

LIFE CYCLE COST REPORT

Beaches

TORONTO PUBLIC LIBRARY

Alternate Names

Address 2161 Queen Street East

Inspected By WGA

Roof Area sq.m sq.ft. **Storeys** 2.5

Gross Floor Area 587 sq.m 6321 sq.ft. **Construction Date** 1916

Components Meeting Rooms(49), Carnegie Library, Historical Site(Listed), Wood Windows(Thermopane)

Date of Audit Jun/Jul 2002

Basement 1

TPL Building ID # S02

City Building ID #

Ward # 26

District South

Tel # (416) 393-7529

<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+</i>	<i>Replace=</i>	<i>TOTAL</i>	<i>Urgent</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	Year	Remain	\$ '000			\$ '000										
		Exp	Install	Life	Repair+	Replace=	TOTAL	Urgent	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
1.1	Foundation	100	1916/80		7		7		7									
1.2	Structural Framing	100	1916/80															
1.3	Windows/Ext. Doors	20	1916/80	0	32	183	215		65				75					75
1.4	Exterior Walls	50	1916/80		20		20		20									
1.5	Exterior Painting	10	1980	0	17		17		7							10		
1.6	Roofing	20	1994	12	62		62		62									
2.1	Interior Doors	20	1980	0														
2.2	Flooring	10	1980	0		40	40		40									
2.3	Ceiling		1996/80			40	40				40							
2.4	Interior Painting	7	1996	0	21		21		11							10		
2.5	Millwork	25	1980	3	25		25				25							
2.6	Interior Signage	20	1980	0	10		10		10									
2.7	Book Shelving	20	1916/80	0	70		70		70									
2.8	Specialties																	
3.1	Mechanical	20	1980	0	53		53			33								20
3.2	Plumbing	30	1980	8	12		12			5			1					6
3.3	Electrical	25	1980	3	21		21		15				6					
3.4	Lighting	20	1999	17	9		9		9									
3.5	Elevator																	
4.1	Fire Alarm System/Safety Lighting	20	1980	0	11		11	3					8					
4.2	Fire Safety Plan																	
4.3	Communication																	
4.4	Security System				15		15						15					
4.5	Egress System		1980															
4.6	Others																	
4.7	M&E Testing				1		1	1										
5.1	Perimeter Hard Surfaces	20	1980	0	15		15		15									
5.2	Site Lighting				1		1	1										

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		Exp	Install	Life	Repair+	Replace=	TOTAL	Urgent	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
5.3	Exterior Signage	20	1980	0	2	2	2											
6.1	Barrier-free Entry, Egress and Interior Circ.		1993		100	100	100											
6.2	Barrier-free Washroom Fac./Drinking Fountains		1993															
7.0	Total				153	614	767	5	433	38	65		105			20		101

Summary	AS1	AS2	AS3	MES1
	The west addition was built in 1980. The eavetroughs at the canopy are not large enough to receive heavy rain. The rain water migrates back to the building surface. The paving underneath the canopy is constantly wet, with ice build-up in winter.	The library is of a split-level design popular in the 70's. It is very inconvenient for the users, physically challenged, mothers with strollers, and the staff. Visual surveillance from a central control desk is impossible.	Inadequate washroom facilities (1 unisex and 1 HC). Additional load when the adjacent park has functions.	The mechanical and electrical systems in the building are in fair condition, being maintained reasonably well, but require upgrading over and above the lighting retrofit that was carried out recently, in order to provide a reasonable and cost effective working environment.