided to a third party or unless disclosure by McIntosh Perry Limited is required by law. Any use by a third party of reports or documents authored by McIntosh Perry Limited, or any reliance by a third party, or decisions made by a third party, on the findings described in reports or documents authored by McIntosh Perry Limited, is the sole responsibility of such third parties. McIntosh Perry Limited accepts no responsibility for damages suffered by any third party as a result of decisions made or work carried out based on reports or documents authored by McIntosh Perry Limited.

McIntosh Perry Limited makes no representations concerning the legal and medical significance of our findings. With respect to regulatory compliance requirements, regulations change from time to time, and interpretation of their meaning and intent may also change. McIntosh Perry Limited accepts no responsibility for any legal interpretation of the Regulations, or the consequent financial effect on transactions, property values, or requirements for follow-up actions and costs.

The liability of McIntosh Perry Limited or its staff is limited to the fees paid or actual damages incurred by the City, whichever is less. McIntosh Perry Limited is not responsible for consequential or indirect damages. All claims by the City shall be deemed relinquished if not made within two years after last date of services provided.

The City expressly agrees that it has entered into this agreement with McIntosh Perry Limited, both on its own behalf and as agent on behalf of its employees and principals.

The City expressly agrees that McIntosh Perry Limited's employees and principals shall have no personal liability to the City in respect of a claim, whether in contract, or tort, or in any other cause of action in law. Accordingly, the City expressly agrees that it will bring no proceedings and will take no action in any court of law against any of McIntosh Perry Limited's employees or principals.

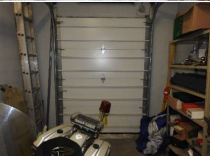
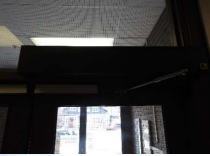
We trust that the foregoing information is sufficient for your present needs and will be pleased to review the contents of this report in greater detail should you so require.

BUILDING CONDITION ASSESSMENT

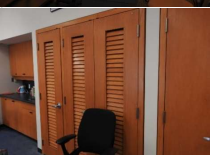
APPENDIX A - BUILDING COMPONENT LISTING

BUILDING INFORMATION				ASSESSMENT											PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	A101001	Wall Foundations - Poured Concrete		The original building foundations are constructed of poured concrete on strip concrete footings.	The foundations are in good condition where exposed. Minor cracking was noted on exterior walls at grade.	Foundation to last life of building. No repairs carried.	Good	Life Cycle	100	53	53	47	2070	1	100%	1	L-SUM	\$0	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	A101001	Wall Foundations - Poured Concrete		The north addition building foundations are constructed of poured concrete on strip concrete footings.	The foundations are in good condition where exposed. Minor cracking was noted on exterior walls at grade.	Foundation to last life of building. No repairs carried.	Good	Life Cycle	100	13	13	87	2110	1	100%	1	L-SUM	\$0	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	A103001	Standard Slab on Grade		Poured concrete slab-on grade is installed throughout the building.	The slabs are in good condition with no significant settlement. Minor cracking and scaling has developed at area drains.	Slab to last life of building. Allow for repairs under the Finishes Section.	Good	Life Cycle	100	53	53	47	2070	12850	100%	12850	sf	\$15	\$192,750	\$19,275	\$19,275	\$38,550	\$231,300
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	A103001	Standard Slab on Grade		Poured concrete slab-on grade is installed at the addition.	The slab is in good condition with no significant settlement.	Slab to last life of building. Allow for crack repairs under the Finishes Section.	Good	Life Cycle	100	13	13	87	2110	3700	0%	0	sf	\$20	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	A103001	Standard Slab on Grade		Poured concrete slab-on grade is installed at the Sally Port addition. Floor is sloped to two drains.	The slab is in fair condition with notable cracking, inadequate slope to drain, and worn surface paint finish.	Allow for slab reconditioning, improved drainage, and non-slip finish.	Fair	Life Cycle	100	13	13	87	2110	1500	100%	1500	sf	\$20	\$30,000	\$3,000	\$3,000	\$6,000	\$36,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	A103006	Foundation Drainage		4" weeping tile is presumed to be installed around the building perimeter.	The drainage systems are in good condition with no known or reported issues.	Allow for long term repairs to the weeping tile system.	Good	Life Cycle	50	53	45	5	2028	1	100%	1	L-SUM	\$9,000	\$9,000	\$900	\$900	\$1,800	\$10,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B101001	Floor Construction - Structural Frame		The original floor construction is framed precast concrete hollow core slabs supported on steel I beams and columns and masonry block walls.	The floor structure is in good condition with no notable movement or cracking noted.	Structure is to last life of building. Major repairs are not anticipated.	Good	Life Cycle	100	53	53	47	2070	12850	100%	12850	sf	\$75	\$963,750	\$96,375	\$96,375	\$192,750	\$1,156,500
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B102001	Roof Construction - Structural Frame		The roof is framed precast concrete hollow core slabs supported on steel I beams and columns and masonry block walls.	The roof structure is in good condition with no notable movement or cracking noted.	Structure is to last life of building. Major repairs are not anticipated.	Good	Life Cycle	100	53	53	47	2070	12850	100%	12850	sf	\$75	\$963,750	\$96,375	\$96,375	\$192,750	\$1,156,500
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B102001	Roof Construction - Structural Frame		The roof at the addition is constructed with 6" deep precast concrete hollow core slabs spanning full width and supported on masonry block walls.	The roof structure is in good condition with no notable movement or cracking noted.	Structure is to last life of building. Major repairs are not anticipated. Painting is carried as a separate item under Finishes Section.	Fair	Life Cycle	100	13	13	87	2110	5200	100%	5200	sf	\$75	\$390,000	\$39,000	\$39,000	\$78,000	\$468,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B201001	Exterior Closure - Metal Siding		Prefinished corrugated metal siding, with insulation and interior liner panel, is installed at the north elevation of the Mechanical Room.	The siding is in good condition. Installed 2022.	Replace in the short term.	Good	Life Cycle	40	1	1	39	2062	800	100%	800	sf	\$33	\$26,400	\$2,640	\$2,640	\$5,280	\$31,680

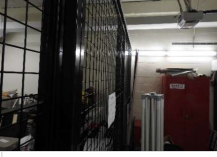
BUILDING INFORMATION				ASSESSMENT												PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES		
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B201001	Exterior Closure - Brick		The original building is constructed with solid clay brick masonry. The brick is exposed in both stairwells with extension wings extending to the exterior. Remaining interior walls have block back-up with metal studs, insulation, and gypsum board finish.	The brick is in fair-to-good condition overall but is suffering from notable spalling, cracking, and mortar loss at both stairwells and upper parapet sections (approximately 12 upper courses). Poorly executed repairs have been conducted in previous years but deterioration is continuing. Further deterioration was noted along some sections at grade, and at the quarry tile window sill feature tie-in's.	Extensive brick repair/replacement is required in the short term. Matching brick and mortar will be difficult. Alternatively, the upper sections could be clad in decorative metal siding or EIFS. Removing loose sections of brick and mortar is required to mitigate damages and potential liability from falling materials until a comprehensive repair is made. Thermography is carried under Section H.	Fair	Life Cycle	30	53	29	1	2024	9800	25%	2450	sf	\$125	\$306,250	\$30,625	\$30,625	\$61,250	\$367,500	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B201001	Exterior Closure - Brick		North addition exterior walls are constructed with a clay brick veneer with air space, insulation, and masonry block back-up.	The brick is in good condition with no notable damage or cracking. R-value unknown.	Brick replacement is not anticipated. Allow for localized repairs in the short term.	Good	Life Cycle	30	13	13	17	2040	3800	5%	190	sf	\$47	\$8,930	\$893	\$893	\$1,786	\$10,716	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B201001	Exterior Closure - Brick		Metal wall louvers on south and west elevations.	The louvers are in fair condition.	Clean and refurbish in the short term.	Fair	Life Cycle	40	53	39	1	2024	1	100%	1	L-SUM	\$7,800	\$7,800	\$780	\$780	\$1,560	\$9,360	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B201008	Exterior Soffits		Prefinished metal soffits and ceramic mosaic tiled soffits are installed.	The soffits and fascia are in fair condition.	Refurbish ceramic tiled soffits in the short term. Metal soffits are to be replaced with window replacements.	Fair	Life Cycle	40	53	39	1	2024	420	100%	420	sf	\$29	\$12,180	\$1,218	\$1,218	\$2,436	\$14,616	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B201011	Joint Sealant		Sealant at windows and doors.	The sealants are in poor condition with notable failure. Some areas have no sealants.	Replace sealants with windows and doors in the short term.	Poor	Life Cycle	20	53	19	1	2024	3000	100%	3000	lf	\$25	\$75,000	\$7,500	\$7,500	\$15,000	\$90,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B202001	Windows		Aluminum framed windows in fixed configuration are installed at the north, east, and west elevations. The installation includes prefinished metal mullions, column capping, and infill panels at window heads.	The windows, dated 1969, are in poor condition and have exceeded service life.	Replace windows due to inefficiencies. Pricing reflects difficulty in execution and detailing requirements.	Poor	Life Cycle	25	53	24	1	2024	800	100%	800	sf	\$235	\$188,000	\$18,800	\$18,800	\$37,600	\$225,600	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B203001	Solid Doors		Hollow metal doors in hollow metal frames installed at the stairwell to roof. Doors are equipped with older hardware, and self-closers. Some doors include vision panels .	The doors and frames are in poor condition with notable corrosion. Insulating value is marginal.	Replace doors and accessories in the short term.	Poor	Life Cycle	25	53	24	1	2024	2	100%	2	EA	\$5,500	\$11,000	\$1,100	\$1,100	\$2,200	\$13,200	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B203001	Solid Doors		Hollow metal doors in hollow metal frames installed at the Mechanical Room. Doors are equipped with older hardware, and self-closers.	The doors and frames are in poor condition with notable corrosion. Insulating value is marginal.	Replace doors and accessories in the short term.	Poor	Life Cycle	25	53	24	1	2024	2	100%	2	EA	\$5,500	\$11,000	\$1,100	\$1,100	\$2,200	\$13,200	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B203001	Solid Doors		Institutional metal door and frame at west side of Sally Port.	The door and frame are in fair condition with notable corrosion due to slope in floor.	Allow to refurbish door and frame in the short term and replace in the long term.	Fair	Life Cycle	30	13	13	17	2040	1	100%	1	EA	\$25,000	\$25,000	\$2,500	\$2,500	\$5,000	\$30,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B203002	Glazed Doors		Kawneer aluminum framed, single glazed double doors installed at east entrance. Doors are equipped with older hardware, and automatic door operator.	The door and frame are in fair condition with notable wear. Insulating value is marginal.	Replace door and accessories in the short term.	Fair	Life Cycle	25	30	24	1	2024	1	100%	1	EA	\$15,000	\$15,000	\$1,500	\$1,500	\$3,000	\$18,000	

