

CAMP CURRENT PROJECT REPORT

CITY OF TORONTO - PF&R - Capital Projects Section



MacGregor Park Playground

Fieldhouse/Washroom

Address: 346 Lansdowne Ave., Toronto, M6H 3Y2

Components: Club House

PF&R ID #:: 10188
 District: South
 Ward #: 18
 Inspected By: ACCENT
 Date of Audit: October 19, 2005

Construction Date:
 Replacement Value: \$255,000.00
 Gross Floor Area: 158 sq.m. 1700 sq.ft.
 Roof Area : 177 sq.m. 1900 sq.ft.

Life Exp	Year Install	Remain Life	\$ '000	\$ '000									
			R & M + CAPITAL = TOTAL	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017



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S03	1.1.3	Foundation - other	50		0	20	20	20									
S05	1.2.2	Structural Steel	50		0	8	8	8									
A02	1.3.1	Exterior Doors	30		5	4	4	1			3						
A05	1.3.3	Windows	25		0	6	6	6									
A08	1.4.1	Sealant/Caulking	8		0	3	3	3									
A24	1.5	Roofing	25		0	15	15	15									
A18	1.5.2	Soffit and Fascia	30		0	4	4	4									
A36	2.3	Flooring	30		5	4	4	1			3						
A57	2.4.2	Interior walls	45		15	3	3	3									
M05	3.1.5	Forced Air Heating	25		7	4	4	0					4				
M20	3.2.4	Plumbing Fixtures	30		5	5	5	1			4						
M22	3.2.6	Sanitary Drainage	40		0	3	3	3									
E13	3.3.13	Receptacles	35		5	2	2	0			2						
E06	3.3.6	Power Panels	35		0	2	2	2									
E20	3.4.1.2	Fluorescent	30		10	2	2	0								2	
E23	3.4.2	Emergency Lighting	20		0	3	3	3									
V03	4.1.3	Thermal Detectors	30		0	2	2	2									
V04	4.1.4	Smoke Detectors	30		0	2	2	2									
L01	5.1.1	Driveway	20		10	13	13	1								12	
7.0	Total					105	105	75			12		4			14	

Summary

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AS01	This field house facility consists of washrooms and change rooms. Interior and exterior building elements were found to be in fair conditions. Isolated repairs and replacements are required for exterior doors, windows, as well as the interior and exterior brick walls. The sloped asphalt roofing and wooden fascia have been identified to be approaching the end of their serviceable life. These components have been scheduled for replacement at this time. Access into the basement was prohibited due to reported asbestos hazards. A designated substance test is required immediately in order to schedule corrective actions accordingly. Moreover, a cost allowance has been made for various basement repairs as indicated in previous reports.															
MES01	Access into the basement and electrical/mechanical room was prohibited at the time of inspection. However, a cost allowance has been made for upgrades as indicated in previous reports. Furthermore, installation of emergency lighting, a smoke detector, and a fire extinguisher are required at this time.															

