



SEALED PROPOSALS FOR BUILDING CONDITION ASSESSMENTS WILL BE RECEIVED BY:

The Corporation of the Municipality of Powassan
250 Clark Street, PO Box 250
POWASSAN, ON, P0H 1Z0

**REQUEST FOR PROPOSAL NUMBER: 2020-04
BUILDING CONDITION ASSESSMENTS**

TENDER CLOSING DATE AND TIME: 2:00 P.M. LOCAL TIME May 19, 2020

TENDER OPENING TIME: 2:30 P.M. LOCAL TIME May 19, 2020
To be awarded at the council meeting of
May 19, 2020

QUOTE FOR: Building system inspections, report, and
recommendations for Powassan Arena's.

**This complete RFP package must be submitted in a sealed envelope, clearly
marked "Building Condition Assessments RFP: 2020-04"
LOWEST OR ANY QUOTE NOT NECESSARILY ACCEPTED**

Location Of Work:

The location of work is to be: The Sportsplex arena (433 Main Street, Powassan), the Trout Creek Community Center (181 Main Street West, Trout Creek), and the Public Works Sand Dome (750 Main Street, Powassan) as described in the bid form.

Schedule of Contract Documents:

1. The following information for bidders
2. Bid Form
3. Appendix A - Proposal Evaluation
4. Appendix B – Previous Building Condition Assessment
5. Standards: OPSS.MUNI 100, and Structural Condition Assessments of Existing Buildings and Designated Structures Guideline (2016) – PEO. These are **not** attached to this proposal; however, the successful service provider is expected to read these in their entirety.

General Information:

All inquiries concerning the proposal, prior to proposal closing shall be directed to:

Codey Munshaw EIT, Public Works Engineer
Municipality of Powassan
Box 250, 250 Clark Street, Powassan ON P0H 1Z0
Telephone 724-2813 ext. 202 or 705-491-1749/Fax 724-5533
Email: cmunshaw@powassan.net

Mark Martin, C.B.O (Chief Building Officer)
Municipality of Powassan
Box 250, 250 Clark Street, Powassan ON P0H 1Z0
Telephone 724-2813 ext. 228 or 492-3488
Email: mmartin@powassan.net

For the purpose of this document a company providing inspection services for the Municipality of Powassan, will hereby be referred to as a "Service Provider".

The Service Provider will submit their sealed proposal's by traditional mail/drop-off at the previously stated Municipal building before RFP closure. In light of the COVID-19 pandemic, the Municipality will also accept proposals via. email (in PDF format **only**) at cmunshaw@powassan.net, or by fax at 705-724-5533. We encourage all interested parties to use these alternative submission methods (if faxed or emailed, bid deposits shall be mailed via traditional mail, with a copy of the bid deposit attached to the faxed/emailed Proposal Submission). Service Provider must submit this entire completed proposal package (excepts Appendix A, which will be completed by Municipal staff).

A Service Provider may amend their proposal at any time prior to the set closing date/time by submitting a signed and sealed amendment. No amendments will be accepted post RFP closure. A proposal may be voided by superseding it with a later proposal or letter of withdrawal, prior to the closing date and time.

Any and all RFP's that are received after the quote closing date/time, will be rejected by the Municipality. Any and all unsigned Tenders will be deemed unacceptable, and will be rejected by the Municipality.

Notification of Acceptance of proposal will be by telephone and written form of notice, to the address of the Contractor used on the bid forms. The Date of Acceptance shall be deemed to be the date the Contractor receives the Notification of Acceptance.

Due to the COVID-19 precautions taken by the Municipality, the proposal opening process will **not** be open to the public. The bid results will be posted on the Municipal website following the Tender opening.

Scope of Work:

The Service Provider will be responsible for the supply of all necessary manpower to generate a building condition assessment for the following buildings:

- Powassan Sportsplex (433 Main Street, Powassan): This building is approximately 37,650 ft², and serves as an arena and curling rink.
- Trout Creek Community Center (181 Main Street West, Trout Creek): This building is approximately 28,330 ft², and serves as an arena and a community centre.
- Public Works Sand Dome (750 Main Street, Powassan): This building is approximately 6,628 ft², and is used to store the Municipality's winter sand.

The primary goal of this work is to identify any potential issues with these facilities to ensure that they are safe for the employees/general public, and that any required repairs that could compromise the safety of the employees/general public can be made in a timely manner. The secondary goal of this work is to identify any necessary repairs required to be made to the: foundation, exterior walls, interior walls, roof and roof framing, grandstands and or bleachers, interior floors, mechanical and electrical systems, and arena systems.

Project Details:

The Service Provider shall conduct a close-up/comprehensive examination of all exposed components of the roof and framing members of the Sportsplex, T.C.C.C (Trout Creek Community Center), and Public Works Sand Dome. The condition of the materials will be checked and the extent of deterioration will be recorded. The Service Provider shall also assess all major building components, and evaluate the current condition as well as, provide suggested future rehabilitation/replacement strategies. It is assumed that the Municipality shall supply all necessary ladders and lift equipment upon the Service Provider request.

The Service Provider shall conduct a structural review of the existing building components and/or review of previous Inspection Reports and drawings to confirm the adequacy of the building with respect to current requirements of the Ontario Building Code. Previous inspection reports and available building drawings shall be provided at the Service Providers request. The Service Provider shall also use the November 2016 "Structural Condition Assessments of Existing Buildings and Designated Structures Guideline" published by P.E.O (Professional Engineers Ontario) as a guideline for conducting the condition assessments.

The Service Provider shall prepare a Building Condition Assessment for each building summarizing all observations, conclusions and recommendations. This will also include a recommended interval for future inspections. The Service Provider shall provide individual reports for each building inspected.