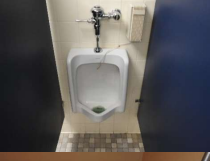
BUILDING INFORMATION				ASSESSMENT												PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES		
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B203002	Glazed Doors		Commddoor aluminum framed, double glazed single doors installed at west entry and Meeting Room 117. Doors are equipped with conventional hardware.	The doors and frames are in fair condition. Corrosion noted on infilled frames Installed 2008.	Replace doors and accessories in the short term.	Fair	Life Cycle	25	15	21	4	2027	2	100%	2	EA	\$6,500	\$13,000	\$1,300	\$1,300	\$2,600	\$15,600	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B203004	Overhead and Roll-Up Doors		Insulated metal overhead sectional door (6'x8') is installed at Room N02.	The door is in fair condition. Issues were reported.	Replace door and accessories in the short term.	Fair	Life Cycle	25	13	23	2	2025	1	100%	1	EA	\$5,500	\$5,500	\$550	\$550	\$1,100	\$6,600	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B203004	Overhead and Roll-Up Doors		Insulated metal overhead sectional door (10'x10') is installed at Sally Port Room N01. Includes Zap 800 door control, and door actuator device.	The door is in good condition. Circa 2010.	Replace door and accessories in the long term. Refurbish doors and accessories under O & M.	Good	Life Cycle	25	13	13	12	2035	1	100%	1	EA	\$6,500	\$6,500	\$650	\$650	\$1,300	\$7,800	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B203004	Overhead and Roll-Up Doors		Insulated metal overhead sectional door (12'x10') is installed at Sally Port Room N01. Includes Zap 800 door control, and door actuator device.	The door is in good condition. Circa 2010.	Replace door and accessories in the long term. Refurbish doors and accessories under O & M.	Good	Life Cycle	25	13	13	12	2035	1	100%	1	EA	\$7,300	\$7,300	\$730	\$730	\$1,460	\$8,760	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B203004	Overhead and Roll-Up Doors		Insulated metal overhead sectional door (12'x8') is installed at Vehicle Storage 125. Includes LiftMaster door operator.	The door is in good condition. Circa 2010.	Replace door and accessories in the long term. Refurbish doors and accessories under O & M.	Good	Life Cycle	25	13	13	12	2035	1	100%	1	EA	\$7,000	\$7,000	\$700	\$700	\$1,400	\$8,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B203004	Overhead and Roll-Up Doors		Steel frames of overhead doors have painted finish.	The door frames are in good condition with notable corrosion.	Refurbish door frames to rid of corrosion.	Good	Life Cycle	20	15	18	2	2025	1	100%	1	L-SUM	\$3,300	\$3,300	\$330	\$330	\$660	\$3,960	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B301002	Exterior Door Hardware		Main entry door hardware.	Entry doors hardware includes Horton auto operators.	Update door hardware on two doors in the short term.	Fair	Life Cycle	25	0	24	1	2024	2	100%	2	EA	\$6,700	\$13,400	\$1,340	\$1,340	\$2,680	\$16,080	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B301002	Low Slope Membrane Systems		The roof system (Sections 1 and 2) is a proprietary type by Garland. Composition is presumed to be modified bitumen membrane with asphalt flood coat and pea gravel surface.	The roof system is in good condition though there is no prominent slope to drain. Installed in 2016 by Garland. Extensive ponding was noted.	Replace roof system in the long term.	Good	Life Cycle	20	7	10	10	2033	11965	100%	11965	sf	\$28	\$335,020	\$33,502	\$33,502	\$67,004	\$402,024	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B301002	Low Slope Membrane Systems		The roof system (Sections 3) is a two-ply modified bitumen membrane. Insulation type and thickness are not known.	The roof system is in fair condition with fairly good slope to drain. Blister repairs are notable throughout. Installed in 2009. Minor ponding was noted.	Replace roof system in the short term.	Fair	Life Cycle	20	16	17	3	2026	4459	100%	4459	sf	\$28	\$124,852	\$12,485	\$12,485	\$24,970	\$149,822	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B301002	Low Slope Membrane Systems		The roof system (Sections 4, 5, 6) are a combination of copper, EPDM, and ballasted EPDM. The roof sections could not be directly accessed for inspection.	The roof systems are in poor condition.	Replace roof systems in the short term.	Poor	Life Cycle	30	50	30	0	2023	2200	100%	2200	sf	\$35	\$77,000	\$7,700	\$7,700	\$15,400	\$92,400	

BUILDING INFORMATION				ASSESSMENT												PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES		
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B301002	Low Slope Membrane Systems		Roof access ladder installed at lower roof level.	The ladder is in good condition but does not extend to 42" AFF.	Replace ladder in the long term. Modify guard height under O & M.	Good	Life Cycle	40	14	14	26	2049	1	100%	1	L-SUM	\$9,000	\$9,000	\$900	\$900	\$1,800	\$10,800	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	B301004	Flashings and Trim		Prefinished metal flashings are installed.	The roof flashings are in fair condition. Seams on lower roofs are not sealed, and some sections have no slope.	Allow to replace the roof flashings in the long term with roof assembly. Repair under O & M.	Fair	Life Cycle	20	7	9	11	2034	1	100%	1	LS	\$12,000	\$12,000	\$1,200	\$1,200	\$2,400	\$14,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C101005	Interior Windows		Wood framed windows with laminate glass are installed at the 2nd floor office areas.	The windows are in good condition.	Window replacement is not anticipated.	Good	Life Cycle	60	15	15	45	2068	0	100%	0	L-SUM	\$35,000	\$0	\$0	\$0	\$0	\$0	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C102001	Standard Interior Doors		Wood and metal core doors in metal frames are installed. Includes standard lever pass sets with Medeco cylinders.	The doors and hardware are in good condition.	Allow to update doors and hardware in the long term.	Good	Life Cycle	40	15	15	25	2048	55	100%	55	EA	\$3,800	\$209,000	\$20,900	\$20,900	\$41,800	\$250,800	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C102001	Standard Interior Doors		Older metal doors with GWG are installed in the corridors. Includes standard pass sets with self-closers.	The doors and hardware are in fair condition.	Allow to update doors and hardware in the long term.	Fair	Life Cycle	50	53	45	5	2028	4	100%	4	EA	\$5,000	\$20,000	\$2,000	\$2,000	\$4,000	\$24,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103011	Firestopping Penetrations		Firestopping is installed in most locations.	The firestopping is in fair condition. Allow to fill voids where breached at main mechanical rooms. Verify that foam firestopping is actually UL rated; O & M.	Allow for repairs.	Fair	Life Cycle	30	15	30	0	2023	1	100%	1	L-SUM	\$7,000	\$7,000	\$700	\$700	\$1,400	\$8,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103002	Toilet And Bath Accessories		Metal partitions at Women's Washroom at main floor level.	The fittings are in fair condition.	Replace fittings in the short term.	Fair	Life Cycle	20	28	19	1	2024	3	100%	3	EA	\$1,500	\$4,500	\$450	\$450	\$900	\$5,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103002	Toilet And Bath Accessories		Laminate partitions at Men's Washroom at main floor level, and Locker Rooms at 2nd floor level.	The fittings are in fair condition.	Replace fittings in the short term.	Fair	Life Cycle	20	15	12	8	2031	7	100%	7	EA	\$1,500	\$10,500	\$1,050	\$1,050	\$2,100	\$12,600	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103002	Toilet And Bath Accessories		Washrooms are fitted with grab bars, paper and soap dispensers, Comac 2300-W hand dryers, and waste receptacles at 1st floor washrooms.	The fittings are in fair condition.	Replace fittings in the long term.	Fair	Life Cycle	20	14	14	6	2029	1	100%	1	L-SUM	\$4,500	\$4,500	\$450	\$450	\$900	\$5,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103014	Casework		Wood cabinets and laminate wood countertop at Meeting Room 217.	The millwork is in good condition with general wear.	Allow to update cabinetry in the long term.	Good	Life Cycle	20	15	15	5	2028	1	100%	1	L-SUM	\$7,400	\$7,400	\$740	\$740	\$1,480	\$8,880	

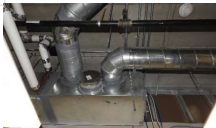
BUILDING INFORMATION				ASSESSMENT											PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103014	Casework		Wood cabinets and laminate wood countertop at Lunch Room 119.	The millwork is in good condition with general wear.	Allow to update cabinetry in the long term.	Good	Life Cycle	20	15	15	5	2028	1	100%	1	L-SUM	\$9,000	\$9,000	\$900	\$900	\$1,800	\$10,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103014	Casework		Wood cabinets and laminate wood countertop at Reception area 113. Includes vinyl plank flooring.	The millwork is in good condition with general wear.	Allow to update cabinetry in the long term.	Good	Life Cycle	20	15	15	5	2028	1	100%	1	L-SUM	\$9,400	\$9,400	\$940	\$940	\$1,880	\$11,280
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103014	Casework		Millwork throughout foyer area.	The components are in good condition.	Allow to replace components in the long term.	Good	Life Cycle	40	24	24	16	2039	1	100%	1	L-SUM	\$65,000	\$65,000	\$6,500	\$6,500	\$13,000	\$78,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103009	Cabinets		Wood storage closets at Meeting Room 240.	The components are in good condition.	Allow to replace components in the long term.	Good	Life Cycle	40	15	15	25	2048	1	100%	1	L-SUM	\$20,000	\$20,000	\$2,000	\$2,000	\$4,000	\$24,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103009	Cabinets		Wood storage closets at Meeting Room 117.	The components are in good condition.	Allow to replace components in the long term.	Good	Life Cycle	40	15	15	25	2048	1	100%	1	L-SUM	\$25,000	\$25,000	\$2,500	\$2,500	\$5,000	\$30,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103009	Cabinets		Miscellaneous metal cabinets are installed throughout the main floor.	The components are in good condition.	Allow to replace components in the long term.	Good	Life Cycle	30	10	10	20	2043	1	100%	1	L-SUM	\$15,000	\$15,000	\$1,500	\$1,500	\$3,000	\$18,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103099	Other Interior Specialties		Window blinds are installed. Original windows have integral blinds.	The blinds are in fair condition.	Allow to replace blinds in the short term.	Fair	Life Cycle	20	25	18	2	2025	1	100%	1	L-SUM	\$20,000	\$20,000	\$2,000	\$2,000	\$4,000	\$24,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103005	Lockers		Metal lockers are installed at Locker Rooms. Comprised of approximately 75 full-height.	The components are in good condition.	Allow to replace components in the long term.	Good	Life Cycle	25	15	11	14	2037	1	100%	1	L-SUM	\$25,000	\$25,000	\$2,500	\$2,500	\$5,000	\$30,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103005	Lockers		Metal lockers are installed at Corridor N15. Comprised of approximately 16 full-height.	The components are in good condition.	Allow to replace components in the long term.	Good	Life Cycle	25	15	11	14	2037	1	100%	1	L-SUM	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103005	Lockers		Metal lockers are installed at Property Drop-Off Room 130.	The components are in good condition.	Allow to replace components in the long term.	Good	Life Cycle	25	15	11	14	2037	1	100%	1	L-SUM	\$9,000	\$9,000	\$900	\$900	\$1,800	\$10,800

BUILDING INFORMATION				ASSESSMENT											PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103008	Counters		Laminate wood countertops at 1st floor washrooms.	The millwork is in fair condition with general wear.	Allow to update counters in the short term.	Fair	Life Cycle	20	28	19	1	2024	1	100%	1	L-SUM	\$12,000	\$12,000	\$1,200	\$1,200	\$2,400	\$14,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C103008	Counters		Laminate wood countertops at 2nd floor Locker Rooms.	The millwork is in good condition with general wear.	Allow to update counters in the long term.	Fair	Life Cycle	20	15	12	8	2031	1	100%	1	L-SUM	\$7,000	\$7,000	\$700	\$700	\$1,400	\$8,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C201001	Interior Stair Construction		Steel framed stairs are installed at east and west sides of building. Handrails at 34.5" AFF and guards at 41.8" AFF.	The stairs, handrails, and guards are in good condition. Guard height is less than 42" AFF.	Replacement of components is not anticipated. Allow to modify guards to 42" AFF under O & M.	Good	Life Cycle	60	53	53	7	2030	0	100%	0	L-SUM	\$4,000	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C202001	Interior Stair Finish		Stairs have painted steel stringers, guards, and handrails. Handrail is capped in vinyl. Treads are finished and landings are finished with quarry tile. Spline type ceiling tiles are installed.	The stair finishes are in fair condition but dated.	Update finishes in the long term.	Fair	Life Cycle	25	53	20	5	2028	1	100%	1	L-SUM	\$7,800	\$27,000	\$2,700	\$2,700	\$5,400	\$32,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C302001	Tile Floor Finishes		Ceramic mosaic tile is installed on floors, and ceramic tile on walls of the 1st floor washrooms.	The finishes are in fair condition.	Allow to replace flooring in the short term.	Fair	Life Cycle	30	28	29	1	2024	1	100%	1	L-SUM	\$26,000	\$26,000	\$2,600	\$2,600	\$5,200	\$31,200
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C302001	Tile Floor Finishes		Ceramic tile installed at main foyer 112 and public washroom.	The finishes are in good condition.	Allow to replace flooring in the long term.	Good	Life Cycle	25	24	20	5	2028	1	100%	1	L-SUM	\$30,000	\$30,000	\$3,000	\$3,000	\$6,000	\$36,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C302005	Carpeting		2nd floor select offices have sheet carpet floors.	The finishes are in fair condition.	Allow to replace flooring in the short term.	Fair	Life Cycle	15	15	13	2	2025	12000	30%	3600	sf	\$6	\$21,600	\$2,160	\$2,160	\$4,320	\$25,920
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C302005	Carpeting		1st floor select offices have sheet carpet floors.	The finishes are in fair condition.	Allow to replace flooring in the short term.	Fair	Life Cycle	15	15	13	2	2025	12000	30%	3600	sf	\$6	\$21,600	\$2,160	\$2,160	\$4,320	\$25,920
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C302004	Resilient Floor Finishes		2nd floor interior finishes include a standard vinyl tile flooring with vinyl base moulding at service rooms, washrooms, and corridors.	The finishes are in fair condition.	Allow to replace vinyl tile flooring in the long term.	Fair	Life Cycle	20	15	15	5	2028	12000	70%	8400	sf	\$11	\$92,400	\$9,240	\$9,240	\$18,480	\$110,880
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C302004	Resilient Floor Finishes		1st floor interior finishes include a standard vinyl tile flooring with vinyl base moulding at service rooms, meeting room 117, lunch room 119, and corridors.	The finishes are in fair condition.	Allow to replace vinyl tile flooring in the long term.	Fair	Life Cycle	20	15	15	5	2028	12000	60%	7200	sf	\$11	\$79,200	\$7,920	\$7,920	\$15,840	\$95,040

