

# **APPENDIX D**

## **BUILDING REVIEW AND RECOMMENDATIONS**

# APPENDIX D

## BUILDING REVIEW AND RECOMMENDATIONS

The following review of the Town's park-based buildings and structures is based on:

- a visual tour and inspection on April 9, 2018 along with Town staff who provided input on building conditions and operations, based on their knowledge and experience;

Buildings and structures that were included in the review were:

- Pete Pettersen Park: washroom/change room (adjacent to boat launch)
- Little Lake Park: 3 washroom buildings and picnic pavilion
- Town Docks: Marina administration building (changeroom, washrooms, laundry, showers)
- Tiffin Park: washroom/change room (adjacent to pickleball/tennis)
- Galloway Park: washroom/change room (adjacent to parking lot)

The following table provides an ROM budget for the items identified in the review and noted below.

	PETE PETERSEN PARK	TIFFIN PARK	GALLOWAY PARK
<b>Description</b>			
Current legislation would require the preparation of a building substance report, prior to any significant renovations or alterations	\$3,000.00	\$3,000.00	\$3,000.00
Repair cracks in demising wall in men's washroom	\$500.00		
Upgrade washroom sinks to the stainless steel system, as per Petterson Park		\$3,500.00	\$3,500.00
Upgrade flourescent lighting system to LED / minor repairs to pavilion ceiling and access panel		\$600.00	\$600.00
install automated door openers			
Roof fascia minor repair			\$500.00
Clean and repaint fascia board			
Clean graffiti on fascia and block wall			
Replace fascia			
Work with Little Lake restaurant owner to install and/or maintain grease trap to prevent sanitary blockages			
Minor repairs to metal ceiling and access panel			
Inspect and certify high voltage switchgear for Marina			
Repair front siding			
<b>Totals:</b>	<b>\$3,500.00</b>	<b>\$7,100.00</b>	<b>\$7,600.00</b>

LITTLE LAKE BUILDING 1	LITTLE LAKE BUILDING 2	LITTLE LAKE BUILDING 3	LITTLE LAKE PAVILION	MARINA	Comments
\$3,000.00	\$3,000.00	\$3,000.00		\$3,000.00	
\$3,500.00		\$3,500.00			
\$600.00	\$600.00	\$600.00	\$500.00	\$360.00	includes fixtures for washroom and storage/ electrical rooms; grants may be available; does not include installation
\$1,500.00					
\$1,000.00					
	\$1,000.00				
		\$5,000.00			comparable to cost for similar work done at another location
		TBD			privately owned; for sale
			\$3,000.00		
				\$5,000.00	
		\$3,500.00			
\$9,600.00	\$4,600.00	\$15,600.00	\$3,500.00	\$8,360.00	

Table AD.1: Building Review and Recommendations

## REVIEW AND RECOMMENDATIONS

### PETTERSEN PARK

The building was constructed in 2012 and is a concrete block structure with a wood framed roof truss system. The building is well maintained and in good condition. The shingled roof is in good condition and should not need replacement for another 10 to 15 years. The building is not heated and is closed during the winter months, from mid October until mid May.

The electrical panels are clearly labeled and LED lighting has been installed.

Due to the age of the building it is assumed that there are no hazardous or designated substances in the building. Current legislation would require the preparation of a building substance report, prior to any significant renovations or alterations.

There are cracks in the mortar joint of the concrete block demising wall in the men's washroom that should be repaired. It has been in this condition for some time, so it is most likely the result of settling of the structure after initial construction.

The parking area and landscaping are maintained as part of park operations and were not inspected.

### TIFFIN PARK

The building was constructed in 1990 and is a concrete block structure with a wood framed roof truss system. The building is well maintained and in good condition.

The washroom sinks are worn, and an upgrade to the stainless steel system used at Petterson Park should be considered. These units are manufactured locally, and have been satisfactory in their installations to date.

The shingled roof is in good condition and should not need replacement for another at least 25 years.

The building is not heated and is closed during the winter months, from mid October until mid May.

The electrical panels are clearly labeled. The lighting is an older fluorescent system and should be upgraded to LED. Grants may be available for this work.

A building substance report is not available and may not be required due to the use and age of the building. Prior to any significant renovations or alterations, however, a report should be prepared, as required by current legislation.

A new sign package is being designed and implemented to advise the public of off-season closures.

The parking area and landscaping are maintained as part of park operations and were not inspected.

## **GALLOWAY PARK (SOCCER FIELDS)**

The building was constructed in 2010/2011 and is a concrete block structure with a wood framed roof truss system. The building is well maintained and in good condition.

The shingled roof is in good condition and should not need replacement for another five to 10 years. The roof fascia board needs a minor repair.