The successful service provider shall supply to the Public Works Engineer three (3) sets of paper copies (each facility shall have its own separate report), and one (1) set of the digital copy of the final structural/condition assessment. The digital copy shall be in PDF format, and shall be displayed in such a manner so that this information can be easily transferred into the Municipality's asset management software.

The Municipality requires all interested parties to provide two different Prices:

Option A: shall include all items as stated above and as shown in Appendix B-Previous Building Condition Assessment.

Option B: Shall include all of the above mentioned items, as well as an asset management plan/table for these buildings. This asset management plan will consist of a table providing rough estimates of all building repair costs, and shall prioritize these cost. This plan will lay out what spending is required every year for a ten (10) year period. This table should also include an estimated remaining useful life of all inspected items.

Proposal Evaluation Criteria:

This proposal will be evaluated based on the evaluation criteria seen on page 5 in Figure 1. We ask that a brief description of the work plan, timeline, the equipment to be used, equipment required to be supplied by the Municipality, the manpower proposed, and references of other similar projects completed in the past be included with the proposal.

Start date for the work will be mutually agreed upon by both parties, and will be completed as per the Service Provider's proposal timeline.

The submitted proposal will be evaluated by the Municipality of Powassan as per figure 1: evaluation criteria. The Municipality will base the award selection on the overall evaluation score of the proposals, recommending that council awards the contract to the Service Provider with the overall highest evaluation score.

Item	% Of Overall Evaluation Score
Timeline	10%
Quality of submission package	10%
Work related experience	20%
Pricing	60%

Figure 1: Evaluation Criteria

Provisional Items:

Items of work that may be required during the course of this project, but the exact requirements of which will depend on budget compatibility, are shown as "Provisional Items". The Service Provider shall price these items accordingly and shall not claim any anticipated loss of profit or increased overhead if any or all of these items are reduced or deleted altogether. These items will depend in large part on the service provider requirements to properly inspect these structures (for instance, the sand dome is partially filled with winter sand, and salt. If the service provider needs this structure to be empty, the Municipality may elect to remove this item altogether).

Liability/Indemnification:

The Contractor shall indemnify the Municipality, its officers, employees and agents from all claims, demands, actions, or other proceedings initiated by others arising out of or attributable to anything done, or omitted to be done by the Contractor, its officers, employees or agents in connection with the services performed or required to be performed under this Contract.

Liability/Insurance:

The Service Provider shall maintain a policy of motor vehicle liability insurance for both owned and non-owned licensed vehicles having limits of not less than five million dollars (\$5,000,000.00) inclusive per occurrence for bodily injury, death, and damage to property.

The Service Provider shall maintain a policy of general liability insurance having limits of not less than five million dollars (\$5,000,000.00) inclusive per occurrence for bodily injury, death, and damage to property.

The general liability policy shall include the Municipality as an additional insured, but only in respect of and for the duration of the services to be performed under this contract and shall contain a cross liability clause endorsement.

The Service Provider shall also maintain professional liability (errors and omissions) insurance in the amount of five-hundred thousand dollars (\$500,000.00) per claim and one-million dollars (\$1,000,000.00) in aggregate. This insurance shall cover any and all errors or omissions made by the professional in the rendering of all reports and professional services as requested by this proposal.

The Service Provider shall provide proof of valid WSIB coverage. Prior to the beginning of the Contract the Service Provider must provide proof of insurance

(certificate of insurance or certified copy of policy) to the Public Works Engineer.

POLICY NO.: _____ INSURANCE CO.: _____

POLICY NO.: _____ INSURANCE CO.: _____

AMOUNT: _____ EXPIRY DATE: _____

Bidder Deposit:

Bidders are required to deposit a certified cheque, payable to the Corporation of the Municipality of Powassan for 10% of the total bid price. Unsuccessful bidders' cheques will be returned within thirty (30) days following the contract award. The successful bidder's cheque will be released when all necessary documents have been received by the Municipality.

Payment, Holdback, and Completion:

The Service Provider shall be paid in full, at the bid unit price for all completed building condition assessments supplied to the municipality, upon successful completion of the contract to the satisfaction of the Municipality. Any change in the proposed unit bid price must be approved by the Public Works Engineer.

Breach of Contract and Contract Termination:

If the Contractor or Municipality shall fail to meet the terms of the contract herein explained, the party conforming to the contract will have the opportunity to terminate the contract due to the other party breaching the contract. When a non-conformance is noticed by a party, the conforming party has a responsibility to notify (either by letter or email) the non-conforming party. The non-conforming party will have 10 business days to meet the terms of the contract, failure to do so will be a breach of contract and will be grounds for immediate dismissal.

Additionally, should the Contractor or Municipality knowingly provide false information during the completion of this contract document, it will be henceforth considered that the complying party was given insufficient information to formal accept the contract; meaning that the contract will be now in void, unless both parties can agree on new terms to this contract.

Health & Safety:

All work performed under this Contract must be carried out in accordance with the Municipality's Health and Safety Policy and any federal and provincial health and safety legislation and regulations. Failure to comply with this condition will be considered a breach of contract.

It will be the responsibility of the Service Provider to ensure: that all employees/workers conducting building assessments wear all appropriate PPE (Personal Protective Equipment), all regulations and procedures within the Occupational Health and Safety Act are met, that the health and safety of all workers or employees is protected, and that the health welfare and property of all residents/civilians is preserved.

Any and all unsafe acts committed during the completion of this contract, shall be brought to the attention of the operations manager who shall notify the on-site foreman. If the occurrence/act is not rectified in a timely manner, the Ministry of Labour will be informed.