BUILDING INFORMATION				ASSESSMENT												PRELIMINARY COSTS					OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C302004	Resilient Floor Finishes		Vinyl sheet flooring installed in portion of 1st floor corridor.	The finishes are in good condition.	Allow to replace vinyl flooring in the long term.	Good	Life Cycle	20	4	4	16	2039	150	100%	150	sf	\$11	\$1,650	\$165	\$165	\$330	\$1,980
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C302007	Painting And Staining Floors		Painted concrete flooring at mechanical rooms.	The flooring finish is in fair condition with notable wear. Curbs are not painted contrasting colour.	Allow to prepare and repaint flooring finish in the short term. Allow for minor repairs to concrete.	Fair	Life Cycle	15	15	14	1	2024	2600	100%	2600	sf	\$8	\$20,800	\$2,080	\$2,080	\$4,160	\$24,960
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C302007	Painting And Staining Floors		Painted concrete flooring throughout holding cell areas.	The flooring finish is in fair condition with notable wear.	Allow to prepare and repaint flooring finish in the short term. Allow for minor repairs to concrete.	Fair	Life Cycle	15	15	14	1	2024	3500	100%	3500	sf	\$8	\$28,000	\$2,800	\$2,800	\$5,600	\$33,600
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C301005	Painting To Walls		Painted gypsum board walls are installed throughout the building.	The paint finish is in good condition.	Allow to prepare and repaint ceiling finish in the long term.	Good	Life Cycle	20	15	15	5	2028	29000	100%	29000	sf	\$3	\$87,000	\$8,700	\$8,700	\$17,400	\$104,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C301005	Painting To Walls		Painted masonry block walls through Sally Port and holding cells addition.	The paint finish is in good condition.	Allow to prepare and repaint ceiling finish in the long term.	Good	Life Cycle	20	15	15	5	2028	9000	100%	9000	sf	\$3	\$27,000	\$2,700	\$2,700	\$5,400	\$32,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C303004	Acoustical Ceiling Tiles And Panels		Lay-in tile ceilings are installed at the second floor offices, meeting rooms, and corridors.	The ceiling panels are in good condition.	Replace ceiling system in the long term.	Good	Life Cycle	20	15	11	9	2032	12000	100%	12000	sf	\$9	\$108,000	\$10,800	\$10,800	\$21,600	\$129,600
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C303004	Acoustical Ceiling Tiles And Panels		Lay-in tile ceilings are installed at the first floor offices, meeting rooms, and corridors.	The ceiling panels are in good condition.	Replace ceiling system in the long term.	Good	Life Cycle	20	15	11	9	2032	12000	100%	12000	sf	\$9	\$108,000	\$10,800	\$10,800	\$21,600	\$129,600
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C101001	Fixed Partitions		Metal wire enclosure at Vehicle Examination area.	The components are in good condition.	Replace in the long term.	Good	Life Cycle	50	10	10	40	2063	1	100%	1	L-SUM	\$9,000	\$9,000	\$900	\$900	\$1,800	\$10,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	C101001	Fixed Partitions		Interior walls are predominantly painted masonry block. Metal stud framed with painted gypsum board are used in some areas.	The walls are in good condition.	Partition and gypsum board replacement not anticipated.	Good	Life Cycle	75	53	53	22	2045	0	100%	0	sf	\$22	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D101002	Passenger Elevators		Otis dumbwaiter and controls at Penthouse Mechanical Room.	The elevator is in poor condition and abandoned.	Remove under O & M.	Poor	Life Cycle	30	53	30	0	2023	0	100%	0	L-SUM	\$0	\$0	\$0	\$0	\$0	\$0

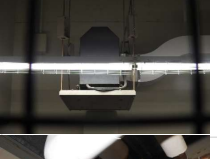
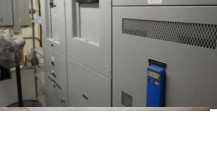
BUILDING INFORMATION				ASSESSMENT											PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D101002	Passenger Elevators		Hydraulic elevator is installed at building. The Federal Elevator (s# F-3686) was installed in 2008. Rated at 635-kg capacity, 3-HP, 1650-RPM, 208-V, 3-P, 35-L pump. Entry width at 36" clear.	The elevator is in fair condition. Reported that elevator main shaft is not vertically aligned which is affecting performance. Serviced by Davidson-Hill Elevator Inc.	Allow to replace elevator in the short term. Include security controls.	Fair	Life Cycle	25	15	23	2	2025	1	100%	1	L-SUM	\$175,000	\$175,000	\$17,500	\$17,500	\$35,000	\$210,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D101002	Passenger Elevators		Cab finishes include vinyl floor tile, laminate wall panels, and metal ceiling. Handrail at 32" AFF.	The elevator finishes are in good condition.	Allow to replace finishes in the long term.	Fair	Life Cycle	25	15	15	10	2033	1	100%	1	L-SUM	\$10,000	\$10,000	\$1,000	\$1,000	\$2,000	\$12,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D2010	Plumbing Fixtures		Stainless steel sink and faucet at Sally Port.	The fixture and faucet are in fair condition.	Allow to update fixture and faucet in the long term.	Fair	Life Cycle	20	13	13	7	2030	1	100%	1	L-SUM	\$3,100	\$3,100	\$310	\$310	\$620	\$3,720
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D2010	Plumbing Fixtures		Quarry tiled slop sinks and faucets at Penthouse Mechanical Room and Main Floor Mechanical Room.	The sinks are in poor condition and the faucet is in good condition.	Allow to update fixtures in the short term.	Poor	Life Cycle	20	53	18	2	2025	2	100%	2	EA	\$3,500	\$7,000	\$700	\$700	\$1,400	\$8,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D2010	Plumbing Fixtures		PVC slop sink and faucet at Cell Custodian Room N16.	The sink and faucet are in good condition.	Allow to update components in the long term.	Good	Life Cycle	20	13	13	7	2030	1	100%	1	L-SUM	\$4,000	\$4,000	\$400	\$400	\$800	\$4,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D2010	Plumbing Fixtures		Stainless steel sinks and faucets are installed in several first floor rooms.	The sinks and faucets are in good condition.	Allow to update components in the long term.	Good	Life Cycle	25	15	15	10	2033	4	100%	4	EA	\$2,300	\$9,200	\$920	\$920	\$1,840	\$11,040
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D2010	Plumbing Fixtures		Recessed metal vanity sinks, wall mounted Crane toilets and urinals are installed at the 1st floor washrooms. The fixtures use toggle flush valves.	The fixtures are in fair condition but are in need of updating.	Allow to update fixtures in the short term.	Fair	Life Cycle	20	28	19	1	2024	11	100%	11	EA	\$2,000	\$22,000	\$2,200	\$2,200	\$4,400	\$26,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D2010	Plumbing Fixtures		Crane vitreous clay wall mounted sink and floor mounted toilet at Rooms 239, 118, N14, and 110. Room 110 also includes a urinal.	The fixtures are in good condition.	Allow to update fixtures in the long term.	Good	Life Cycle	20	15	14	6	2029	9	100%	9	EA	\$2,500	\$22,500	\$2,250	\$2,250	\$4,500	\$27,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D2010	Plumbing Fixtures		Willoughby industrial fixtures in holding cells.	The fixtures are in good condition.	Allow to update fixtures in the long term.	Good	Life Cycle	25	15	14	11	2034	16	100%	16	EA	\$9,000	\$144,000	\$14,400	\$14,400	\$28,800	\$172,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D2010	Plumbing Fixtures		Men's Locker Room is comprised of two PVC shower stalls, 2 Crane urinals, 2 Crane toilets, and 2 metal vanity sinks. Women's Locker Room comprised of one PVC shower stall, 2 Crane toilets, and 2 metal lavatories.	The fixtures are in good condition.	Allow to update fixtures in the long term.	Good	Life Cycle	25	15	14	11	2034	11	100%	11	EA	\$2,500	\$27,500	\$2,750	\$2,750	\$5,500	\$33,000

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Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D201099	Emergency Fixtures		Hawse eyewash station at Sally Port.	The fixtures are in fair condition. Service tag was not affixed to fixture and tempered water supply not verified.	Allow to replace fixture in the long term. General refurbishment required; O & M issue.	Fair	Life Cycle	20	13	13	7	2030	1	100%	1	L-SUM	\$4,000	\$4,000	\$400	\$400	\$800	\$4,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D202001	Pipes And Fittings		Domestic water piping and associated fittings.	Domestic water piping is in fair condition. Partially insulated with fiberglass insulation. Newer fractional horsepower circulation pump is installed at Mechanical Room 122.	Replace piping, fitting, and insulations at end of lifecycle.	Fair	Life Cycle	40	53	38	2	2025	1	100%	1	L-SUM	\$75,000	\$75,000	\$7,500	\$7,500	\$15,000	\$90,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D202003	Domestic Water Equipment		4" to 2" domestic water service is fed from south side of the building to a meter with bypass and BFP at Mechanical Room 122. Service entry piping is black steel and distribution piping is primarily copper. Sections of galvanized are also present.	Incoming water service is in fair condition.	Replace service entrance in the short term with new meter, fittings, and bypass.	Fair	Life Cycle	30	53	28	2	2025	1	100%	1	L-SUM	\$16,000	\$16,000	\$1,600	\$1,600	\$3,200	\$19,200
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D202003	Domestic Water Equipment		Premise BFP installed is a Watts (m# LF007M1Q7, s# 063333) type.	The BFP is in good condition.	Replace BFP in the long term.	Good	Life Cycle	25	17	17	8	2031	1	100%	1	L-SUM	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D202003	Domestic Water Equipment		BFP installed is a Watts (m# 440199) type.	The BFP is in good condition.	Replace BFP in the long term.	Good	Life Cycle	25	17	17	8	2031	1	100%	1	L-SUM	\$1,200	\$1,200	\$120	\$120	\$240	\$1,440
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D202003	Domestic Water Equipment		BFP installed is a Watts (m# 619678) type.	The BFP is in good condition.	Replace BFP in the long term.	Good	Life Cycle	25	17	17	8	2031	1	100%	1	L-SUM	\$2,000	\$2,000	\$200	\$200	\$400	\$2,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D202003	Domestic Water Equipment		Hose station at Sally Port.	The components are in good condition.	Replace hose stations in the long term.	Good	Life Cycle	15	15	9	6	2029	1	100%	1	L-SUM	\$1,400	\$1,400	\$140	\$140	\$280	\$1,680
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D202003	Domestic Water Equipment		Giant (m# 172E-3F8M-OH-K, s# A 7605141) gas-fired hot water heater is installed in Mechanical Room 122. The heater is rated at 73.7-USGal capacity and 3800-W. This is a rental heater.	The heater is in good condition. Installed in 2015.	Provide new heater at end of life cycle.	Good	Life Cycle	15	8	8	7	2030	1	100%	1	EA	\$6,000	\$6,000	\$600	\$600	\$1,200	\$7,200
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D202003	Domestic Water Equipment		Giant (m# 172E-3F5M, s# A 2703223) electric hot water heater is installed at Mechanical Room 122. The heater is rated at 60-US Gal and 4500-W.	The heater is in fair condition. Installed in 1999.	Replace heater in the short term.	Fair	Life Cycle	15	24	14	1	2024	1	100%	1	EA	\$8,000	\$8,000	\$800	\$800	\$1,600	\$9,600
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D203001	Waste Pipe and Fittings		ABS, copper and cast iron sanitary drainage piping and fittings are installed throughout the building. The piping is fed to the municipal system.	The drainage systems are in fair condition with no known or reported issues.	Allow for long term major repairs to the sanitary drainage systems.	Fair	Life Cycle	50	53	49	1	2024	1	100%	1	L-SUM	\$75,000	\$75,000	\$7,500	\$7,500	\$15,000	\$90,000

