

LIFE CYCLE COST REPORT
Douglas Snow Aquatic Centre

CITY OF TORONTO - EDCT DEPARTMENT

Alternate Names

Address 5100 Yonge St.

Inspected By WGA/LKM/HE

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</i>	<i>Year</i>	<i>Remain</i>	<i>\$ '000</i>					<i>\$ '000</i>										
	<i>Exp</i>	<i>Install</i>	<i>Life</i>	<i>Repair + Replace = TOTAL</i>					<i>2002</i>	<i>2003</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>



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	Life Exp	Year Install	Remain Life	\$ '000			\$ '000										
				Repair +	Replace =	TOTAL	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
1.1 Foundation	100	1985	84	6	6	6											
1.2 Structural Framing	100	1985	84														
1.3 Windows/Ext. Doors	20	1985	4	26	26	26											
1.4 Exterior Walls	50	1985	34	10	10	10											
1.5 Roofing			6	33	210	243	15	2	2	2	2	210	2	2	2	2	2
2.1 Interior Doors	20	1995	14	5	5	5						5					
2.2 Partitions and Finishes		1985		1	1	1		1									
2.3 Flooring	20	1985	4	50	50	50											
2.4 Ceiling	20	1985	4	20	20	20				20							
2.5 Millwork	10	1995	4	35	35	35		20	15								
2.6 Specialties		1985		6	50	56		6			50						
3.1 Mechanical	18	1984	1		132	132		92	40								
3.2 Plumbing	27	1984	10		72	72			12						60		
3.3 Electrical	25	1984	9		5	5		5									
3.4 Lighting	20	1984	5		10	10		10									
3.5 Pool Heater	25	1984	8		20	20							20				
3.6 Pool Deck Piping	25	1984	8		75	75			15				60				
3.7 Pool Filter	20	1984	3		345	345		35	250	60							
3.8 Arena Refrigeration Systems																	
4.1 Fire Alarm System/Safety Lighting	20	1984	3		29	29			29								
4.2 Fire Safety Plan																	
4.3 Communication																	
4.4 Security System																	
4.5 Egress System		1985															
4.6 Others		1985		5	20	25		5			20						
4.7 M&E Testing					2	2		2									
5.1 Perimeter Hard Surfaces		1985															
5.2 Site Lighting																	
5.3 Signage		1985															

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		Exp	Install	Life	Repair + Replace = TOTAL					2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
6.1	Barrier-free Entry, Egress and Interior Circ.		1985																	
6.2	Barrier-free Washroom Fac./Drinking Fountains		1985																	
7.0	Total				197	970	1,167	15	270	98	287	112	235	82	2	62	2	2	2	

Summary	AS	The natatorium is in very good shape after 16 years of use.
	MES	The buiding 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.