Bid Form

The Service Provider has carefully examined the conditions and specifications attached and referred to in this contract, and has carefully examined the site and work location and understands and accepts the said conditions and specifications, and for the prices set forth in this quote, hereby offers to furnish all labour, equipment and materials, except as otherwise specified in the contract, to complete the work in strict accordance with said conditions and specifications for the sum provided in the table below:

Item	Spec	Description	Floor Area	Units	Unit Bid Price	Total Bid	
Option A – Standard Reports							
1	OPSS 206,OPSS 1010, S.P.	Sportsplex Arena	37,650	ft ²	\$	\$	
2	OPSS 206,OPSS 1010, S.P.	Trout Creek Community Centre	28,330	ft ²	\$	\$	
Provisional Item							
3	OPSS 206,OPSS 1010, S.P.	Public Works Sand Dome	6,628	ft ²	\$	\$	
					HST	\$	
					Total Bid	\$	

Item	Spec	Description	Floor Area	Units	Unit Bid Price	Total Bid	
Option B – Reports With Asset Management Table							
1	OPSS 206,OPSS 1010, S.P.	Sportsplex Arena	37,650	ft ²	\$	\$	
2	OPSS 206,OPSS 1010, S.P.	Trout Creek Community Centre	28,330	ft ²	\$	\$	
Provisional Item							
3	OPSS 206,OPSS 1010, S.P.	Public Works Sand Dome	6,628	ft ²	\$	\$	
					HST	\$	
					Total Bid	\$	

Bid Form

I/We (the Service Provider) promise that: I/we are over the age of 18, are of right mind, are not under the influence of alcohol or controlled substances, wish to enter into a legally binding contract with the Municipality of Powassan, and agree to perform the work without undue delay to ensure that work is completed as specified in this RFP.

Name of Individual or Firm _____

hereinafter referred to as the

"Service Provider" (Print)

Address:

Phone Number _____

Authorized Signature _____

Title _____

Date _____

Witness or Firm Seal _____



Appendix A: Proposal Evaluation

(To be completed by Municipal Staff)

Service Provider: _____

Date: _____

Timeline		
Score (of 5)	Description	Service Provider Score (Place an "X" in the row corresponding to Service Providers Score)
5	Service Provider submitted fastest feasible timeline	
4	Service provider submitted a timeline that is up to 5% longer than quickest timeline, or second fastest timeline	
3	Service Provider submitted a timeline that is 5% to 10% longer than quickest timeline, or third fastest timeline	
2	Service Provider submitted a timeline that is 10% to 15% longer than quickest timeline, or fourth fastest timeline	
1	Service Provider submitted a valid proposal, however the proposed timeline is greater than 15% longer than quickest proposed timeline, or is slower than fourth fastest timeline	
0	Service Provider did not provide a valid quote in accordance to RFP document, did not include this section, or timeline is deemed not to be feasible/acceptable.	

Quality of Submission Package		
Score (of 5)	Description	Service Provider Score (Place an "X" in the row corresponding to Service Providers Score)
5	Service Provider submitted proposal of the highest quality	
4	Service Provider submitted proposal of the second highest quality	
3	Service Provider submitted a proposal of the third highest quality	
2	Service Provider submitted a proposal of the fourth highest quality	
1	Service provider submitted a proposal of quality lower than fourth highest, or proposal was of subpar quality. (note: placement of proposal quality does not guarantee a higher score if it is deemed that the proposal is of subpar quality)	

0	Service Provider did not provide a valid quote in accordance to RFP document, or did not include this section	
Work Related Experience		
Score (of 10)	Description	Service Provider Score (Place an "X" in the row corresponding to Service Providers Score)
10	Service Provider submitted quality references , and proof of project completion well above the scope of work stated in the RFP package	
8	Service Provider submitted quality references, and proof of project completion of a similar scope of work to the RFP package	
6	Service Provider submitted references, and proof of project completion that satisfies the Municipality in the capability of the Service Provider completing the contract effectively	
4	Service Provider submitted poor references, and did not provide the Municipality adequate proof of project completion that would indicate that the Service Provider could effectively preform the work required	
2	Service Provider submitted very poor or no reference, and submitted proof of project completion of a scope well below the scope of work specified in the RFP package. Service Provider has not yet completed a project of this magnitude, and the Municipality does not believe that the service provider can conduct the required work effectively.	
0	Service Provider did not provide a valid quote in accordance to RFP document, did not include this section, or work related experience is deemed not to be acceptable.	
Pricing		
Score (of 30)	Description	Service Provider Score (Place an "X" in the row corresponding to Service Providers Score)
30	Service Provider submitted cheapest feasible quote	
25	Service provider submitted a quote that is up to 5% more expensive than the cheapest quote, or submitted the second cheapest quote	
20	Service Provider submitted a quote that is 5% to 10% more expensive than the cheapest quote, or third cheapest quote	

15	Service Provider submitted a quote that is 10% to 15% more expensive than the cheapest, or fourth cheapest quote	
10	Service Provider submitted a quote that is 15% to 20% more expensive than the cheapest quote, or quote is the fifth cheapest	
5	Service Provider submitted a quote that is greater than 20% more expensive than the cheapest quote, or quote is the sixth cheapest	
0	Service Provider did not provide a valid quote in accordance to RFP document, Service Provider did not include this section, an error was found in the bid costing, or the quote price was deemed not to be acceptable	
Total Service Provider Score (Combined Score For All Categories)		
Score (of 50)		

Note: Throughout the evaluation, the Municipality of Powassan has the right to select evaluation score based on either percentage (%) more that the lowest or ranking (in the pricing and timeline categories), if the Municipality deems it necessary for the proposal selection. The Municipality might choose to use this technique if there is a tie, and one company did not perform adequately on some evaluation categories.

As a default the Municipality of Powassan shall evaluate the Service Providers proposals by means on ranking (i.e.: first, second, third, etc.) for pricing and timeline categories.