BUILDING INFORMATION				ASSESSMENT												PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES		
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D204001	Rain Water Drainage - Pipe And Fittings		Rainwater leaders are cast iron.	The piping is in fair condition.	Allow to replace roof drain and leaders in the long term. Replace roof drains with roof membrane.	Fair	Life Cycle	50	53	45	5	2028	1	100%	1	L-SUM	\$27,000	\$27,000	\$2,700	\$2,700	\$5,400	\$32,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D301002	Gas Supply System		Gas is supplied to the building from the utility provider. Piping is provided to the water heater, boilers, and unit heaters.	Gas supply system is in good condition.	Replace gas supply system at end of life cycle. Repaint piping to yellow under O & M.	Good	Life Cycle	40	15	15	25	2048	1	100%	1	L-SUM	\$13,000	\$13,000	\$1,300	\$1,300	\$2,600	\$15,600	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D302002	Hot Water Boilers		Gas-fired heating boiler by Patterson-Kelly is a Thermiflex (m# N-700) installed in 2008. The boiler is rated at 700-MBH input and 595-MBH output, 120-V, 1-P, 8-A.	The boiler is in good condition.	Replace boiler at end of service life.	Good	Life Cycle	20	15	15	5	2028	1	100%	1	L-SUM	\$75,000	\$75,000	\$7,500	\$7,500	\$15,000	\$90,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D302002	Hot Water Boilers		Gas-fired heating boiler by Patterson-Kelly is a Thermiflex (m# N-700, s# AY10-11-35281) installed in 2011. The boiler is rated at 700-MBH input and 595-MBH output, 120-V, 1-P, 8-A.	The boiler is in good condition.	Replace boiler at end of service life.	Good	Life Cycle	20	12	12	8	2031	1	100%	1	L-SUM	\$75,000	\$75,000	\$7,500	\$7,500	\$15,000	\$90,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304003	Hot Water Distribution Systems		Temperature and control valves for heating system.	The heating valves are in good condition where replaced. Many temperature and control valves have failed in recent years and have subsequently been replaced.	Allow for full system flush, chemical balance checks, and replacement of 3-way valves with 2-way valves with VFD's in the short term.	Fair	Life Cycle	25	22	22	3	2026	1	100%	1	L-SUM	\$115,000	\$115,000	\$11,500	\$11,500	\$23,000	\$138,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D305006	Package Units		Carrier (m# 48HJE007---161, s# 0107G30266) roof-top packaged unit with 115-MBH input, 93.2-MBH output, 4-Ton cooling with R-22 refrigerant, is installed at roof level. Serves the Cell and Sally Port areas.	The packaged unit is in fair condition and nearing end of service life. R-22 refrigerant is ozone depleting.	Replace unit in the short term.	Fair	Life Cycle	20	16	16	4	2027	1	100%	1	L-SUM	\$43,000	\$43,000	\$4,300	\$4,300	\$8,600	\$51,600	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304008	Air Handling Units		Carrier air handling unit located in Penthouse Mechanical Room. The unit is original to the building and was modified in 2008 from a dual duct unit (hot and cold air streams) to a variabel air volume (VAV) type system with reheat, distributing air at single temperature. No data plate located. Includes Sheldons Engineering Limited 940 Vane, 1010 Speed, s# 693800-1, 15-HP, 575-V, 1800-RPM return air fan. Reports indicate that the deck system was left in place affecting the dehumidification capability. The unit has a hydronic heating coil, DX cooling coil, duct mounted humidifiers, and 3 refrigeration circuits.	The AHU is the only source of air movement for the building. It requires replacement to improve efficiencies and air quality. The isolation springs have collapsed. One refrigeration circuit has failed, while the other two circuits have been rebuilt with new compressors in the Mechanical Room and condensers on the roof. The Nortec humidifier system has been decommissioned.	Replace unit in the short term with two separate air handlers; one for the perimeter duct system, and one for the interior duct system.	Poor	Life Cycle	50	50	49	1	2024	1	100%	1	L-SUM	\$1,350,000	\$1,350,000	\$135,000	\$135,000	\$270,000	\$1,620,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304001	Air Distribution, Heating, and Cooling	 	EH Price VAV boxes are located throughout the building within the ceiling plenums. Typical units are SDV5000 with air flow of 80 CFM to 1530 CFM with coils. Allow for 50 VAVs.	The VAV's are in fair condition. Installed in 2008.	Replace VAV's in the long term. Replace as needed under O & M where localized failure occurs.	Fair	Life Cycle	25	15	15	10	2033	40	100%	40	EA	\$3,300	\$132,000	\$13,200	\$13,200	\$26,400	\$158,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D302004	Fuel Fired Unit Heaters		Reznor (m# UDAP 175, s# BF179T) suspended gas-fired heater is installed at the Storage Room N02. Rated at 175-MBH input and 145-MBH output. Dated 2006.	The heater is in fair condition. Controlled by wall thermostat.	Replace heater in the long term.	Fair	Life Cycle	20	17	15	5	2028	1	100%	1	L-SUM	\$5,600	\$5,600	\$560	\$560	\$1,120	\$6,720	

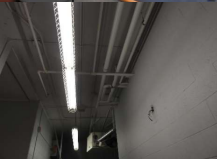
BUILDING INFORMATION				ASSESSMENT												PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES		
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D302004	Fuel Fired Unit Heaters		Reznor (m# UDBP 400, s# BFL79Y3N38942X) suspended gas-fired heater is installed at the Sally Port Room N01. Rated at 400-MBH input and 332-MBH output. Dated 2006.	The heater is in fair condition. Controlled by wall thermostat.	Replace heater in the long term.	Fair	Life Cycle	20	17	15	5	2028	1	100%	1	L-SUM	\$8,300	\$8,300	\$830	\$830	\$1,660	\$9,960	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D305002	Unit Heaters		Engineered Air suspended hydronic heaters (m# HS) suspended hydronic heaters are installed at the Penthouse and Main Floor Mechanical Rooms. Rated at 1/6-HP, 3-A. Dated 2008. Includes hydronic baseboard heater at front foyer washroom.	The heaters are in good condition. Controlled by wall thermostat.	Replace heaters in the long term.	Good	Life Cycle	25	15	15	10	2033	5	100%	5	EA	\$2,300	\$11,500	\$1,150	\$1,150	\$2,300	\$13,800	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D303002	Direct Expansion Systems		Liebert condenser (m# DCST119-B, s# 0841C15957) located at roof top uses R-407C refrigerant. The condenser is paired with an evaporator located at the LAN Room. Rated at 575-V, 3-A, with two 1/4-HP fans.	The condenser is in fair condition. Dated 2008.	Allow to replace condensing unit in the long term.	Fair	Life Cycle	20	15	15	5	2028	1	100%	1	L-SUM	\$26,000	\$26,000	\$2,600	\$2,600	\$5,200	\$31,200	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D303002	Direct Expansion Systems		Liebert evaporator section at located at the Telephone/LAN Room 134. Rated at 575-V.	The evaporator is in fair condition. Dated 2008.	Allow to replace evaporator unit in the long term.	Fair	Life Cycle	20	15	15	5	2028	1	100%	1	L-SUM	\$29,000	\$29,000	\$2,900	\$2,900	\$5,800	\$34,800	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D303002	Direct Expansion Systems		Keeprite air cooled condenser (m# KCM035-T5A-A13V-0725, s# 172202015) located at roof top uses R-407C refrigerant. The condenser is paired with an evaporator located at the Mechanical Room. Rated at 575-V, 3-A, with three 3/4-HP fans.	The condenser is in good condition. Dated 2017.	Allow to replace condensing unit in the long term.	Good	Life Cycle	20	6	6	14	2037	1	100%	1	L-SUM	\$30,000	\$30,000	\$3,000	\$3,000	\$6,000	\$36,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D303002	Direct Expansion Systems		Keeprite air cooled condenser (m# KCM035-T5A-A13V-0428, s# 132306122) located at roof top uses R-407C refrigerant. The condenser is paired with an evaporator located at the Mechanical Room. Rated at 575-V, 3-A, with three 3/4-HP fans.	The condenser is in good condition. Dated 2013.	Allow to replace condensing unit in the long term.	Good	Life Cycle	20	10	10	10	2033	1	100%	1	L-SUM	\$30,000	\$30,000	\$3,000	\$3,000	\$6,000	\$36,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D303002	Direct Expansion Systems		Keeprite air cooled condenser (m# KCM035-T5A-A13V-0488, s# 142201206) located at roof top uses R-407C refrigerant. The condenser is paired with an evaporator located at the Mechanical Room. Rated at 575-V, 3-A, with three 3/4-HP fans.	The condenser is in good condition. Dated 2014.	Allow to replace condensing unit in the long term.	Good	Life Cycle	20	9	9	11	2034	1	100%	1	L-SUM	\$30,000	\$30,000	\$3,000	\$3,000	\$6,000	\$36,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D303002	Direct Expansion Systems		The three refrigeration circuits are comprised of 30-HP compressors (2 older and 1 newer Copeland). All controls are antiquated and at end of service life including splitter.	The components are in fair condition but have exceeded useful life.	Allow to replace components in the short term. Cost carried under AHU item.	Fair	Life Cycle	50	50	49	1	2024	0	100%	0	L-SUM	\$0	\$0	\$0	\$0	\$0	\$0	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D303002	Direct Expansion Systems		Elios (m# DES 18MW2123051) split type air conditioners, with exterior condenser (m# DEA 18HOS21230S1 at Service Room is to be relocated), are installed in LAN Room 235 and Room 134. Users R410A refrigerant.	The components are in good condition. Installed 2022.	Allow to replace components in the long term.	Good	Life Cycle	20	1	1	19	2042	2	100%	2	EA	\$8,000	\$16,000	\$1,600	\$1,600	\$3,200	\$19,200	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D303002	Direct Expansion Systems		Heat Controller Inc. (m# A-SMA245C) exterior condenser at east elevation for Dispatch Room. 208-V, 1-P, 21.6 MBH cooling, R-410A refrigerant.	The condenser is in fair condition. Installed 1999.	Allow to replace in the short term.	Fair	Life Cycle	20	24	19	1	2024	1	100%	1	EA	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000	

