

BUILDING INSPECTION REPORT

Douglas Snow Aquatic Centre

CITY OF TORONTO - EDCT DEPARTMENT

Alternate Names

Address 5100 Yonge St.

Inspected By WGA/LKMHE

Roof Area 2,508 sq.m. 27,000 sq.ft. **Storeys** 2

Gross Floor Area 3,716 sq.m. 40,000 sq.ft. **Construction Date** 1985

Components Indoor Pool

Date of Audit Oct/Nov 2001

Basement

EDCT Building ID # N17-P

City Building ID #

Ward # 23

District North

Tel # (416) 395-7587

Replacement Value \$10,000,000

<i>Life Exp</i>	<i>Year Install</i>	<i>Remain Life</i>	<i>Condition</i>	<i>Priority</i>	<i>Funding Level</i>	<i>\$ '000</i>	<i>Photo Ref #</i>	<i>Notes / Comment Ref #</i>
						<i>Repair + Replace = TOTAL</i>		



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1.1	Foundation	100	1985	84	Good	Low		6	6	N17-P_SP1,N17-P_SP2	
1.2	Structural Framing	100	1985	84	Good	Low					
1.3	Window s/Ext. Doors	20	1985	4	Poor	Average		26	26	N17-P_AP3	AN1, AN3, AN9
1.4	Exterior Walls	50	1985	34	Poor	Average		10	10	N17-P_AP6	AN2, AN4, AN6
1.5	Roofing			6				33	210	243	2007: Replace the roof
2.1	Interior Doors	20	1995	14	Fair	Low		5	5		AN17
2.2	Partitions and Finishes		1985		Poor	Average		1	1		AN18, AN16
2.3	Flooring	20	1985	4	Poor	High		50	50		AN10, AN19, AN15
2.4	Ceiling	20	1985	4	Poor	Average		20	20		AN14
2.5	Millwork	10	1995	4	Poor	Average		35	35		AN11, AN20
2.6	Specialties		1985		Fair	Average		6	50	56	AN13. New stainless steel lockers.
3.1	Mechanical	18	1984	1	Poor	High		132	132		M1, M2, M3
3.2	Plumbing	27	1984	10	Good	Low		72	72		M4, M5
3.3	Electrical	25	1984	9	Fair	Average		5	5		E1
3.4	Lighting	20	1984	5	Poor	High		10	10		E2, E3
3.5	Pool Heater	25	1984	8	Fair	Low		20	20		M11
3.6	Pool Deck Piping	25	1984	8	Fair	Average		75	75		M6
3.7	Pool Filter	20	1984	3	Fair	High		345	345		M7, M8, M9, M10, E5, E7
3.8	Arena Refrigeration Systems										
4.1	Fire Alarm System/Safety Lighting	20	1984	3	Fair	Average		29	29		E4
4.2	Fire Safety Plan										
4.3	Communication										
4.4	Security System										
4.5	Egress System		1985		Good	Low					
4.6	Others		1985		Fair	Average		5	20	25	AN5, AN8
4.7	M&E Testing					High		2	2		E6
5.1	Perimeter Hard Surfaces		1985		Good	Low					
5.2	Site Lighting										

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5.3	Signage		1985		Good	Low				
6.1	Barrier-free Entry, Egress and Interior Circ.		1985		Good	Low				
6.2	Barrier-free Washroom Fac./Drinking Fountains		1985		Good	Low				
7.0	Total							197 970 1,167		
8.0	Comments	AN1			North and south entrance doors and glazed screen. The frames are corroded by salt. Replace/repair.					
		AN10			Ceramic tile the change room floor and transitional areas to the natatorium.					
		AN11			Repace vanities in change rooms with Corian or stainless steel.					
		AN12			Re-grout mortar joints in glazed block walls in change rooms.					
		AN13			Refinish the lockers. Replace in about 3-5 years.					
		AN14			Heat pumps located above the Multi-Purpose Room and snack bar area are the source of constant leakage and damaged the drywall ceiling which required repair and repainting. The ceiling should be replaced with T-bar ceiling.					
		AN15			Repaint epoxy floor in spectator gallery.					
		AN16			Replace blinds in MP Room.					
		AN17			Replace doors to change rooms in about 5 years with powder-coated doors.					
		AN18			Refinish the two rolling doors to store rooms off the pool.					
		AN19			Office area: refinish floor with ceramic tiles and resilient/carpet combination.					
		AN2			North wall by the entrance was corroded by salt from piled up snow. The re-bars are exposed. Clean off rust and patch.					
		AN20			Office area requires general improvement to millwork.					
		AN21			Two offices could be converted from circulation space in the 'mall' area for aquatic staff use.					
		AN23			Natatorium: The lenses of the ceiling light fixtures are to be cleaned/replaced.					
		AN3			Repace 8 exterior doors and 3 frames.					
		AN4			Paint south soffit. Repair north soffit.					
		AN5			South end railings are rusting. Paint required. Replacement in about 5 years.					
		AN6			West facade at south end. Lower wall below the 2nd window module is stained. Cleaning required.					
		AN7			Exterior canister light fixtures. The bronze finish is tarnished. Replace in 3 years.					
		AN8			North end. Repair dented downspout.					
		AN9			Two skylights are leaking. Recaulk.					
		E1			Overhaul main distribution system. Replace aging panels in equipment room. Replace aging Sauna time clock.					
		E2			Replace T12 lighting with energy efficient T8's c/w electronic ballasts.					

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E3				Replace incandescents with compact fluorescents.					
E4				Replace aging Edwards FACP and provide strobe lights for the audibly challenged.					
E5				Replace rusty wall mounted starters with suitably protected MCC in 2003					
E6				Do infrared testing of electrical equipment					
E7				Relamp and relens overhead pool lighting and replace wet niche incandescent lighting in 2003.					
M1				Upgrade ventilation in Reception area and Hall to remove chlorine odours. Provide ventilation for upstairs Electrical Room.					
M10				Replace Pool heater					
M2				Increase capacity of the two general exhaust fans					
M3				Replace aging heat pumps and provide cooling for change rooms.					
M4				Replace HWT in 2004					
M5				Replace plumbing fixtures at end of life by 2010					
M6				Replace filtration piping by 2008 and deck piping by 2005					
M7				Replace aging pumps by 2006					
M8				Replace filtration system in its entirety by 2006					
M9				Replace pool ventilation and humidification system by 2005					
SN1				Water leakage from roof in snack area.					
SN2				Repainting required on east block wall of pool. Repair. (\$4000)					
SN3				Crack on east stair case wall of the gallery. Clean & fill. (\$1000)					
SN4				Crack on west wall of the pool. Clean & fill. (\$1000)					
SN5				Vertical crack in storage room. At north-west corner. Clean & fill.(\$1000)					
SN6				Ceiling is damaged at the north-west corner.					
9.0	Summary	AS		The natatorium is in very good shape after 16 years of use.					
		MES		The building mechanical and electrical systems need to be refreshed and updated to improve the buildings performance and reduce maintenance costs.					
		SS1		Steel roof on masonry walls.					
		SS2		Building is in good condition.					

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N17-P_AP1 Façade



N17-P_AP2 Reception office area



N17-P_AP3 Entrance doors



N17-P_AP4 North soffit



N17-P_AP5 South soffit



N17-P_AP6 Wall by north entrance doors

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N17-P_AP7 Dirty light lenses



N17-P_SP1 Building name



N17-P_SP2 Crack on the north-east corner block wall of pool.