The proposal evaluation will be completed after bid opening on May 19, 2020. Upon the completion of the proposal evaluation, the evaluation scores will be compared. The Service Provider that submitted the proposal with the highest overall score will be recommended to council, to have their proposal accepted.

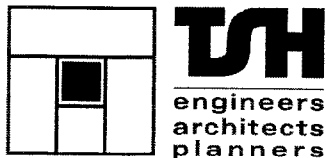
Municipality of Powassan

**POWASSAN SPORTPLEX
BUILDING CONDITION ASSESSMENT**

TSH PROJECT NO. 36-19660

RECEIVED

Municipality of Powassan



October 2007

copy: Mayor and Council Members
Sportsplex Board of Management

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1.0 INTRODUCTION

Totten Sims Hubicki Associates have been commissioned by the Municipality of Powassan to complete a Building Condition Assessment of the Powassan Sportplex. The building assessment were completed to meet the Ministry of Labour requirements and Guidelines for the Investigation and Repair of Arena Structures (A.P.E.O. 1971) as well as to investigate interior and exterior building components for deteriorations and possible problem areas requiring maintenance.

It is understood that the existing arena structural components have been checked and verified to have been designed to meet the requirements of the 1970 National Building code or later editions.

Recommendations for restoration or upgrade items are identified and prioritised with respect to the time frame for completing the work.

Site photographs are included in Appendix

2.0 BUILDING CONDITION ASSESSMENT

BUILDING COMPONENT		REMARKS	REPAIR PRIORITY
Site	Asphalt	<ul style="list-style-type: none"> Asphalt areas appear to be in fair condition 	
Foundation	Concrete	<ul style="list-style-type: none"> There is no evidence of any foundation settlements or detrimental movements. 	
	Block	<ul style="list-style-type: none"> Extensive moisture and unsightly algae growth along the north exterior foundation wall indicates a lack of perimeter insulation. It is recommended that the exterior grades be raised not only to eliminate the exposed walls but also to reduce the step to the exit doors from the facility. 	1-2 years
Exterior Walls	Metal Siding	<ul style="list-style-type: none"> The exterior metal siding is in fair to good condition. All wall penetrations should be properly sealed to prevent moisture infiltration. 	Immediate
	Masonry	<ul style="list-style-type: none"> Most of the painted exterior masonry was noted to be in good condition. There is no evidence of settlement or movements with the back up load bearing masonry block. Parging in several areas is delaminated due to frost action. 	
	Control Joints	<ul style="list-style-type: none"> The existing caulked control joints are in fair condition but will need to be restored in 3 years 	3-5 years
Interior Walls	Concrete Block	<ul style="list-style-type: none"> All interior walls appeared to be in good condition. 	
Roof Framing	Steel Frames	<ul style="list-style-type: none"> The main steel roof frames are in good condition. 	
		<ul style="list-style-type: none"> All joists appeared to be straight and true with no signs of excessive deflections or deteriorations. Welds within the joists all appear in good condition. Minor corrosion of the bottom chord of the joists was noted. It is recommended that the joists be re-painted within 3 to 5 years to prevent excessive rust build up and costly cleaning in the future. Refer to photo 	3-5 years
	Connections	<ul style="list-style-type: none"> Connections to the exterior masonry were found to be in good 	

BUILDING COMPONENT		REMARKS	REPAIR PRIORITY
		condition with no signs of distress or deterioration.	
	Bridging	<ul style="list-style-type: none"> Steel framing elements appeared to be in good condition. 	
	Purlins	<ul style="list-style-type: none"> The cold formed Z purlins are in fair condition and have moderate surface corrosion. The purlins should be painted within 5 years 	3-5 years
	Roof / Wall Bracing	<ul style="list-style-type: none"> Roof and wall brace rods were noted in good condition. Rod tension was generally found to be acceptable. 	
	Frame Bracing	<ul style="list-style-type: none"> The galvanized brace angles are in good condition. 	
	Timber roof trusses	<ul style="list-style-type: none"> There was no evidence of material distress on the existing trusses. 	
Roofing	Roof Deck Arena	<ul style="list-style-type: none"> The pre-finished standing seam metal roof deck was noted in fair to good condition. Minor corrosion was observed. Refer to photo. 	
	Roof Deck Zamboni	<ul style="list-style-type: none"> The mechanically fastened pre-finished roof deck is in fair condition but requires repairs to several leaks. It is recommended that all fasteners be torqued and sealed to prevent further corrosion and leakage. Refer to photo. 	Immediate
	Roof insulation	<ul style="list-style-type: none"> The existing foil faced batt insulation is in fair condition. Significant corrosion was noted on the wire mesh used to support the insulation. Painting of the wire mesh is recommended as soon as possible for aesthetic reasons. 	
	Shingles	<ul style="list-style-type: none"> The existing roofing shingles on the east end of the facility are in fair condition. Significant deterioration was noted on local areas of the roof near the chimney stack, eaves and ridge. Refer to photos. Replacement of local areas of shingles is recommended within 2 to 4 years. 	2 - 4 years
	Low Emissive Ceiling	<ul style="list-style-type: none"> There is no low-Emissive ceiling in the facility. The installation of a low E ceiling is recommended to reduce the rate of deterioration and corrosion of the roof steel elements. 	
Grandstand	Pre-cast Concrete	<ul style="list-style-type: none"> There was no significant deterioration or distress apparent on the viewing area support slabs and support framing. 	