BUILDING INFORMATION				ASSESSMENT											PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D303002	Direct Expansion Systems		Heat Controller Inc. evaporator at Dispatch Room. 208-V, 1-P, 21.6 MBH cooling, R-410A refrigerant. Data label not visible.	The evaporator is in fair condition. Installed 1999.	Allow to replace in the short term.	Fair	Life Cycle	20	24	19	1	2024	1	100%	1	EA	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304003	Hot Water Distribution		Heating system comprised of two circulation pumps by Bell & Gossett with 5-HP, 575-V motors. Rated at 120 GPM at 50' head. Includes expansion tank by Amtrol and air separator by Bell & Gossett.	The components are in good condition. Installed 2008.	Allow to replace components in the long term.	Good	Life Cycle	25	15	15	10	2033	1	100%	1	L-SUM	\$25,000	\$25,000	\$2,500	\$2,500	\$5,000	\$30,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304003	Hot Water Distribution		Heating system comprised of black steel piping with fiberglass insulations.	The components are in good condition. Installed 2008.	Allow to replace components in the long term.	Good	Life Cycle	50	15	15	35	2058	1	100%	1	L-SUM	\$240,000	\$240,000	\$24,000	\$24,000	\$48,000	\$288,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304003	Hot Water Distribution		Pot feeder and filter at Mechanical Room.	The components are in fair condition. Installed 2008.	Allow to replace components in the long term.	Fair	Life Cycle	20	15	15	5	2028	1	100%	1	L-SUM	\$3,000	\$3,000	\$300	\$300	\$600	\$3,600
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D509005	Electric Heating		Supplementary heating provided by electric baseboard heater at Elevator Machine Room.	The heater is in good condition.	Replace heater and thermostat in the long term.	Good	Life Cycle	40	29	29	11	2034	1	100%	1	EA	\$1,800	\$1,800	\$180	\$180	\$360	\$2,160
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D509005	Electric Heating		Supplementary heating provided by Stelpro electric baseboard heaters at Stairwells, and force flow electric heater at main foyer.	The heaters are in good condition.	Replace heaters and thermostats in the long term.	Good	Life Cycle	40	15	15	25	2048	3	100%	3	EA	\$2,300	\$6,900	\$690	\$690	\$1,380	\$8,280
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D509005	Electric Heating		Supplementary heating provided by older Chromalox wall mounted electric cabinet heaters at Stairwells.	The heaters are in fair condition.	Replace heaters and thermostats in the long term.	Good	Life Cycle	40	35	25	15	2038	3	100%	3	EA	\$3,900	\$11,700	\$1,170	\$1,170	\$2,340	\$14,040
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304001	Air Distribution, Heating, and Cooling		Galvanized steel ductwork, with and without fiberglass insulation, is installed.	The ductwork, diffusers, and grilles are combination of newer (2008+) and original. Components are in good to fair condition.	Replace/refurbish ductwork and associated components in the long term.	Fair	Life Cycle	60	53	59	1	2024	1	100%	1	L-SUM	\$275,000	\$275,000	\$27,500	\$27,500	\$55,000	\$330,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304007	Exhaust Systems		The building is equipped with roof-top downblast exhaust fans. EF-8 is by Greenheck (m# GB-091-4-X, s# 11501103 0809).	The fan is in fair condition.	Allow to replace fan in the long term.	Fair	Life Cycle	20	12	12	8	2031	1	100%	1	L-SUM	\$3,500	\$3,500	\$350	\$350	\$700	\$4,200
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304007	Exhaust Systems		The building is equipped with roof-top downblast exhaust fans. EF-6 is by Greenheck (m# GB-121-3-X, s# 11501102 0809).	The fan is in fair condition.	Allow to replace fan in the long term.	Fair	Life Cycle	20	12	12	8	2031	1	100%	1	L-SUM	\$40,000	\$40,000	\$4,000	\$4,000	\$8,000	\$48,000

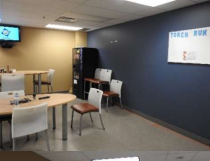
BUILDING INFORMATION				ASSESSMENT												PRELIMINARY COSTS					OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304007	Exhaust Systems		The building is equipped with roof-top downblast exhaust fans. EF-4 is by Greenheck (m# GB-180-10-X, s# 11501099 0809).	The fan is in fair condition.	Allow to replace fan in the long term.	Fair	Life Cycle	20	12	12	8	2031	1	100%	1	L-SUM	\$40,000	\$40,000	\$4,000	\$4,000	\$8,000	\$48,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304007	Exhaust Systems		The building is equipped with roof-top downblast exhaust fans. EF-2 is by Greenheck (m# SB-101-4-X, s# 10753180 0701). Serves Storage Room N02 c/w intake air louver.	The fan is in fair condition.	Allow to replace fan in the long term.	Fair	Life Cycle	20	13	13	8	2031	1	100%	1	L-SUM	\$40,000	\$40,000	\$4,000	\$4,000	\$8,000	\$48,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304007	Exhaust Systems		The building is equipped with roof-top downblast exhaust fans. EF-1 is by Greenheck (m# GB-161-3-X, s# 10753177 0701). Serves the Sally Port c/w intake air louver.	The fan is in fair condition.	Allow to replace fan in the long term.	Poor	Life Cycle	20	12	19	1	2024	1	100%	1	L-SUM	\$25,000	\$25,000	\$2,500	\$2,500	\$5,000	\$30,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304007	Exhaust Systems		Goose neck shrouds are installed at roof level.	The shrouds are in poor condition.	Allow to replace intake/exhaust shrouds in the short term.	Fair	Life Cycle	20	30	19	1	2024	1	100%	1	L-SUM	\$4,000	\$4,000	\$400	\$400	\$800	\$4,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304007	Exhaust Systems		Utility exhaust fan, ductwork, fresh air intake louver, and Telemecanique starter for E4-1 at Vehicle Examination Room 135. Data label was not visible.	The components are in good condition.	Allow to update exhaust system in the long term.	Good	Life Cycle	20	10	8	12	2035	1	100%	1	L-SUM	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D304007	Exhaust Systems		Utility exhaust fan, ductwork, fresh air intake louver, and starter for exhaust fan at Mechanical Room 122. Data label was not visible.	The components are in fair condition.	Allow to update exhaust system in the short term.	Fair	Life Cycle	20	25	18	2	2025	1	100%	1	L-SUM	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D401002	Sprinkler Water Supply Equipment And Piping		4" black steel fire line enters at Custodian Room N16 from 2nd Avenue. Includes Victaulic alarm valves and Potter pressure switches for 1st floor, 2nd floor, and Penthouse. Installed 2006.	The building sprinkler system is in good condition.	Allow for long term refurbishment and localized repairs.	Good	Life Cycle	30	17	15	15	2038	1	40%	0	L-SUM	\$225,000	\$90,000	\$9,000	\$9,000	\$18,000	\$108,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D409002	Foam Generating Equipment		Janus FM-200 suppression systems are installed in the LAN Rooms 134 and 235. Cylinders are equipped with 50-lbs to 81-lbs of FM-200 each. Systems include Siemens alarm panels, smoke detectors, and pressure switches. Installed in 2022.	The suppression systems are in good condition.	Replace suppression systems in the long term.	Good	Life Cycle	25	1	1	24	2047	2	100%	2	EA	\$18,000	\$36,000	\$3,600	\$3,600	\$7,200	\$43,200
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D403001	Fire Extinguishing Devices		Various wall-mounted fire extinguishers are located throughout the building.	The extinguishers are in good condition and regularly serviced as required by Georgian Bay Fire & Safety Ltd. (800-265-3197).	Replace extinguishers in the long term.	Good	Life Cycle	15	15	10	5	2028	10	100%	10	EA	\$225	\$2,250	\$225	\$225	\$450	\$2,700
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501003	Main Switchboards		Building has a 3-section Canadian General Electric switchgear assembly rated at 1600-A, 347/600-V, 3-P, 4-W (order number 96125538) located at Electrical Room 123.	The switchgear is in fair condition but at end of service life.	Allow to update the service switch in the immediate term including addition of transfer switches.	Fair	Life Cycle	40	53	40	0	2023	1	100%	1	EA	\$250,000	\$250,000	\$25,000	\$25,000	\$50,000	\$300,000

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ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501007	Motor Control Centers		Building has a 5-section Canadian General Electric motor control centre assembly rated at 600-A, 600-V, 3-P, 4-W located at Penthouse Mechanical Room.	The switchgear is in poor condition and beyond useful service life.	Allow to update the MCC in the immediate term.	Poor	Life Cycle	40	53	40	0	2023	1	100%	1	EA	\$125,000	\$125,000	\$12,500	\$12,500	\$25,000	\$150,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501099	Other Service And Distribution		Variable frequency drives (VFD) for supply and return fans of main AHU located at Penthouse Mechanical Room. Includes disconnect switch.	The components are in good condition.	Allow to replace components in the long term.	Good	Life Cycle	25	13	13	12	2035	1	100%	1	L-SUM	\$12,000	\$12,000	\$1,200	\$1,200	\$2,400	\$14,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		Panel Z located at Storage Room N02 is a Square D (cat# 12222515900040001) 200-A, 120/208-V, 3-P, 4-W, 72-circuit panel. Serves Sally Port power, lighting, CO, parking lot gates, exhaust fans, etc.	The panel is in good condition.	Replace panel in the long term.	Good	Life Cycle	40	13	13	27	2050	1	100%	1	EA	\$7,000	\$7,000	\$700	\$700	\$1,400	\$8,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		Panel EMA located at Mechanical Room 122 is a Square D (cat# NQOD442L400) 400-A, 240-V, 3-P, 4-W, 42-circuit panel. Serves power panels.	The panel is in good condition.	Replace panel in the long term.	Good	Life Cycle	40	13	13	27	2050	1	100%	1	EA	\$9,500	\$9,500	\$950	\$950	\$1,900	\$11,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		Panel E5 located at Mechanical Room 122 is a Square D (cat# 12242032310040001) 225-A, 208Y/120-V, 3-P, 4-W, 42-circuit panel. Serves power and lighting requirements.	The panel is in good condition.	Replace panel in the long term.	Good	Life Cycle	40	13	13	27	2050	1	100%	1	EA	\$6,500	\$6,500	\$650	\$650	\$1,300	\$7,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		Panel U2 located at Mechanical Room 122 is a Square D (cat# 12252032310040001) 225-A, 208Y/120-V, 3-P, 4-W, 42-circuit panel. Serves power and lighting requirements.	The panel is in good condition.	Replace panel in the long term.	Good	Life Cycle	40	13	13	27	2050	1	100%	1	EA	\$6,500	\$6,500	\$650	\$650	\$1,300	\$7,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		Panels E4 located at Electrical Room 123 are Square D (cat# 12262032310040001) 225-A, 208Y/120-V, 3-P, 4-W, 84-circuit panel. Serves power and lighting requirements.	The panel is in good condition.	Replace panel in the long term.	Good	Life Cycle	40	13	13	27	2050	2	100%	2	EA	\$6,500	\$13,000	\$1,300	\$1,300	\$2,600	\$15,600
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		Panel "EI" by Cutler-Hammer (cat# PLC130IN) 100-A, 120/208-V, 3-P, 4-W, 30-circuit panel for various circuits is located at the Dispatch.	The panel is in good condition.	Replace panel in the long term.	Good	Life Cycle	40	15	15	25	2048	1	100%	1	EA	\$3,800	\$3,800	\$380	\$380	\$760	\$4,560
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		Panel 911 by Federal Pioneer (cat# Stab-lok 312-24) 100-A, 240-V, 3-P, 4-W, 24 circuit panel for various circuits is located at the LAN/Telephone Room 134.	The panel is in fair condition.	Replace panel in the long term.	Fair	Life Cycle	40	10	10	30	2053	1	100%	1	EA	\$3,700	\$3,700	\$370	\$370	\$740	\$4,440
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		Panel E6 by Federal Pioneer (cat# NQ442L2) 225-A, 240-V, 3-P, 4-W, 42 circuit panel for various circuits is located at the Penthouse Mechanical Room.	The panel is in good condition.	Replace panel in the long term.	Good	Life Cycle	40	15	15	25	2048	1	100%	1	EA	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000