The washrooms are in good condition and there is a separate accessible washroom. There is a Defib machine in this building.

The building is not heated and is closed during the winter months, from mid October until mid May.

The electrical panels are clearly labeled. The lighting is a DC5 fluorescent system and could be upgraded to LED. Grants may be available for this work.

The irrigation system for the soccer fields is housed in the building and is in good condition.

The building has a good size storage room with and overhead door.

A building substance report is not available and may not be required due to the use and age of the building. Prior to any significant renovations or alterations, however, a report should be prepared, as required by current legislation.

A new sign package is being designed and implemented to advise the public of off-season closures.

The parking area and landscaping are maintained as part of park operations and were not inspected.

## **LITTLE LAKE PARK**

### **Building 1: Near Beach Volleyball Courts**

The building was constructed in 1994 and is a concrete block structure with a wood framed roof truss system. The building is well maintained and in good condition, although the needs cleaning and repainting.

The washroom sinks are worn, and an upgrade to the stainless steel system used at Petterson Park should be considered, along with automated door openers.

The sanitary is pumped, and problems occur primarily due to abuse by users depositing material that should not be flushed.

The shingled roof is in good condition and should not need replacement for another 10 years.

The building is not heated and is closed during the winter months, from mid October until mid May.

The electrical panels are clearly labeled. The lighting is an older fluorescent system and should be upgraded to LED. Grants may be available for this work.

A building substance report is not available and may not be required due to the use and age of the building. Prior to any significant renovations or alterations, however, a report should be prepared, as required by current legislation.

A new sign package is being designed and implemented to advise the public of off-season closures.

The parking area and landscaping are maintained as part of park operations and were not inspected.

### **Building 2: Near Ball Diamond/Skate Park/Playground**

The building was constructed in 2009 and is a concrete block structure with a wood framed roof truss system. The building is well maintained and in good condition, although the fascia and block needs cleaning, due to graffiti. The metal roof is in good condition and should not need replacement.

The washrooms sink are in good condition, with upgraded stainless steel sinks and automatic door openers.

The sanitary is on a septic system.

The building is not heated and is closed during the winter months, from mid October until mid May.

The electrical panels are clearly labeled. The lighting is an older fluorescent system and should be upgraded to LED. Grants may be available for this work.

A building substance report is not available and may not be required due to the use and age of the building. Prior to any significant renovations or alterations, however, a report should be prepared, as required by current legislation.

A new sign package is being designed and implemented to advise the public of off-season closures.

The parking area and landscaping are maintained as part of park operations and were not inspected.

### **Building 3: Adjacent to Restaurant**

The building was constructed in 2003 and is a concrete block structure with a wood framed roof truss system. The building is well maintained and in good condition. The metal roof is in good condition and should not need replacement, although the fascia should be replaced. The siding on the front peak needs to be repaired.

The washrooms sinks should be upgraded to stainless steel as per those in Pettersen Park.

The sanitary is on a pumped system, and is shared with the privately owned restaurant. This arrangement causes an ongoing maintenance issue due grease buildup. This could be resolved by having the operator install a grease trap and ensuring it is maintained or confirming that, if one already exists, a regular maintenance program is instituted.

The building is not heated and is closed during the winter months, from mid October until mid May.

The electrical panels should be clearly labeled. The lighting is an older fluorescent system and should be upgraded to LED. Grants may be available for this work.

A building substance report is not available and may not be required due to the use and age of the building. Prior to any significant renovations or alterations, however, a report should be prepared, as required by current legislation.

A new sign package is being designed and implemented to advise the public of off-season closures.

The parking area and landscaping are maintained as part of park operations and were not inspected.

### **Picnic Pavilion**

This structure was built in the late 1990s and is in good condition with the exception of some minor repairs to the metal ceiling and access panel.

## **TOWN DOCKS MARINA**

This building houses the Marina administrative office, change rooms, public washrooms, laundry facility and showers. The building is a concrete block structure with wood siding and glazing. The roof is metal and is in very good condition.

The washrooms are well used and show this wear. The lighting is an older fluorescent system and should be upgraded to LED. Grants may be available for this work. There is a separate accessible washroom. The sanitary is pumped and poses maintenance problems due to undesirable items being flushed.

The showers were not available for viewing but are said to be in good condition.

The high voltage switchgear for the Marina, should be inspected and certified.

The building is not used in the winter months.

The washroom sinks are worn, and an upgrade to the stainless steel system used at Petterson Park should be considered.

A building substance report is not available and may not be required due to the use and age of the building. Prior to any significant renovations or alterations, however, a report should be prepared, as required by current legislation.