BUILDING COMPONENT		REMARKS	REPAIR PRIORITY
	slabs		
Interior Floors	Steel / Concrete	<ul style="list-style-type: none"> There was no evidence of significant material deterioration or distress on the interior elevated floor framing systems. 	
	Hall / Kitchen	<ul style="list-style-type: none"> The existing hall and kitchen finishes are in fair to good condition. The existing thermopane windows appeared in good condition. 	
	Dressing Rooms	<ul style="list-style-type: none"> The existing dressing rooms are in fair condition. Fresh air louvers to the exterior or to the interior corridor should be provided to allow the exhaust system to function. The T-bar ceiling was damaged in several areas. The showers are in fair condition and appear to have been recently painted. 	Immediate
	Washrooms	<ul style="list-style-type: none"> The existing washrooms are not barrier free. Consideration should be given for the upgrade of the facility to allow better barrier free access. 	
	Office	<ul style="list-style-type: none"> The existing carpeting in the office area is in poor condition and should be replaced. 	
	Curling Club	<ul style="list-style-type: none"> The existing curling club finishes are in good condition. 	
	Rubber Flooring	<ul style="list-style-type: none"> The existing rubber flooring in the lobby, washrooms and dressing rooms was noted in fair to good condition. Areas should be replaced as required. 	
	Doors and Hardware	<ul style="list-style-type: none"> The interior and exterior metal doors are generally in good condition. The interior wood doors to the men's washroom is in poor condition and should be replaced. 	
Arena	Dasherboards	<ul style="list-style-type: none"> The existing dasherboards are constructed using steel posts and wood stringers. The boards are in fair to good condition with only minor adjustments needed on gate hardware. The monofilament netting meets current codes and is in good condition. The lift gate framing and bracing elements were under repair at the time of investigations. TSH would recommend that the lift gate be replaced with a swing gate for improved safety. 	

BUILDING COMPONENT	REMARKS	REPAIR PRIORITY
	<p>The gate would need to be constructed in two sections. The upper part of the gate would be a swing gate, while the lower 8" +/- section would be removable (drop in panel) in order to accommodate the ramp in the floor.</p>	
Rink slab	<ul style="list-style-type: none"> ▪ The existing concrete rink slab is in good condition with only minor surface cracking. There is no remedial work required at this time. 	
Arena Heaters	<ul style="list-style-type: none"> ▪ The existing infra-red heaters were reported to be in good condition. 	
Arena Dehumidifier	<ul style="list-style-type: none"> ▪ The one 7.5 ton mechanical dehumidifier was reported to be about 15 years old and is reaching its life expectancy. Replacement may be required within 2 to 5 years ▪ Considerations should also be given for the installation of one addition unit to better maintain relative humidity especially during the fall start up months. 	2-5 years
Zamboni Room	<ul style="list-style-type: none"> ▪ The Zamboni room should be provided with a propane gas leak detector for safety. The gas fired hot water heater and boiler are slightly elevated but would be an ignition source should there be a gas leak from the Zamboni. ▪ Exhaust ventilation of the large snow pit should also be installed to prevent the accumulation of propane at low levels. ▪ The current wooden door to the arena should be replaced with a rated fire door to meet current building codes. 	Immediate
Refrigeration Room	<ul style="list-style-type: none"> ▪ The existing refrigeration room is in fair condition. ▪ The exposed rigid wall insulation must be covered with drywall to meet building codes and reduce smoke development should there be a fire. ▪ A fresh air intake louver should be installed to allow the exhaust system to properly function. 	
Refrigeration System	<ul style="list-style-type: none"> ▪ The refrigeration system is about 30 years old and is reaching its life expectancy. The system consists of 2 - 50 HP mycom compressors, shell and tube chiller, brine pump and induced draft evaporative condenser. ▪ It is recommended that the ammonia side of the system be 	3-5 years

BUILDING COMPONENT		REMARKS	REPAIR PRIORITY
		replaced within 3 - 5 years and be upgraded with new energy efficient control technology.	
		<ul style="list-style-type: none"> ▪ The existing brine pump base is deteriorated and should be repaired as soon as possible. 	1 year
		<ul style="list-style-type: none"> ▪ The steel water tank is badly rusted and should be changed within 3 years. 	2-3 years
		<ul style="list-style-type: none"> ▪ Compressor cooling is achieved by a once through water system which wastes extensive amounts of water. It is recommended that a closed loop glycol cooling system be installed when major upgrades are considered on the plant. 	
	Heating System	<ul style="list-style-type: none"> ▪ The existing domestic hot water heating system and hot water building heat is oil fired and has reached its life expectancy. ▪ It is recommended that the mechanical systems be converted with natural gas fired units to match the rest of the facility. 	1-3 years
Electrical System	Power	<ul style="list-style-type: none"> ▪ The existing 600 amp 600V and 100amp 240 V electrical services are in good condition. ▪ The use of two services for one building is not a preferred system due to the safety concerns. Extreme care should be taken when any repairs or modifications are undertaken. 	
	Lighting	<ul style="list-style-type: none"> ▪ The existing rink lighting is adequate and provided by metal halide units. Regular replacement of bulbs are required as the light levels degrade over time. ▪ The existing florescent light fixtures with T12 lamps should be converted to T8 for energy savings. 	

3.0 STRUCTURAL ASSESSMENT

This inspection of the Powassan Sportplex was completed in accordance with the Ministry of Labour requirements and Guidelines for the Investigation and Repair of Arena Structures (A.P.E.O. 1971). It is understood that since the Arena was previously inspected and upgrades completed as well as evaluated with respect to the design requirements of the 1970 National Building Code, a detailed structural analysis has not been completed at this time.

Based on our visual inspection and structural review of the components of the Arena, it is concluded that the existing structure is in good condition and adequate to support the loading as specified by the Ontario Building Code at time of construction and at least the 1970 National Building Code.

Recommendations with regard to maintenance items should be addressed in order to extend the life expectancy of the facility.