BUILDING INFORMATION				ASSESSMENT												PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES		
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		Federal Pioneer (cat# NBLP 30-4L) 225-A, 240-V, 3-P, 4-W, 30-circuit panels E2 and E3 for Emergency Power located at Electrical Room 123.	The panels are in good condition.	Replace panels in the long term.	Good	Life Cycle	40	24	24	16	2039	2	100%	2	EA	\$3,800	\$7,600	\$760	\$760	\$1,520	\$9,120	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		CGE (cat# CDP) distribution panel LP-B at Main Electrical Room 123 rated at 400-A, 120/208-V, 3-P, 4-W.	The panel is in fair condition.	Replace panel in the short term .	Fair	Life Cycle	40	53	39	1	2024	1	100%	1	EA	\$15,000	\$15,000	\$1,500	\$1,500	\$3,000	\$18,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		CGE (cat# NLB) distribution panel AA at Main Electrical Room 123 rated at 225-A, 347/600-V, 3-P, 4-W.	The panel is in fair condition.	Replace panel in the short term .	Fair	Life Cycle	40	53	39	1	2024	1	100%	1	EA	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501005	Panels		Square D (cat# NF418L1C) 125-A, 600/347-V, 3-P, 4-W, 18-circuit panel N for exhaust fans located at Electrical Room 123.	The panel is in good condition.	Replace panel in the long term.	Good	Life Cycle	40	15	15	25	2048	1	100%	1	EA	\$3,100	\$3,100	\$310	\$310	\$620	\$3,720	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501004	Interior Distribution Transformers		Transformer at Electrical Room 123 by Federal Pioneer rated at 150-kVA, 600-V to 208Y/120-V. Located at Penthouse Mechanical Room.	The transformer is in fair condition.	Replace transformer in the long term.	Fair	Life Cycle	40	24	26	14	2037	1	100%	1	EA	\$25,000	\$25,000	\$2,500	\$2,500	\$5,000	\$30,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501004	Interior Distribution Transformers		Transformer C by Ferranti Packard rated at 30-kVA, 600-V to 208Y/120-V. Located at Penthouse Mechanical Room.	The transformer is in poor condition.	Replace transformer in immediate term.	Poor	Life Cycle	40	53	40	0	2023	1	100%	1	EA	\$7,000	\$7,000	\$700	\$700	\$1,400	\$8,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501004	Interior Distribution Transformers		Transformer TZ by Rex Manufacturing (cat# BC30JM/Z) rated at 30-kVA, 600-V to 208Y/120-V. Located at Storage Room N02.	The transformer is in good condition.	Replace transformer in the long term.	Good	Life Cycle	40	13	13	27	2050	1	100%	1	EA	\$7,000	\$7,000	\$700	\$700	\$1,400	\$8,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501004	Interior Distribution Transformers		Transformer T-EM by Rex Manufacturing (cat# BC75JM/Z) rated at 75-kVA, 600-V to 208Y/120-V. Located at Mechanical Room 122.	The transformer is in good condition.	Replace transformer in the long term.	Good	Life Cycle	40	13	13	27	2050	1	100%	1	EA	\$16,000	\$16,000	\$1,600	\$1,600	\$3,200	\$19,200	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501006	Enclosed Circuit Breakers		Hammond splitter SP-1, and 30-A Federal Pioneer disconnects for HVAC-1, ERV-1, UH-1, and Federal Pioneer 60-A disconnects for splitter, and Transformer TZ are rated at 600-V. Located at Storage Room N02.	The distribution devices are in good condition.	Replace devices in the long term.	Good	Life Cycle	40	13	13	27	2050	6	100%	6	EA	\$2,000	\$12,000	\$1,200	\$1,200	\$2,400	\$14,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501006	Enclosed Circuit Breakers		Hammond splitter EM, and 30-A to 200-A Federal Pioneer disconnects are installed at Mechanical Room 122.	The distribution devices are in good condition.	Replace devices in the long term.	Good	Life Cycle	40	13	13	27	2050	7	100%	7	EA	\$2,400	\$16,800	\$1,680	\$1,680	\$3,360	\$20,160	

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Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501006	Enclosed Circuit Breakers		Hammond splitter EM-2, and 30-A Federal Pioneer disconnects are installed at Penthouse Mechanical Room.	The distribution devices are in good condition.	Replace devices in the long term.	Good	Life Cycle	40	13	13	27	2050	4	100%	4	EA	\$2,000	\$8,000	\$800	\$800	\$1,600	\$9,600
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501006	Enclosed Circuit Breakers		Splitter, starter switches, timers, etc. at Penthouse Mechanical Room.	The distribution devices are in poor condition.	Replace devices in immediate term.	Poor	Life Cycle	40	53	40	0	2023	1	100%	1	L-SUM	\$7,500	\$7,500	\$750	\$750	\$1,500	\$9,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D501006	Enclosed Circuit Breakers		Federal Pioneer 30-A disconnects are installed at Elevator Machine Room.	The distribution devices are in good condition.	Replace devices in the long term.	Good	Life Cycle	40	15	15	25	2048	2	100%	2	EA	\$1,200	\$2,400	\$240	\$240	\$480	\$2,880
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D502001	Branch Wiring		Conventional three-prong receptacles, and toggle switches are installed.	The branch wiring components are in fair condition overall. GFI circuits are used in wet areas. Extensive additions were made in 2007.	Allow for updating of components in the short term as needed and remove abandoned wiring.	Fair	Life Cycle	25	53	24	1	2024	1	100%	1	L-SUM	\$15,000	\$15,000	\$1,500	\$1,500	\$3,000	\$18,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D502002	Lighting Equipment		Room occupancy sensors are not installed.		Allow to add sensors and switches in the short term when updating lighting.	Fair	Life Cycle	20	15	22	3	2026	1	100%	1	L-SUM	\$14,000	\$14,000	\$1,400	\$1,400	\$2,800	\$16,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D502002	Lighting Equipment		The building is equipped with T8 fluorescent light fixtures throughout the first and second floors. Fixtures are surface mounted, suspended, and recessed panel type. Pot lights are PAR and CFL type. Parabolic louvers are installed at offices. Valence lighting is used in stairwells.	The fixtures are in good condition. Illumination levels are adequate. Some fixtures have been changed over to LED type.	Allow to replace the fixtures in the short term with LED type.	Good	Life Cycle	25	15	22	3	2026	15000	100%	15000	SF	\$8	\$120,000	\$12,000	\$12,000	\$24,000	\$144,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D503002	Telecommunications		Computer and telecommunications systems are located in dispatch areas and throughout office areas.	The components are in good condition. Cable management requires improvement.	No allowances carried	Fair	Life Cycle	10	8	8	2	2025	0	100%	0	L-SUM	\$0	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D503008	Security Systems		Fob security access systems by HID.	The access system is in good condition.	Allow for long term updating of access systems.	Good	Life Cycle	20	15	14	6	2029	1	100%	1	L-SUM	\$30,000	\$30,000	\$3,000	\$3,000	\$6,000	\$36,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D509099	Other Special Systems And Devices		Plug-in CO devices are installed at the Penthouse Mechanical Room, corridors, and Sally Port.	The CO devices are in good condition.	Allow to replace devices as needed under O & M.	Good	Life Cycle	8	3	3	5	2028	0	100%	0	L-SUM	\$0	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D509099	Other Special Systems And Devices		Honeywell CO device installed at the Sally Port.	The CO devices are in good condition. CO calibration tag not affixed to device; O & M issue.	Allow to replace system in the long term.	Good	Life Cycle	20	13	13	7	2030	1	100%	1	L-SUM	\$7,200	\$7,200	\$720	\$720	\$1,440	\$8,640

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Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D503001	Fire Alarm Systems		Single stage fire alarm system by Mircom at Electrical Room 123. Fire alarm panel is monitored.	The fire panel is in good condition. Installed in 2007.	Replace fire alarm in the long term.	Good	Life Cycle	25	16	15	10	2033	1	100%	1	L-SUM	\$30,000	\$30,000	\$3,000	\$3,000	\$6,000	\$36,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D503001	Fire Alarm Systems		DSC fire monitoring panel located at Electrical Room 123.	The monitoring control panel is in good condition. Installed in 2007.	Replace monitoring device in the long term.	Good	Life Cycle	25	16	15	10	2033	1	100%	1	L-SUM	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D503001	Fire Alarm Systems		Remote annunciator by Mircom at main vestibule. Building has 18 zones.	The annunciator is in good condition. Installed in 2007.	Replace annunciator in the long term.	Good	Life Cycle	25	16	15	10	2033	1	100%	1	L-SUM	\$9,000	\$9,000	\$900	\$900	\$1,800	\$10,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D503001	Fire Alarm Systems		The building is equipped with heat detectors, strobe type horns, manual pull stations, and duct smoke detectors.	The alarm system components are in good condition. Most components were updated in 2007.	Allow to update the devices in the long term.	Good	Life Cycle	25	16	16	9	2032	1	100%	1	L-SUM	\$35,000	\$35,000	\$3,500	\$3,500	\$7,000	\$42,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D503005	Intercommunications Systems		Dispatch and security software and hardware are installed throughout the building.	The components are in good condition.	Replacement is responsibility of Police Services. No allowances carried.	Good	Life Cycle	15	10	10	5	2028	0	100%	0	L-SUM	\$0	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D503005	Intercommunications Systems		Cable management includes conduit and trays.	The components are in good condition.	Replacement is responsibility of Police Services. Allow for maintenance and expansions as required.	Good	Life Cycle	10	10	9	1	2024	35000	100%	35000	L-SUM	\$0	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D503005	Intercommunications Systems		Telephone equipment located in building and particularly Telephone/LAN Room 134 and main floor Electrical Room 123.	The components are in fair condition.	Replacement is responsibility of Police Services. No allowances carried.	Good	Life Cycle	20	10	10	10	2033	0	100%	0	L-SUM	\$0	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D503004	Public Address Systems		Building is equipped with an intercom system and ceiling speakers.	The components are in fair condition.	Replace components in the long term.	Fair	Life Cycle	25	15	15	10	2033	1	100%	1	L-SUM	\$16,000	\$16,000	\$1,600	\$1,600	\$3,200	\$19,200
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D509002	Emergency Lighting and Power		LED exit lighting is installed.	The lighting fixtures are in fair condition.	Replace exit signage in the long term.	Fair	Life Cycle	25	15	15	10	2033	25	100%	25	EA	\$450	\$11,250	\$1,125	\$1,125	\$2,250	\$13,500
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D509002	Emergency Lighting and Power		Emergency lighting is provided from various battery units throughout the building.	The fixtures are in good condition.	Replace fixtures in the long term.	Good	Life Cycle	25	15	15	10	2033	9	100%	9	EA	\$1,200	\$10,800	\$1,080	\$1,080	\$2,160	\$12,960