Comment

Notes	Section ID	Section Name	Condition	Cost (000's)	Comments
S03	1.1.3	Foundation - other	Poor	\$20.00	Although access into the basement was prohibited at the time of inspection, previous reports have indicated that the masonry brick foundation walls were found to be in poor condition. Bricks were found to be deteriorated in isolated sections and repairs are recommended at this time.
S05	1.2.2	Structural Steel	Poor	\$8.00	Although access into the basement was prohibited at the time of inspection, previous reports have indicated that the metal beams were found to be severely corroded. Recommend to conduct a structural study in order to determine their structural integrity. Remedial actions will be scheduled accordingly.
A02	1.3.1	Exterior Doors	Fair	\$4.00	Exterior wooden doors appeared to be in fair condition. However, the wooden door to the mechanical/electrical room was found damaged, replacement is recommended at this time.
A05	1.3.3	Windows	Poor	\$6.00	Metal framed, single glazed window with protective cover, appeared to be original and in poor condition. A damaged protective cover was found over the change room window. In addition, peeling paint finishes were observed. Complete replacement is recommended at this time.
A08	1.4.1	Sealant/Caulking	Poor	\$3.00	Caulking around exterior doors and windows appeared to be in poor condition. Recommend to replace caulking and wall joint sealants at this time.
A24	1.5	Roofing	Poor	\$15.00	Sloped asphalt shingle roofing system was found to be in poor condition at this time. Deteriorated and missing shingles were observed at the roof valleys. In addition, moss growth was found in isolated areas. Complete replacement is recommended at this time. Furthermore, the roof valleys were plugged with debris at the time of inspection. Cleaning is required on a regular basis in order to prevent shingle deterioration.
A18	1.5.2	Soffit and Fascia	Poor	\$4.00	Wooden soffit and fascia were found to be in poor condition. Rotten and deteriorated wooden fascia boards were observed. In addition, organic growth was noted. Complete replacement is required at this time.
A36	2.3	Flooring	Fair	\$4.00	Wooden strip flooring in the change rooms were found to be in fair condition. Deteriorated and uneven strips were observed, refurbishing and painting are required in order to prevent further deterioration.
A57	2.4.2	Interior walls	Fair	\$3.00	Interior masonry brick walls were found to be in good to fair condition. Three step cracks were found through to the exterior brick wall on isolated sections of the washroom and change room walls. In addition minor step cracks and peeling paint finishes were observed. Repairs and painting are recommended at this time. A cost allowance has been made for future interior repairs based on fifteen year cycles.
M05	3.1.5	Forced Air Heating	Fair	\$4.00	Although access into the basement was prohibited at the time of inspection, previous reports have indicated that the "ICG" boiler appeared to be in fair condition. Replace at the end of useful life.
M20	3.2.4	Plumbing Fixtures	Fair	\$5.00	Three toilets, two urinals and two sinks were found to be in fair condition. One sink was found to be damaged and loose in the men's washroom, replacement is required at this time.

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M22	3.2.6	Sanitary Drainage	Poor	\$3.00		Although access into the basement was prohibited at the time of inspection, previous reports have indicated that the cast iron sanitary drainpipes were found to be corroded and in poor condition. Replacement with PVC pipes is recommended at this time.						
E13	3.3.13	Receptacles	Fair	\$2.00		Receptacles and switches were found to be sufficient and in fair operating condition. This allowance is made for future upgrades/repairs as required.						
E06	3.3.6	Power Panels	Poor	\$2.00		Although access into the electrical/mechanical room was prohibited at the time of inspection, previous reports have indicated that the "Square D" 160 amp 120/240V breaker panel was found to be in poor condition.						
E20	3.4.1.2	Fluorescent	Good	\$2.00		Fluorescent T12s with electronic ballasts throughout the facility, were found to be in fair condition. However, replacement with efficient T8 fluorescent lighting is recommended at this time.						
E23	3.4.2	Emergency Lighting		\$3.00		No emergency lighting was present at the time of inspection. Recommend the installation of emergency lighting as required.						
V03	4.1.3	Thermal Detectors		\$2.00		No heat detectors were present at the time of inspection. Recommend the installation of hardwired detectors as required.						
V04	4.1.4	Smoke Detectors		\$2.00		No smoke detectors were present at the time of inspection. Recommend the installation of hardwired detectors as required.						
L01	5.1.1	Driveway	Fair	\$13.00		Asphalt driveway appeared to be in fair condition. Minor cracks were observed, repairs are required at this time. Replace pavement at the end of serviceable life.						

Photo



10188_001_AS General front view of the facility.



10188_001_ME View of the damaged and loose ceramic washroom sink.



10188_002_AS View of the deteriorated asphalt shingles observed at the roof valley.

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10188_002_ME Access into the basement was prohibited due to reported asbestos hazards.



10188_003_AS View of the rotten and deteriorated wooden fascia boards.



10188_004_AS View of the damaged wooden door to the mechanical/electrical room.



10188_005_AS View of the damaged protective cover found over the change room window.



10188_006_AS View of the step crack observed on the masonry brick elevation wall.



10188_007_AS View of the step crack observed on the interior brick washroom wall.

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10188_008_AS View of the peeling paint finish observed on the interior brick washroom wall.



10188_009_AS View of the deteriorated and uneven strip wood flooring observed in the change room.



10188_010_AS View of the corroded and damaged metal cubicles found in the washrooms.