It is recommended that a future structural inspection of the arena be carried out in Five (5) years.

PREPARED BY:

totten sims hubicki associates

Sincerely



Tom Kara P. Eng. Associate

Project Manager

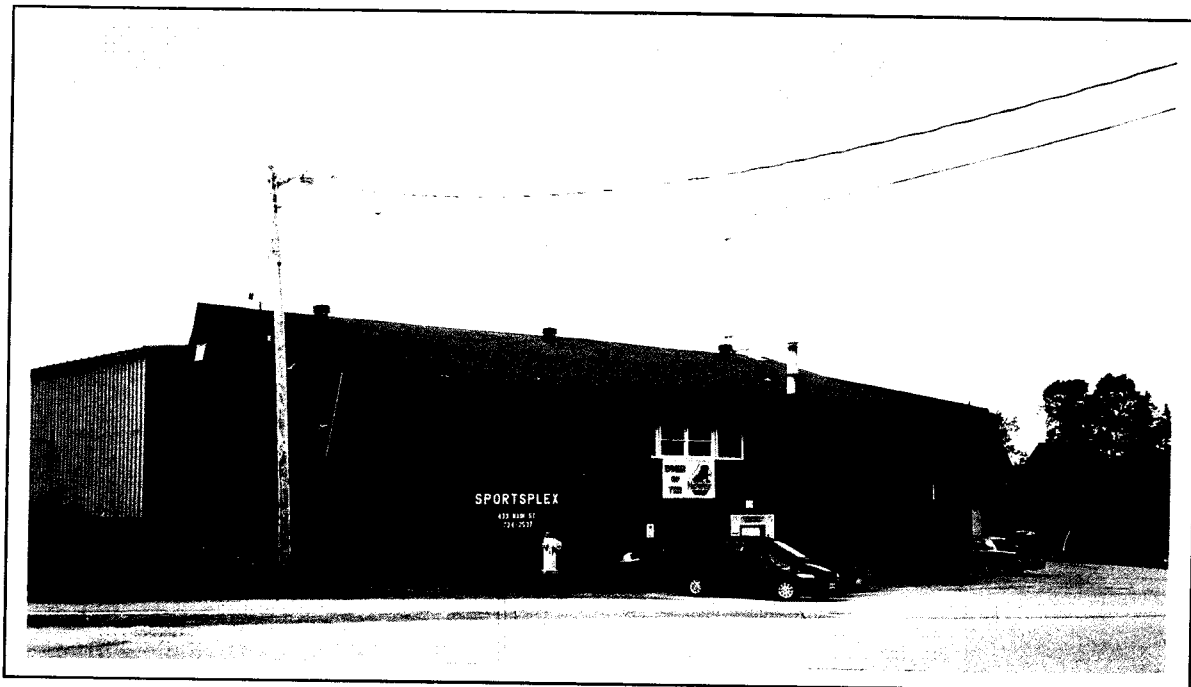
Phone: 1-905-668-9363

Fax: 1-905-668-0221

Cell: 1-905-767-1890

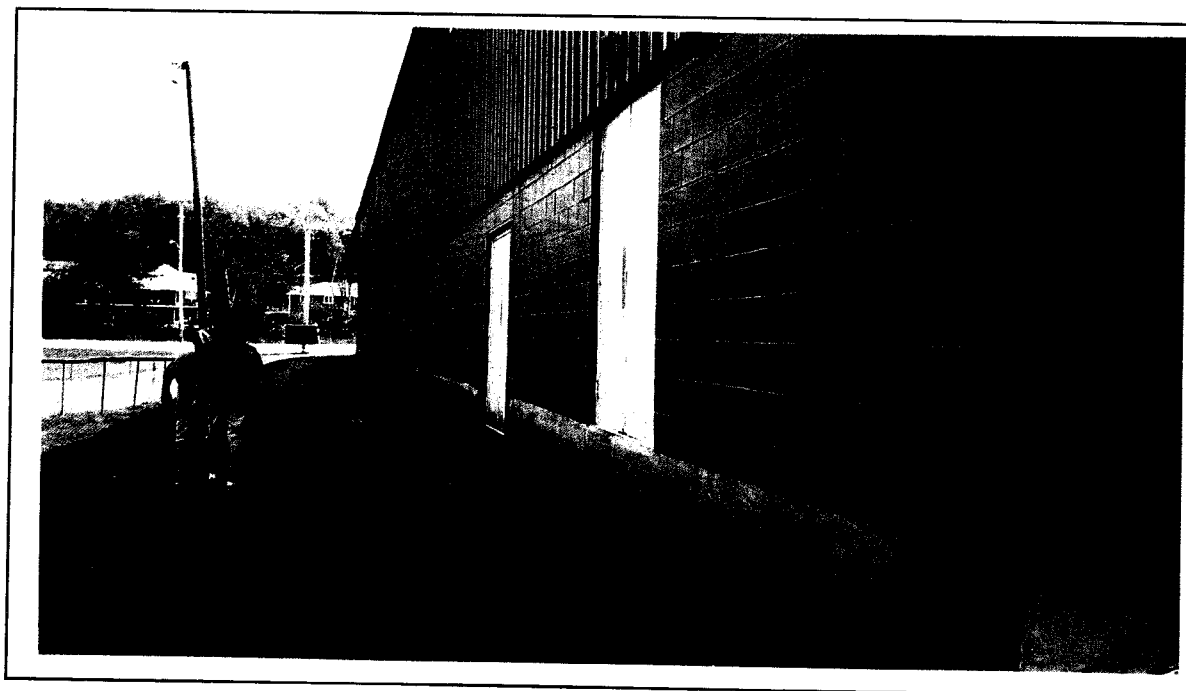