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Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D509002	Emergency Lighting and Power		Cummins Power Generation (m# DGDK-5785721, s# A070011244) standby generator is located within an enclosure at the west side of the site. The generator is rated at 125-kW (156-kVA), 347/600-V, 150-A. Dated 2007.	The generator provides back-up power to the building.	Replace generator in the long term.	Good	Life Cycle	30	16	16	14	2037	1	100%	1	L-SUM	\$120,000	\$120,000	\$12,000	\$12,000	\$24,000	\$144,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D509099	Other Special Systems And Devices		UPS is provided. No details on UPS were provided.	The UPS is in fair condition.	Replace UPS in the short term.	Fair	Life Cycle	15	15	14	1	2024	1	100%	1	L-SUM	\$160,000	\$160,000	\$16,000	\$16,000	\$32,000	\$192,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	D509002	Emergency Lighting and Power		Cummins Power Generation (m# BTPCB-5785289, s# A070011543) transfer and by-pass isolation switch is located within the Electrical Room. The switch is rated at 600-V, 225-A. Dated 2007.	The switch is in good condition. Only one transfer switch is provided as main distribution panel is not designed for division of power into life safety and non-life safety power categories.	Replace switch in the long term. Add switches in the short term; cost carried under Switchgear component.	Good	Life Cycle	30	16	16	14	2037	1	100%	1	L-SUM	\$25,000	\$25,000	\$2,500	\$2,500	\$5,000	\$30,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	E102010	Institutional Equipment		Institutional metal doors and cell doors.	The equipment is in good condition.	Replace in the long term.	Good	Life Cycle	40	15	15	25	2048	1	100%	1	L-SUM	\$225,000	\$225,000	\$22,500	\$22,500	\$45,000	\$270,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	E109004	Residential Equipment		Residential appliances installed in various meeting rooms and lunch room.	The appliances are in good condition.	Allow to update appliances in the short term.	Good	Life Cycle	15	15	12	3	2026	1	100%	1	L-SUM	\$12,000	\$12,000	\$1,200	\$1,200	\$2,400	\$14,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	E109007	Athletic, Recreational, And Therapeutic Equipment		The fitness room is located in the Room 224.	The equipment is in fair condition.	Allow to update equipment in the long term.	Fair	Life Cycle	25	15	15	10	2033	1	100%	1	L-SUM	\$23,000	\$23,000	\$2,300	\$2,300	\$4,600	\$27,600
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	E2020	Moveable Furnishings		The offices are fitted with wood desks, metal storage cabinets, and chairs.	The furnishings are in good condition.	Allow to update furnishings in the long term.	Good	Life Cycle	25	15	15	10	2033	1	100%	1	L-SUM	\$130,000	\$130,000	\$13,000	\$13,000	\$26,000	\$156,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	E2020	Moveable Furnishings		Tables and chairs in lunchroom 119.	The furnishings are in good condition.	Allow to update furnishings in the long term.	Good	Life Cycle	25	15	15	10	2033	1	100%	1	L-SUM	\$7,500	\$7,500	\$750	\$750	\$1,500	\$9,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	E2020	Moveable Furnishings		Tables and chairs in parade room 104.	The furnishings are in good condition.	Allow to update furnishings in the long term.	Good	Life Cycle	25	15	15	10	2033	1	100%	1	L-SUM	\$12,000	\$12,000	\$1,200	\$1,200	\$2,400	\$14,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	F105002	Building Automation Systems		The building HVAC is automated with many devices installed in 2008. BAS shop drawings were not available for review. Pneumatic devices are also used.	The BAS is in fair condition but lacks modern platform with remote controls. The Cell addition has no BAS capability.	Allow to update the BAS in the short term pending replacement of the main AHU and hydronic system.	Fair	Life Cycle	12	15	11	1	2024	1	100%	1	L-SUM	\$120,000	\$120,000	\$12,000	\$12,000	\$24,000	\$144,000

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Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G203003	Pedestrian Paving - Paved Surfaces		Poured concrete walks are installed around the building.	The concrete surfacing is in good condition with minimal cracking and settlement. Comprised of newer and older sections.	Allow for 25% replacement in the long term.	Good	Life Cycle	40	25	25	15	2038	700	25%	175	SF	\$25	\$4,375	\$438	\$438	\$875	\$5,250
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G202003	Parking Lots - Paved Surfaces		Poured concrete apron at overhead doors.	The surfacing is in good condition with minimal cracking.	Allow to replace the surfacing in the long term.	Good	Life Cycle	40	25	25	15	2038	1	100%	1	L-SUM	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G202003	Parking Lots - Paved Surfaces		Asphaltic concrete surfacing is installed at the north and west parking lot and drives.	The surfacing is in fair condition with notable cracking and settlement.	Allow to replace the surfacing in the long term.	Fair	Life Cycle	30	25	25	5	2028	28000	100%	28000	SF	\$14	\$392,000	\$39,200	\$39,200	\$78,400	\$470,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G202003	Parking Lots - Paved Surfaces		Asphaltic concrete surfacing is installed at the north and west parking lot and drives.	The surfacing is in fair condition with notable cracking and settlement.	Allow for repairs based on 5% of replacement cost.	Fair	Life Cycle	10	20	9	1	2024	12000	5%	600	SF	\$14	\$8,400	\$840	\$840	\$1,680	\$10,080
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G202002	Parking Lots - Curbs And Gutters		Poured concrete curbing at parking lot and drives.	The concrete curbing is in good with minor deterioration.	Allow for repairs based on 15% of replacement cost.	Fair	Life Cycle	30	30	25	5	2028	1250	15%	188	LF	\$28	\$5,250	\$525	\$525	\$1,050	\$6,300
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G202007	Parking Lots - Miscellaneous Structures And Equipment		Access gates by FACC International Inc. (m# Parking Pro-RC0102B, s# U20113851) are installed at the parking areas to the north.	The gates and controllers are in good condition. Installed 2022.	Allow to components in the long term.	Good	Life Cycle	20	1	1	19	2042	3	100%	3	EA	\$7,500	\$22,500	\$2,250	\$2,250	\$4,500	\$27,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G204001	Fencing and Gates		5' high metal picket decorative fencing is installed at localized areas.	The metal fencing is in good condition.	Replace fencing at end of service life.	Good	Life Cycle	30	20	18	12	2035	130	100%	130	LF	\$55	\$7,150	\$715	\$715	\$1,430	\$8,580
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G204001	Fencing and Gates		Perimeter fencing is limited to the 6' high pressure treated wood fencing along lot lines.	The wood fencing is in good condition.	Replace fencing at end of service life.	Good	Life Cycle	30	20	18	12	2035	860	100%	860	LF	\$27	\$23,220	\$2,322	\$2,322	\$4,644	\$27,864
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G204009	Flagpoles		Two 36' high aluminum flagpoles at east elevation by John Ewing.	The flagpoles are in good condition.	Replace flagpoles in the long term.	Good	Life Cycle	30	15	15	15	2038	2	100%	2	EA	\$3,200	\$6,400	\$640	\$640	\$1,280	\$7,680
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G204005	Signage		Metal framed illuminated site sign is installed at the east elevation.	The signage is in fair condition.	Replace signage in the long term.	Fair	Life Cycle	20	15	15	5	2028	1	100%	1	L-SUM	\$6,200	\$6,200	\$620	\$620	\$1,240	\$7,440

BUILDING INFORMATION				ASSESSMENT											PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G204005	Signage		Metal parking signage.	The signage is in good condition.	Replace signage in the long term.	Good	Life Cycle	20	15	15	5	2028	1	100%	1	L-SUM	\$3,000	\$3,000	\$300	\$300	\$600	\$3,600
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G204099	Other Site Improvements		Garbage enclosure at west side of building.	The pad and fencing are in fair condition.	Replace/refurbish in the long term.	Fair	Life Cycle	30	25	25	5	2028	1	100%	1	L-SUM	\$9,800	\$9,800	\$980	\$980	\$1,960	\$11,760
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G2050	Landscaping		Soft landscaping is limited to the deciduous tree plantings and sodded areas.	The landscaping is in good condition.	Replace landscaping at end of lifecycle.	Good	Life Cycle	30	53	25	5	2028	1	100%	1	L-SUM	\$15,000	\$15,000	\$1,500	\$1,500	\$3,000	\$18,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G302001	Sanitary Sewer Piping		Sanitary main from building is discharged to the east to 2nd Avenue.	No issues noted or reported.	Allow for long term repairs to the storm water underground drainage piping.	Good	Life Cycle	70	53	53	17	2040	1	100%	1	L-SUM	\$16,000	\$16,000	\$1,600	\$1,600	\$3,200	\$19,200
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G301002	Potable Water Distribution		A 4" diameter domestic water main enters the south side of the building from 2nd Avenue.	No issues noted or reported.	Allow for long term repairs/replacement to the domestic water piping and fittings.	Good	Life Cycle	70	53	53	17	2040	1	100%	1	L-SUM	\$14,000	\$14,000	\$1,400	\$1,400	\$2,800	\$16,800
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G301004	Fire Protection Water Distribution		Public hydrants are located along 2nd Avenue. Fire Department connection at east side of addition.	No issues noted or reported.	Allow for long term repairs of fire main.	Good	Life Cycle	70	15	15	55	2078	1	100%	1	L-SUM	\$15,000	\$15,000	\$1,500	\$1,500	\$3,000	\$18,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G303001	Storm Sewer Piping		Stormwater from roof drains and catch basins are collected and discharged to main sewer along 2nd Avenue West.	No issues noted or reported.	Allow for long term repairs to the storm water underground drainage piping.	Good	Life Cycle	70	53	53	17	2040	1	100%	1	L-SUM	\$40,000	\$40,000	\$4,000	\$4,000	\$8,000	\$48,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G306006	Gas Distribution Piping		Natural gas is fed from the main along 2nd Avenue West to the meter and regulator at the southeast corner of the building.	Piping to roof and on roof level is in fair condition. Painting on wall is not yellow, and there is corrosion at roof level. Piping supports at roof level also require adjustment/localized replacement.	Allow for long term repairs to the gas piping from meter to roof and building interior. Meter and piping to road considered responsibility of the local utility. Repaint under O & M.	Fair	Life Cycle	70	53	60	10	2033	1	100%	1	L-SUM	\$12,000	\$12,000	\$1,200	\$1,200	\$2,400	\$14,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G401002	Transformers		Building service is fed from overhead utility wires, underground to the 500-kVA site pad mount transformer located at the west side of the building.	The service is older but functional but at end of service life. The pad is in poor condition.	Service replacement is require. Transformer is presumed to be responsibility of owner.	Poor	Life Cycle	50	53	49	1	2024	1	100%	1	L-SUM	\$150,000	\$40,000	\$4,000	\$4,000	\$8,000	\$48,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G402006	Exterior Lighting Fixtures and Controls		150-W HPS/MH and LED wallpack fixtures are installed around the building periphery.	Exterior lighting is in fair condition. Installed circa 2008. Controlled by Intermatic timer in 2nd Floor Storage Room.	Replace exterior lighting at end of life cycle. Allow for 12 fixtures.	Fair	Life Cycle	20	15	17	3	2026	12	100%	12	EA	\$450	\$5,400	\$540	\$540	\$1,080	\$6,480

BUILDING INFORMATION				ASSESSMENT												PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES		
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G402006	Exterior Lighting Fixtures and Controls		Wall mounted incandescent fixtures at roof level.	The fixtures are in poor condition and in need of updating to provide safe access to stairwells and Mechanical Room.	Replace fixtures in the short term and add 1 at Mechanical Room.	Fair	Life Cycle	20	30	19	1	2024	4	100%	4	EA	\$500	\$2,000	\$200	\$200	\$400	\$2,400	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G402006	Exterior Lighting Fixtures and Controls		Seven Powco 8' high steel lamp standards are installed. Fixtures are HPS type with two converted to LED.	The standards and luminaires are in fair condition. Controlled by Intermatic timers or photocell.	Replace standards and fixtures in the long term. Replace luminaires under O & M if/when necessary.	Fair	Life Cycle	25	20	18	7	2030	7	100%	7	EA	\$3,600	\$25,200	\$2,520	\$2,520	\$5,040	\$30,240	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	G402006	Exterior Lighting Fixtures and Controls		Bollard light and three up-lights at east elevation.	The fixtures are in fair condition. Controlled by Intermatic timers or photocell.	Replace fixtures in the short term.	Fair	Life Cycle	25	25	24	1	2024	4	100%	4	EA	\$1,500	\$6,000	\$600	\$600	\$1,200	\$7,200	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010001	Report - BCA/RFS		No past BCA report was available for review.	MPL BCA report prepared in 2023.	Allow to provide future BCA report.	Good	Life Cycle	5	0	0	5	2028	1	100%	1	L-SUM	\$5,800	\$5,800	\$580	\$580	\$1,160	\$6,960	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010002	Report - Technical / Performance Audit		2008 and 2009 Air Sampling Reports by Roop Chanderdat and Associates Inc. pertained to testing for Type 3 removals of fireproofing in seven areas.	Designated Substance Survey (DSS) reports were not available for review. Designated materials present at this building include asbestos, silica, lead, and mercury.	Allow to provide a DSS Report, or otherwise update existing study, in the short term.	Fair	Necessary	5	0	3	2	2025	1	100%	1	L-SUM	\$9,000	\$9,000	\$900	\$900	\$1,800	\$10,800	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010003	Report - Balancing / Commissioning		No balancing/commissioning report provided. Renovation (2008) design drawings are not available for review.	Previous reports indicate that the air distribution system is not in balance based on performance and physical inspection of ducting within the ceiling plenum.	Covered under H3010012.	Fair	Life Cycle	5	0	4	1	2024	0	100%	0	L-SUM	\$1,500	\$0	\$0	\$0	\$0	\$0	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010004	Commissioning		Commissioning reports.	Commissioning reports are not available for review.	Covered under H3010012.	Fair	Life Cycle	10	0	9	1	2024	0	100%	0	L-SUM	\$0	\$0	\$0	\$0	\$0	\$0	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010005	Air Balancing		No balancing/commissioning report provided. Original (2008) design drawings are not available for review.	Previous reports indicate that the air distribution system is not in balance based on performance and physical inspection of ducting within the ceiling plenum.	Allow for future review of air quality and balancing.	Poor	Life Cycle	8	0	7	1	2024	1	100%	1	L-SUM	\$60,000	\$60,000	\$6,000	\$6,000	\$12,000	\$72,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010007	Report - Energy Audit		Energy Audit reporting.	There is no Energy Audit Report available.	Allow to provide Energy Audit, Level 2, in the short term.	Fair	Necessary	8	0	6	2	2025	1	100%	1	L-SUM	\$15,000	\$15,000	\$1,500	\$1,500	\$3,000	\$18,000	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010008	Report - Destructive Testing		Intrusive testing.	Building is functioning as intended.	Allow to investigate condition of foundations and weeping tile.	Fair	Life Cycle	20	53	17	3	2026	1	100%	1	L-SUM	\$4,000	\$4,000	\$400	\$400	\$800	\$4,800	