Email: www.tkara@tsh.ca

APPENDIX A
SITE PHOTOGRAPHS



EAST ELEVATION

Note: General Condition



NORTH ELEVATION

Note: Condensation on foundation wall



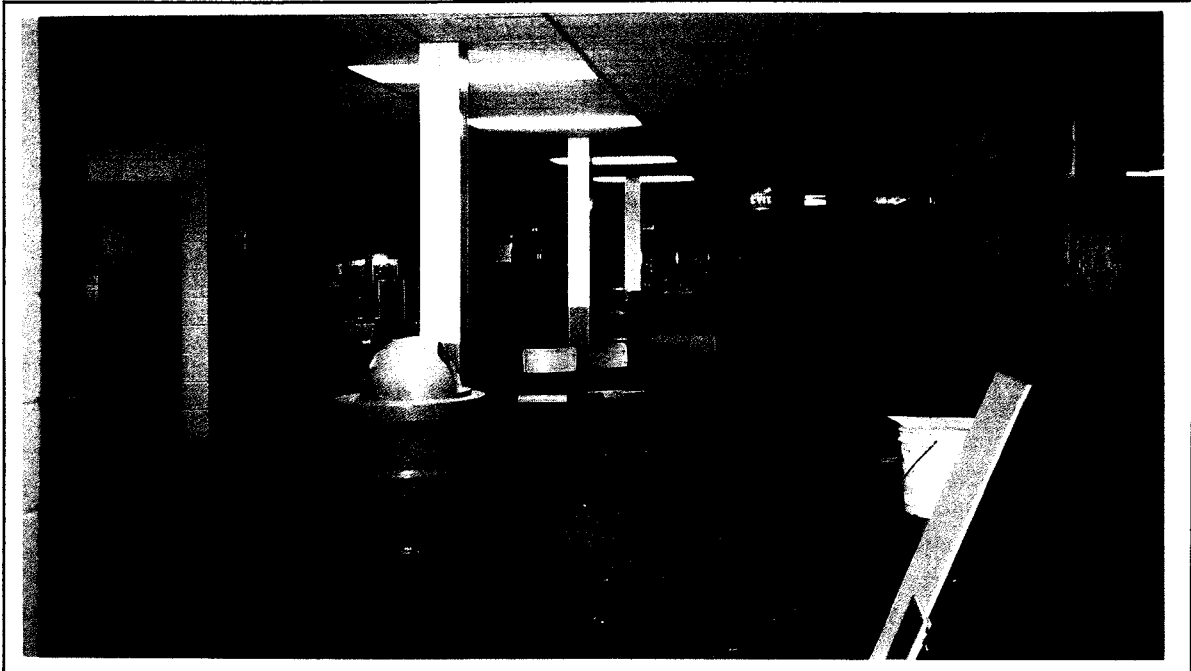
VIEW OF ROOF DECK

Note: Minor corrosion

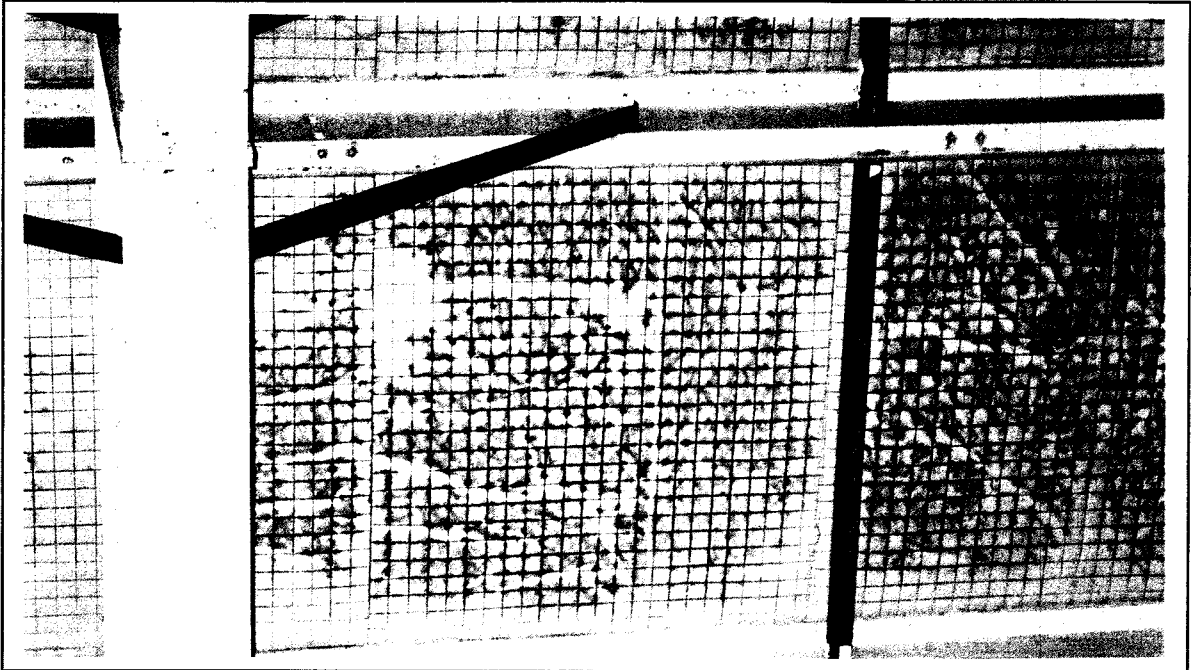


VIEW OF ROOF

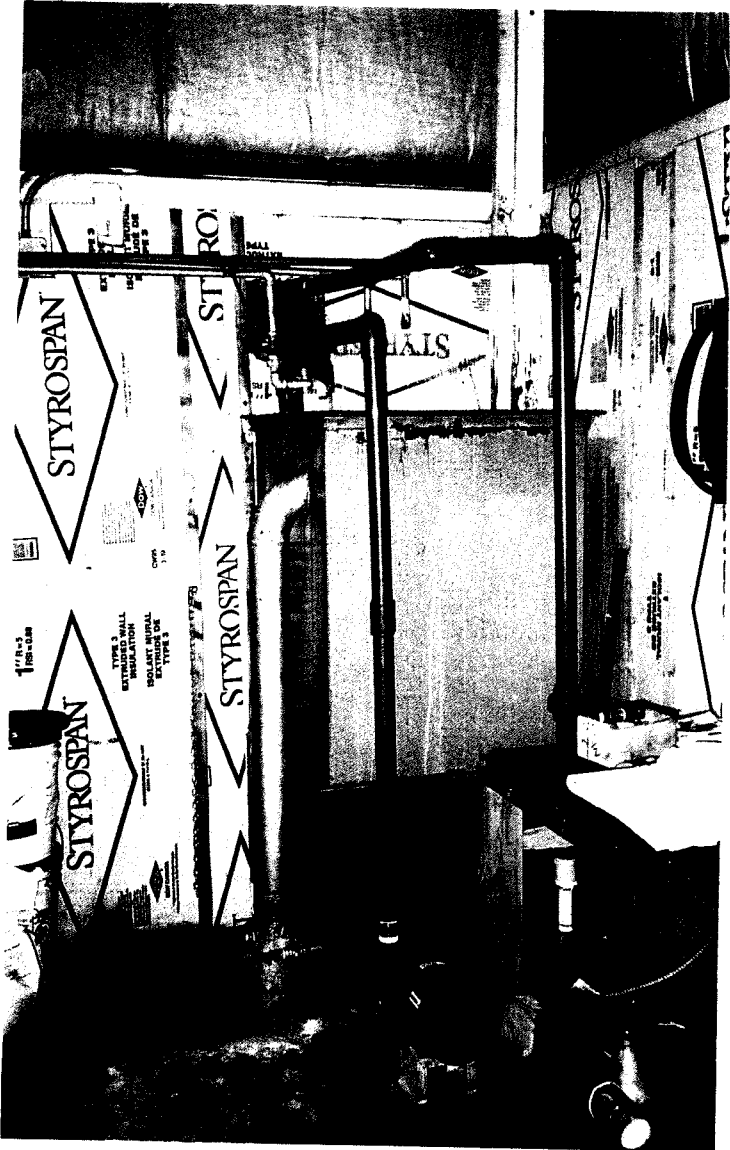
Note: Deterioration of shingles at ridge and eave



INTERIOR LOBBY
Note: General Condition

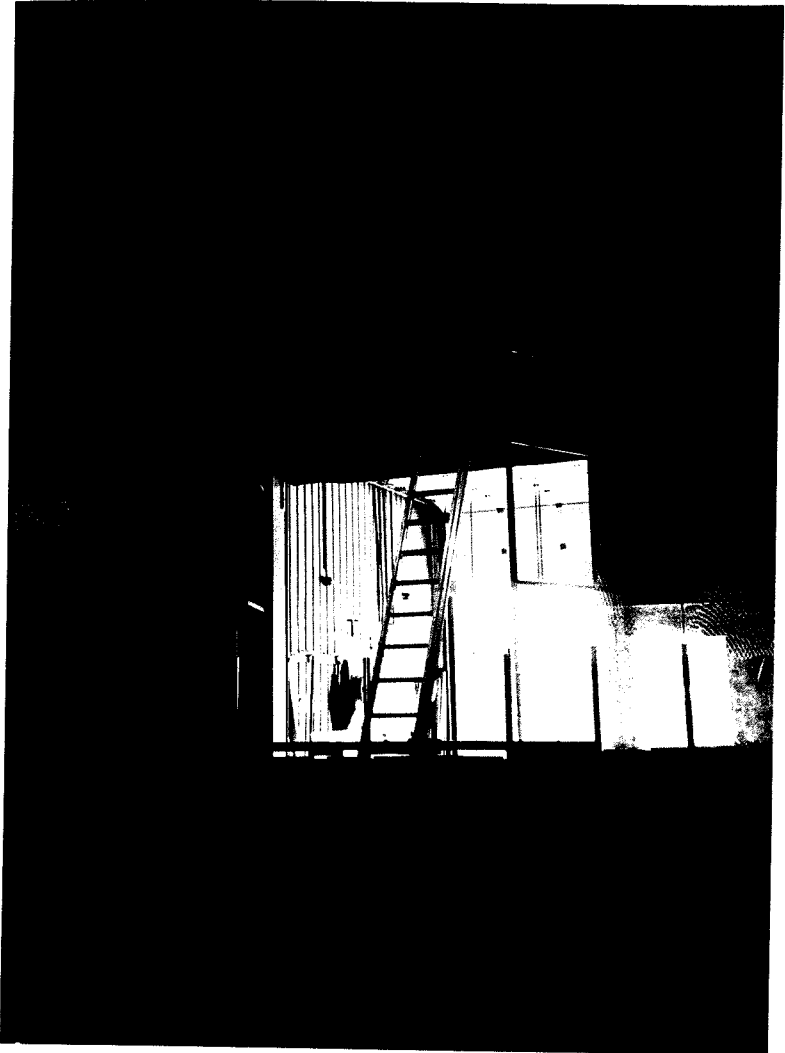


VIEW OR ARENA ROOF DECK
Note: Corrosion of wire mesh



INTERIOR VIEW OF REFRIGERATION ROOM

Note: Exposed wall insulation



INTERIOR VIEW OF DASERBOARD LIFT GATE

Note: General condition and support framing