BUILDING INFORMATION				ASSESSMENT											PRELIMINARY COSTS						OTHER FEES			TOTAL COST OF PROJECT
ABBREV.	BUILDING NAME	UNIFORMAT CODE	BUILDING COMPONENT		DESCRIPTION	OBSERVATIONS	RECOMMENDATIONS	CONDITION RATING	CRITICALITY RATING	SERVICE LIFE (Years)	ACTUAL AGE (Years)	OBSERVED AGE (Years)	REMAINING LIFE (Years)	RECOMMENDED YEAR	TOTAL QUANTITY	% OF QUANTITY SCHEDULED	PROJECT QUANTITY	UNIT OF MEASURE	UNIT RATE (\$)	NET COST (\$)	DESIGN/ENGINEERING FEES (10%)	CONTINGENCY (10%)	TOTAL OTHER FEES	
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010009	Report - Roof Inspection Report		Roof Assessment Report	Roof Report by Garland was made available. Report does not describe roof components, insulation type and thickness.	Allow for the provision of a roof report and specification for replacement in the long term.	Fair	Life Cycle	8	6	6	2	2025	1	100%	1	L-SUM	\$5,000	\$5,000	\$500	\$500	\$1,000	\$6,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010010	Design and Specification		As-built drawings and specifications.	As-built drawings and specifications are not available. Drawings are limited.	Allow for future drawing review and confirmation of as built conditions.	Poor	Life Cycle	20	53	19	1	2024	1	100%	1	L-SUM	\$12,000	\$12,000	\$1,200	\$1,200	\$2,400	\$14,400
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010012	Retro-commissioning		Retro-commissioning reports.	Retro-commissioning reports are not available for review.	Allow for commissioning of new equipment and retro-commissioning of existing equipment in the short term.	Poor	Life Cycle	20	53	19	1	2024	1	100%	1	L-SUM	\$25,000	\$25,000	\$2,500	\$2,500	\$5,000	\$30,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010013	Illumination Review		Emergency lighting is provided via generator.		No allowances carried	Good	Life Cycle	7	0	7	0	2023	0	100%	0	L-SUM	\$3,500	\$0	\$0	\$0	\$0	\$0
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010015	Electrical Review		Predictive quality measurements include the thermography and arc flash studies.	No electrical issues were reported or otherwise noted during our assessment.	Allow to provide PQM (thermography) in the short term.	Fair	Life Cycle	5	0	2	1	2024	1	100%	1	L-SUM	\$15,000	\$15,000	\$1,500	\$1,500	\$3,000	\$18,000
Owen Sound Police Services	922 2nd Avenue West, Owen Sound	H3010016	Barrier-Free Design		Accessibility of building.	The building is not fully designed for barrier-free use. Exterior and interior door widths are narrow and information counter provides no knee space. Dedicated parking stalls, second and main floor dedicated washrooms are provided as well as an elevator. Auto door operators are installed on main entry doors.	Allow for renovations to remove barriers.	Fair	Life Cycle	15	15	13	2	2025	1	100%	1	L-SUM	\$50,000	\$50,000	\$5,000	\$5,000	\$10,000	\$60,000

BUILDING CONDITION ASSESSMENT

APPENDIX B - CAPITAL EXPENDITURE TABLE

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	ESTIMATED ANNUAL EXPENDITURES - 2023 to 2053																														
Construction Inflation	0.0%																														
UNIFORMAT CODE	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
A101001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A101001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A103001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A103001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A103001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
A103006	0	0	0	0	0	\$10,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B101001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B102001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B102001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B201001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B201001	0	\$367,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B201001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$10,716	0	0	0	0	0	0	0	0	0	0	0	0	
B201001	0	\$9,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B201008	0	\$14,616	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B201011	0	\$90,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B202001	0	\$225,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B203001	0	\$13,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B203001	0	\$13,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B203001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$30,000	0	0	0	0	0	0	0	0	0	0	0	0	
B203002	0	\$18,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B203002	0	0	0	0	\$15,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B203004	0	0	\$6,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B203004	0	0	0	0	0	0	0	0	0	0	0	0	\$7,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B203004	0	0	0	0	0	0	0	0	0	0	0	0	\$8,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B203004	0	0	0	0	0	0	0	0	0	0	0	0	\$8,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B203004	0	0	\$3,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B301002	0	\$16,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B301002	0	0	0	0	0	0	0	0	0	0	\$402,024	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B301002	0	0	0	\$149,822	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B301002	\$92,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
B301002	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$10,800	0	0	0	
B301004	0	0	0	0	0	0	0	0	0	0	0	\$14,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C101005	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C102001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$250,800	0	0	0	0	
C102001	0	0	0	0	0	\$24,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C103011	\$8,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
C103002	0	\$5,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0</													

Construction Inflation0.0%

UNIFORMAT CODE	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
G203003	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$5,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G202003	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G202003	0	0	0	0	0	\$470,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G202003	0	\$10,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G202002	0	0	0	0	0	\$6,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G202007	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$27,000	0	0	0	0	0	0	0	0	0	0	
G204001	0	0	0	0	0	0	0	0	0	0	0	0	\$8,580	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G204001	0	0	0	0	0	0	0	0	0	0	0	0	\$27,864	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G204009	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$7,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G204005	0	0	0	0	0	\$7,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G204005	0	0	0	0	0	\$3,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G204099	0	0	0	0	0	\$11,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G2050	0	0	0	0	0	\$18,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G302001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$19,200	0	0	0	0	0	0	0	0	0	0	0	0	0	
G301002	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$16,800	0	0	0	0	0	0	0	0	0	0	0	0	0	
G301004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G303001	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$48,000	0	0	0	0	0	0	0	0	0	0	0	0	0	
G306006	0	0	0	0	0	0	0	0	0	0	\$14,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G401002	0	\$48,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G402006	0	0	0	\$6,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G402006	0	\$2,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G402006	0	0	0	0	0	0	0	\$30,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
G402006	0	\$7,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010001	0	0	0	0	0	\$6,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010002	0	0	\$10,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010003	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010004	0	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010005	0	\$72,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010007	0	0	\$18,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010008	0	0	0	\$4,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010009	0	0	\$6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010010	0	\$14,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010012	0	\$30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010013	\$0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010015	0	\$18,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
H3010016	0	0	\$60,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Annual Estimated Expenditures	\$568,200	\$3,579,996	\$514,800	\$474,302	\$67,200	\$1,212,720	\$70,080	\$59,400	\$269,040	\$301,200	\$983,124	\$258,360	\$81,804	\$0	\$286,800	\$140,970	\$89,100	\$124,716	\$0	\$46,200	\$18,000	\$0	\$0	\$0	\$0	\$43,200	\$615,840	\$10,800	\$122,760	\$0	\$0	\$4,440

BUILDING CONDITION ASSESSMENT

APPENDIX C - QUESTIONNAIRE

McINTOSH PERRY

Building Name:

Owen Sound Police Service

Property Address:

922 2nd Avenue West, Owen Sound

	YES	NO	COMMENTS
Are there any significant health and safety concerns in the building?	☐	☒	
Is there a Fire Safety Plan in place?	☒	☐	
Is there an asbestos management plan in place?	☐	☒	Unknown about a plan. Renovations were done in 2008. Asbestos is present but is contained above the current dispatch room. There may be asbestos wrapped pipes/ducts in the penthouse mechanical room.
Are there any specific ongoing or chronic problems with indoor air quality?	☐	☒	We have had complaints in previous years about air quality in the communications office. There is a lack of circulation at times making the air stale in this area. The Communications office is going to be relocated in 2023.
Are there any issues with the mechanical systems?	☒	☐	Elevator is at end of life. It is still working but there have been ongoing problems.
Are there any ongoing issues with heating, ventilation or air conditioning?	☒	☐	There have been significant issues with heating and cooling. Temperatures are irregular causing discomfort for staff. The worst time for this when there are significant changes in temperature outside. The building system takes a long time to adapt. We have had a lot of service calls from the contract heating/cooling contractor. Sweating pipes in this system have also ruined ceiling tiles. The main air handler unit has been flagged as end of life/need replacement.
Are there any concerns with the plumbing? (includes storm water and sanitary drainage)	☒	☐	One drain in the ident office periodically plugs and no solid waste goes down this drain - this may be a filter issue specific to this drain. Overall no major plumbing problems.
Are there any underground or aboveground storage tanks on the site?	☒	☐	Yes, large exterior generator at the rear of the building has a diesel storage tank contained underneath the unit.
Are there any issues with the electrical system? (outages, overheating, etc)	☒	☐	Ground floor electrical room components (panels etc) has been identified for replacement. Electrical units in mechanical penthouse need replacement, currently band aid safety solutions in place. Hydro one transformer at rear of building alcove needs replacement with new underground feed from street - Hydro One has been aware of this for a number of years.
Has there been any water ponding on the roof and/or water leakage?	☒	☐	Yes, ongoing ponding on the roof. The roof drains are several inches above roof level and 3 to 6 inches of water can be sitting on the roof at any time. Even in the driest times the roof still has standing water. Some leaks have occurred however cladding on penthouse mechanical room will solve the majority of previous leaks. There is currently a leak in the back stairwell roof.
Are there any concerns with lack of insulation or drafts? (include location)	☒	☐	Windows and some exterior doors are at end of life. Drafts from cracks around window frames. Significant heat loss through front exterior doors.
Are there any concerns about mould, moisture, water penetration or leakage in the building?	☒	☐	No mould issues. Leaks as mentioned above.

McINTOSH PERRY

	YES	NO	COMMENTS
Are there any additional environmental concerns?	☐	☒	
Have there been any recent major repairs/replacements? (If yes, include year and cost estimate)	☒	☐	Cladding on Penthouse mechanical room replaced March 2023. Roof done approx 2020. AC units replaced within last few years.

Additional Comments:

The building is a 2 story police service that operates 24/7. The exterior of the building is brick. There is significant brick deterioration on the top of the building and the stairwell enclosures on the roof. Water penetration between the layers of bricks is causing swelling and pressure between the brick layers. The pressure is popping the brick faces which fall to the ground. The mens and primarily the womens staff washrooms need renovations. They are currently functional but significantly dated. Some flooring should be planned for upgrades as tiles are starting to lift in some areas. The building should also be converted to LED lighting.

Please attach any drawings, relevant building reports, hazardous substance surveys/asbestos surveys, maintenance records, compliance orders, and service agreements.

Completed By: **Jeff Fluney**

Title: **Police Inspector**

Date: **19 April 2023**

Return By: April 21, 2023

Return To: John Kirkpatrick

McIntosh Perry

Fax: 905-695-0221

Email: j.kirkpatrick@mcintoshperry.com